

ITEM 3

POST EXHIBITION - WILGA STREET BLOCK PLANNING STRATEGY, PLANNING PROPOSAL AND DCP AMENDMENT

On 3 April 2023, Council resolved to prepare a Planning Proposal for the Wilga Street Block, Corrimal, and exhibit the Planning Proposal, draft Development Control Plan amendments and the draft Planning Strategy. The Planning Proposal seeks to make a range of amendments to the existing planning controls to enable the revitalisation of the Wilga Street Block. The Planning Proposal was informed by the draft Planning Strategy and is support by location specific controls proposed for inclusion within Chapter B4 of the Wollongong Development Control Plan 2009.

On 31 October 2023, the Department of Planning and Environment (now Department of Planning, Housing and Infrastructure) issued a Gateway Determination enabling exhibition of the Planning Proposal.

The draft Planning Strategy, Planning Proposal, draft DCP amendment and supporting documents were exhibited from 8 November to 19 December 2023. A total of 17 submissions were received. Six (6) submissions were received from public agencies or authorities, one (1) submission was identified from a landowner, one (1) submission was received from the Corrimal Community Action Group, and nine (9) submissions were received from community members.

The purpose of this report is to provide the outcome of the public exhibition and to seek Council's support to adopt the Planning Strategy and site-specific DCP controls and finalise the Planning Proposal for the Wilga Street Block, Corrimal. This report also explains the post exhibition changes made in response to community, public agency, and Council Officer feedback. It also provides clear justification for a place-based approach to planning within Corrimal, in the context of recent policy changes by the NSW Government in response to housing supply and affordability.

RECOMMENDATION

- 1 The Wilga Street Block Planning Strategy (Attachment 1), be adopted.
- 2 The Planning Proposal for the Wilga Street Block (Attachment 2) be forwarded to the NSW Department of Planning, Housing and Infrastructure for finalisation and preparation of an amendment to the Wollongong Local Environment Plan 2009.
- 3 The amendments (Attachment 3) to Wollongong Development Control Plan 2009 - Chapter B4: Development in Centres and Peripheral Sales Centres for the Wilga Street Corrimal block be adopted, and come into force when the Wollongong Local Environment Plan 2009 amendment is notified, and a commencement notice be published on Council's website.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 Wilga Street Block Planning Strategy (March 2024)
- 2 Planning Proposal - Wilga Street Block, Corrimal
- 3 Amendment to Wollongong DCP 2009, Chapter B4: Development in Centres and Peripheral Sales Centres
- 4 Summary of Submissions

BACKGROUND

Proposal Site

Corrimal Town Centre is a Major Town Centre serving Wollongong's northern suburbs. Chapter B4 of the Wollongong Development Control Plan (DCP) 2009, indicated that a major town centre has the following function:

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.

The Wilga Street Block provides a northern anchor to the Corrimal Town Centre, and is bound by Wilga Street, Collins Street, Princes Highway and Memorial Park, Corrimal (Figure 1). 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's Memorial Park, which includes Luke's Place Playground and sports field. 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 1: Wilga Street Block, Corrimal

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

Draft Wilga Street Block Planning Strategy

To supplement the Corrimal Town Centre Study prepared in 2015, a draft Wilga Street Block Planning Strategy was prepared. The draft Planning Strategy recommends changes to planning controls, based on the Urban Design Study commissioned by Council. 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 Planning Strategy provides the necessary policy setting to allow a review of the car park tenure arrangements and what role it may play in the revitalisation of the Wilga Street Block.

Description of the Planning Proposal

To implement the draft Planning Strategy, a Planning Proposal was prepared and endorsed by Council for exhibition. In summary, the Planning Proposal seeks to amend the Wollongong Local Environmental Plan (LEP) 2009 and proposes to -

- Amend the Land Use Zone Map to rezone the eastern portion of the Wilga Street Block from R2 Low Density Residential to E1 Local Centre.
- Amend the Additional Permitted Uses (APU) Map to extend the application of APU 33 consistent with the proposed E1 Local Centre zone. APU 33 permits with consent residential flat buildings and self-storage units.
- Amend the Minimum Lot Size Map to remove the application of a minimum subdivision lot size for the proposed E1 Local Centre land, consistent with the rest of the centre.
- Amend the Height of Building and Floor Space Ratio Maps, to facilitate a 15m height of building and 1.5:1 FSR within the Wilga Street Block, consistent with the rest of the town centre.
- Amend the wording in Clause 7.19 Active Street Frontages to remove the term 'Street' from the title and include reference to public open space in the clause.
- Amend the Active Frontage Maps to identify the locations where active frontages should be located as part of any future development.
- Introduce a new local provision under *Part 7 Local Provisions – General* and associated mapping to facilitate alternative building height and floor space ratio provisions in certain circumstance for certain land ('Special Area').
 - Alternative building height to be 21m.
 - Alternative floor space ratio to be 2:1.
 - Affordable housing and lot consolidation required.
- Introduce a new provision under *Part 7 Local Provisions – General* to levy contributions for affordable housing on defined sites.
- Introduce a new local provision under *Part 7 Local Provision – General* to protect solar access to parts of Memorial Park including the sports grounds and courts and Luke's Place Playground.
 - Amend the Overshadowing Map to identify Luke's Place Playground, Memorial Main Ground, Memorial Outside Ground, Wilga Street Tennis Courts.
- Amend the Key Sites Map in identify the Wilga Street Block.
- Amend the wording of *Clause 7.18 Design Excellence in Wollongong city centre and at key sites* to include additional considerations and reference the Overshadowing Map.
- Amend *clause 4.6 Exceptions to development standards* to include reference to the proposed overshadowing clause.

Description of the draft Development Control Plan amendment

In summary, the draft amendment to the Chapter B4 of the Wollongong DCP 2009 seeks to facilitate the outcomes outlined in the Planning Strategy, and support the changes sought via the Planning Proposal. The amendments seek to -

- Define the desired future character for the Wilga Street Block, street interfaces and Memorial Park interface.
- Define key public views towards the Illawarra Escarpment, including framed views of Brokers Nose.
- Define pedestrian links from the Princes Highway to Wilga Street and to Memorial Park.
- Define access, circulation and parking for vehicles.
- Define preferred lot consolidation options.
- Define building street wall heights and building setbacks.
- Provide detailed active frontage design controls and controls for residential frontages at ground.

Council report

On 3 April 2023, Council considered a report on the draft Wilga Street Planning Strategy, Planning Proposal and draft DCP amendments.

Council resolved that -

- 1 *The draft Wilga Street Block Planning Strategy 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 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 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 and the draft Wilga Street Block Planning Strategy 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.*

On 31 October 2023, the (then) Department of Planning and Environment issued a Gateway Determination to enable the exhibition of the Planning Proposal. The suite of documents was exhibited from 8 November to 19 December 2023.

NSW Department of Planning, Housing and Infrastructure – Housing reforms

The Minister for Planning and Public Spaces (Minister), and the NSW Department of Planning, Housing and Infrastructure (DPHI) have made a number of announcements and proposed policy changes to increase housing supply and address housing affordability issues. A report on these changes was considered by Council on 5 February 2024.

Corrimal Train Station is identified by DPHI as one of 31 stations in Tier 2 of the Transport Oriented Development (TOD) program. The proposed changes under the TOD Program relate to land within 400m distance of an identified train station. The Wilga Street Block falls outside of this catchment, in both a radius and walking distance scenario.

On 14 December 2023, State Environmental Planning Policy (Housing) 2021 (Housing SEPP) was amended to enable up to 30% height and / or FSR bonuses for developments including 10% to 15% affordable housing.

The recently released Low- and Mid-Rise Housing Explanation of Intended Effects (LMR EIE) seeks to, amongst other matters, create non-refusal standards of 21m height of building and 3:1 floor space ratio for Residential Flat Buildings and Shop Top Housing in station and town centre precincts, such as

Corrimal Town Centre. The proposed increase would apply to the whole block and town centre, and is in-excess of the bonus provisions proposed by Council and would not provide any affordable housing (noting that an unspecified monetary contribution may be required). The proposed 21m height limit and 3:1 FSR could be exceeded further if coupled with the Housing SEPP affordable housing bonus provisions referred to above. The non-refusal standards do not eliminate consideration of other LEP controls, such as heritage or solar access provisions.

The changes included in Council's Planning Proposal for the Wilga Street block are a result of detailed place-based planning, site specific studies and community feedback, and as such propose a more nuanced approach to that of the NSW Government reforms.

PROPOSAL

As a consequence of the exhibition, 17 submissions were received, 11 from the community and 6 from public agencies.

Consultation with the Community

Eleven (11) submissions from the public were received, comprising nine (9) from community members, one (1) landowner and one (1) community group (Corrimal Community Action Group). A detailed assessment of the of the submissions is provided in Attachment 4.

There were a mix of views presented including -

- Mixed response to additional height within the block.
- Support for revitalisation and activation of the block.
- The need for affordable housing.
- Parking and traffic concerns.
- Support for protection of solar access to the Luke's Place Playground.
- Mixed response to solar access protections for the sporting fields, particularly the Memorial Park Outside field.

A range of other matters were raised by the community, that whilst important, are outside the scope of this planning process. These included the need for skateboarding infrastructure, the desire to maintain existing tenancies and a desire for certain development typologies or land uses such as entertainment, cultural, and accommodation services. Where appropriate, feedback received that cannot be actioned via the current planning processes has been forwarded onto the relevant Division within Council for consideration.

Submissions from landowner

Letters were sent to all landowners within the precinct which advised of the exhibition. Landowners have been consulted throughout the review process. Only one submission was received that was identified as being on behalf of a landowner, the owner of Corrimal Park Mall (located on the northern side of Memorial Park). The submission objected to the Planning Proposal and indicated -

- The Planning Proposal introduces complexities that will inhibit the feasible redevelopment of the site;
- Active frontage and overshadowing provisions for Luke's Play Playground are supported;
- Active frontage and overshadowing provisions to the Memorial Park Outside Ground are too onerous;
- The setback and laneway controls only impact the Corrimal Park Mall site and reduce flexibility for development;
- The Planning Proposal does not deliver sufficient yield. A 21m height limit and 3:1 FSR should be applied as a minimum, in alignment with the NSW Government reforms;
- Recommended a height of 30m and 3:1 FSR, and supported a bonus provision to allow addition development beyond these standards;

- Expressed the need to allow feasible redevelopment on the site on its own (without site consolidation) and flexibility to ensure an appropriate floor plate can be delivered to support the key anchor tenant to provide a full line supermarket; and
- Proposed DCP controls are too onerous to facilitate redevelopment.

The issues raised are addressed in the relevant sections of the report, with a full summary provided in Attachment 4.

Submission from Community Group

Corrimal Community Action Group submission raised a number of matters, including -

- The importance of free and accessible parking, and the role the current carpark plays within Corrimal.
- Queried the future plans for RSL site, noting entertainment and accommodation facilities are lacking in the area.
- Noted 15m height limit is in keeping with the rest of the town centre but noted raising the height could create a challenge in maintaining views and not overshadow Memorial Park.
- Expressed that views to the Escarpment are important to the residents of Corrimal.

The key matters raised are addressed in the relevant sections of the report, with a full summary provided in Attachment 4.

Submissions from Public Agencies or Authorities

Six (6) submissions were received from public agencies -

- Department of Planning and Environment - Biodiversity Conservation Division (now within Department of Climate Change, Energy, the Environment and Water).
- Endeavour Energy.
- Illawarra Shoalhaven Local Health District.
- NSW State Emergency Services.
- Sydney Water Corporation.
- Transport for NSW.

No public agencies or authorities objected to the draft Planning Strategy, Planning Proposal or draft DCP amendments.

A complete summary of agency feedback is provided in Attachment 4.

Wilga Street Block Planning Strategy

Four (4) submissions commented specifically on the draft Planning Strategy including two (2) community members, one (1) landowner and the Illawarra Shoalhaven Local Health District. The two community members commented generally on the overall package, one was in support of Strategy noting overshadowing protections as a key positive, the other was opposed to the Strategy citing traffic and character concerns. The landowner encouraged Council to report and endorse an amended Strategy noting overall opposition to the exhibited form of the Planning Proposal and DCP amendment. Commentary on the landowner submission has been provided earlier in this report. The Illawarra Shoalhaven Local Health District supported the overall intent of the Strategy, particularly for matters related to providing access to range of service and facilities, creating a walkable neighbourhood and efficiencies in planning. A full summary of all submissions is provided in Attachment 4.

Only minor changes to the Wilga Street Block Planning Strategy are recommended in response to feedback received during exhibition. This includes minor updates to wording to clarify intent of Active Frontages as well as editorial updates to reflect changes to zone names and DCP chapter titles that occurred since the Strategy was last reported to Council in March 2023. A copy of the Planning Strategy recommended for adoption has been included in Attachment 1.

Key Matters for consideration – Planning Proposal

Council received 15 submissions commenting on the Planning Proposal. The key issues raised are discussed below. A full summary of submissions is provided in Attachment 4.

Several key issues emerged through the public exhibition process and as a result of policy changes led by the NSW Government.

Amendments are proposed to the Planning Proposal placed on public exhibition. The final Planning Proposal which incorporates the following amendments, is included in Attachment 2.

- Part 2: Explanation of Provisions
 - Updates to cl 7.19 to clarify the range of building façade elements that contribute to an active frontage. Additional instruction to clarify application and interaction between cl 7.13 and cl 7.19 of the Wollongong LEP (further detail provided later in this report).
 - Additional inclusion to allow large sites of 5,000m² or greater to access the alternative height and FSR provisions without the need for lot consolidation subject to the provision of affordable housing.
 - Consistent reference to “lot consolidation” and update to lot consolidation graphic to reflect changes to the proposed location specific DCP controls.
 - Removed reference to 9am and 3pm within the overshadowing provision for Memorial Main Ground and Memorial Outside Ground, noting requirements for four (4) hours of sunlight to the full extent of those areas on 21 June remains. Additional justification included for solar access requirements.
- Part 3: Justification of objectives, outcomes and provisions and processes for their implementation
 - General updates to reflect post-exhibition status of planning proposal.
 - Update to Q13 to reflect consultation undertaken with State Authorities
- Part 5: Community Consultation updated with summary of public exhibition.
- Part 6: Project timeline updated to reflect work to date and new timeframes.
- Appendix 2: Compliance with SEPPs and Ministerial Directions updated to include new ministerial direction 1.4A Exclusion of Development Standards from Variation which commenced 1 November 2023.

No changes have been made the accompanying LEP maps post-exhibition.

Key issues in relation to aspects of the Planning Proposal have been outlined in detail below -

a Solar Access Requirement to Luke’s Place Playground and Memorial Park

Solar access requirements for Luke’s Place Playground were generally supported by the community and landowner. The proposed controls seek to protect Luke’s Place Playground (identified via the overshadowing map) from overshadowing between 10:00 am and 2:00 pm on 21 June (winter solstice).

The requirements to maintain 4 hours of solar access to the Memorial Park Outside Ground was contested by the adjoining landowner and operator of Corrimal Mall (Quality Green Group). The exhibited controls required four (4) hours of sunlight across the full extent of the identified area between 9:00 am and 3:00 pm on 21 June (Winter solstice). The submission on behalf of Quality Green Group acknowledged the intent of the controls was reasonable, however they raised concern that the overshadowing requirements are overly restrictive and would hinder feasible redevelopment of the Corrimal Park Mall site.

Response: It is important to retain and strengthen the Sun Protection control framework in the Wollongong LEP 2009 to ensure continued enjoyment of important parks and public places in Wollongong LGA. Further, with increased development and population, the demand on open space will increase and it is important to maintain the quality of existing open space, such as Memorial Park.

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

Overshadowing controls for the two grassed playing fields (Main and Outside Grounds) have been proposed to retain 4 hours of sunlight to 100% of the fields during mid-winter. This amount of solar access is desirable to allow sufficient solar radiation to support the growth of the turfed playing surfaces. Council's Recreation Planning and Maintenance staff support this requirement as a minimum. External documentation (best practice reviews etc from other Councils) also supports this approach. Maintaining solar access to the outside field enables the turfed playing surface to be maintained, as well as provides future flexibility for the use of the space, including higher usage rates as a field or another open space activity.

Given its orientation to adjoining open space and recreational facilities to the east and north-east, it is likely that the Memorial Outside Ground will receive reasonable solar penetration in the early morning. It is recommended that the time period (i.e. between 9:00 am and 3:00 pm) stipulated in the planning control be removed. The revised solar access provision will require any development of the adjoining Mall to demonstrate that the Memorial Outside Ground will receive 4 hours of sunlight on 21 June (Winter solstice). This will provide more flexibility for development options.

b Active Frontage Locations

Active frontages have been identified along the Princes Highway, the interface with Memorial Park (southern boundary of the Wilga Street Block), part of Wilga Street, and part of Collins Street. The key focus of comments was the interface between the Wilga Street Block and Memorial Park to the south. Two submissions from the community noted that development "opening up" to Memorial Park is preferred over the inward style mall currently there, and one submission stated it provides the opportunity to create a meeting place for the community. The submission on behalf of Quality Green Group supported active frontages to Luke's Place Playground but opposed a traditional style of fine grain shop fronts for Wilga Street and the interface with playing fields.

Response: No changes have been made to the proposed active frontage map. It is proposed that the draft LEP provisions (Clause 7.19) placed on exhibition be amended to recognise the various building façade elements that contribute to an active frontage and that traditional shop fronts are not required in all circumstances. The amended provision also clarifies that the requirement for active frontages is not required for parts of the building used for vehicle access and loading docks.

Additional guidance has been included in the draft DCP amendment to clarify the requirements for visual connection to internal activation areas, and setback requirements have been reviewed. Changes to the DCP are outlined later in this report.

Council is undertaking a broader transition from LEP clause 7.13 *Certain land within business zones* to 7.19 *Active frontages*, an action of the Wollongong Retail and Business Centres Strategy. Further, clarification has been included in the Planning Proposal document to ensure the interaction between clause 7.13 and clause 7.19 are as intended. If the Planning Proposal is finalised, it is intended that clause 7.13 will not apply to land within the Wilga Street Block (as active frontages have been applied via clause 7.19) but will continue to apply to the relevant land within Corrimal Town Centre. The mechanism and final wording will be subject to drafting by the Parliamentary Counsel's Office (PCO).

c Height of Building and Floor Space Ratio

The Planning Proposal seeks to introduce a 15m height of building limit and 1.5:1 FSR across the entire block. It also seeks to introduce an alternative height of building of 21m and FSR of 2:1 within a Special Area of the block. In order to access this alternative height, lot consolidation to generate

optimum development parcels, and an affordable housing outcome must be delivered via an adopted Contribution Plan or Planning Agreement.

Community feedback to heights and FSR was mixed, some were opposed, some were in support, and some thought the controls did not go far enough (i.e. higher heights and more FSR should be proposed). Two community members suggested higher densities could be achieved, one noting that the centre of the site could facilitate taller buildings, the other noting increase housing density increase amenity. One of the submissions in support of taller buildings also noted that a two-storey transition on Collins Street is appropriate for the context. Another community member expressed that 8 storey buildings are not sustainable for the site. The submission from the Quality Green Group expressed the heights and FSR were too restrictive and recommended a 30m height of building and 3:1 FSR, citing recent State Government reforms (Housing SEPP, proposed TOD SEPP and LMR EIE). The requirement for site consolidation to permit access to the bonus provisions in the Planning Proposal was also questioned particularly in relation to existing large sites.

Response: The proposed height and FSR seeks to bring the Wilga Street Block into alignment with the broader Corrimal Town Centre. The proposed height and FSR is also consistent with Corrimal's place in the centres hierarchy, alongside other Major Town Centres like Fairy Meadow and Figtree.

Alternative controls, triggered by lot consolidation and affordable housing, of up to 21m and 2:1 FSR are proposed for areas within the block where this density and massing can be developed whilst retaining a transition to the nearby low density residential, keeping a human scale to the high street, maintaining views along streets and without overshadowing parts of Memorial Park.

It is noted that the Low and Mid-Rise EIE provisions propose 21m height and 3:1 FSR for Station and Town Centre precincts with no lot consolidation or affordable housing required, which may offer an alternative development pathway for the Wilga Street Block than what has been proposed by this Planning Proposal. The suggestion in the EIE that Councils amend their LEP to reflect the State planning policy is not appropriate at this stage given the uncertainty relating to the final provisions to be introduced. In this case DPHI have the delegations to finalise the Planning Proposal which will ensure any shift in State planning policy including potential changes to controls are considered as part of their deliberations. This approach has been discussed with representatives from DPHI.

The rationale for proceeding with the bonus provisions as exhibited is twofold, in that it creates a place-based planning framework outcome on detailed analysis and testing (rather than blanket controls), and it provides an option for additional height and FSR should the LMR EIE not proceed or proceed in a different form. It is recognised that larger sites with an area of 5,000m² or greater has sufficient floor plate to incorporate the bonus height and FSR subject to meeting design and solar access requirements.

The final form of this provision is subject to drafting by PCO.

d Parking and traffic

Concerns were raised by some of the community, including the Corrimal Community Action Group, regarding the availability of parking in Corrimal Town Centre and the additional traffic potentially generated by future redevelopment of the site.

Submissions also noted that the Wilga Street Block is well located to support people using alternative modes of transport other than private vehicles. TfNSW and the Illawarra Shoalhaven Local Health District – Healthy Built Environments Division supported initiatives to reduce car dependency and increase uptake of active and public transport options.

Response: Parking requirements set out in Wollongong DCP will continue to apply where appropriate, including accessible parking spots. Any future development will need to demonstrate the appropriate parking provision rates in accordance with the planning framework at time of lodgement and will be subject the development assessment process. Further, the Wilga Street Planning Strategy includes a recommendation that any redevelopment involving Council owned land, under the current or any future

tenure arrangements, retain the existing quantum of spaces as publicly accessible car parking. A site-specific control has been added to the amended DCP to require this.

Key Matters for Consideration – DCP Amendment

Three submissions commented on the draft DCP amendment. In response to submissions and a review of the controls, the draft amendments to Chapter B4 of the DCP have been revised to ensure they remain relevant and support the Planning Proposal. A copy of the revised DCP amendment is provided in Attachment 3.

Key changes –

DCP Reference		Change
7.1.1 Precinct 1 – Wilga Street Block	Generally	Figure 1 – <i>Wilga Street Block</i> was updated to align graphic style with other location specific controls in Chapter B4 of the DCP
		Wilga Street Block Concept Diagrams and ‘concept objective moves’ were deleted. The conceptual bases for controls can be found in the Wilga Street Planning Strategy which is noted as an informing document
7.1.1.2 Structure and access	Generally	Figure 2 – <i>Structure, Access and Views</i> was updated to align graphic style with other location specific controls in the DCP – Chapter B4.
		Written controls which repeat controls represented graphically have been removed.
		Term ‘lot consolidation’ used consistently, replacing ‘amalgamation’ where relevant.
	<i>ii Lane and through site links</i>	Additional control relating to wayfinding added in response to Traffic Impact Assessment recommendations
		Minor updates to wording for clarity
	<i>iv Lot Consolidation</i>	Control relating to overshadowing relocated into Objectives
		Wording relating to vehicle access and loading areas rephrased for clarity
7.1.1.3 Built Form	Generally	One lot consolidation option has been removed from Figure 3 – <i>Lot consolidation options</i> due to it being a duplicate of option C. LEP “Special Area” boundary for alternate height and FSR controls included in graphic to show clear relationship
		Additional control added to require the retention of the existing quantum of public carparking currently provided by the Wilga Street Carpark as recommended by the Planning Strategy
		Figure 4 was updated to align graphic style with other location specific controls in the DCP – Chapter B4
	As relates to <i>Memorial Park Frontage</i>	Linework added to Figure 2 to show area for consolidated vehicle and loading access from Wilga Street
		Written controls which repeat controls represented graphically have been removed

DCP Reference		Change
		Continuous awning requirement reduced to western half of memorial park frontage in recognition of this area being the 'primary' active frontage along this facade
	<i>As relates to Wilga Street Frontage</i>	Ground floor public domain setback has been amended from 5m to 3m along Wilga Street. The upper storey (above the street frontage height) requirement for a 2m setback has been replaced along the southern end of Wilga Street with a 'as required to comply with Wollongong LEP 2009 overshadowing control'. This allows a more flexible range of development outcomes (including loading etc) whilst still protecting the sporting field and tennis courts from overshadowing
	<i>i Front Building Line Setbacks</i>	'Ground floor setback' changes to Front Building Line Setback' to be consistent with the remainder of the DCP – Chapter B4
		Additional wording and clauses added to Objectives relating to pedestrian movement and activity, and building alignment
		Additional wording added to clarify street wall setback requirements
		Additional clause added to require any area with a setback to Memorial Park to be designed in consultation with Council
	<i>ii Street frontage heights and upper storey setbacks</i>	Minor wording updates for clarification and definition for 'Street frontage height' included.
	<i>iv Awnings</i>	Minor addition to objectives to clarify the role of awnings facing public open space
	<i>v Active Frontages</i>	Duplication across objectives removed
		Control relating to the desired future character of the Block moved to Objectives
		Detailed controls relating to active frontages facing Memorial Park added to supplement existing controls in 10.2.4 which relate to street frontages. These controls clarify that the focus of physical access to this frontage should be at the western half of the frontage. A minimum of visual access is required at the eastern half
10.2.16 Residential Frontages at ground		Control requiring ground floor residential apartments to be two storey split level removed to allow flexibility for development
		Specific floor level requirements removed to allow for design process to determine appropriate outcome

Minor edits to the DCP were also made to improve clarity, remove duplication, and to ensure correct numbering, referencing and the like. The style of the figures was simplified to support interpretation and style changed to be more consistent with the existing DCP Chapter. Overall, the post exhibition changes respond to feedback provided and remain in line with the applicable strategic framework.

CONSULTATION AND COMMUNICATION

The Wilga Street Block package was exhibited from 8 November to 19 December 2023. The following documents were part of the exhibition -

- Draft Wilga Street Planning Strategy (2023).
- Wilga Street Block Planning Proposal and Appendices.

- Draft Wilga Street Block DCP Amendment.
- Wilga Street Block Flood Risk and Impact Assessment (Advisian, 2023).
- Wilga Street Block Traffic Impact Assessment (Bitzios, 2023).
- Council Report and Minutes (Item 2, April 2023).
- Gateway Determination and Report (DPE, 2023).

The exhibition was communicated to the community via -

Letters	A letter was sent to approximately 1,300 landowners and residents within a 500m radius of the Wilga Street Block
Email to key stakeholders	An email notification was sent to key stakeholder identified through earlier engagement processes
Physical copies	Physical copies of the exhibition material were made available during the exhibition period at the following locations - <ul style="list-style-type: none"> - Council's Customer Service Centre - Wollongong Library - Corrimal Library
Our Wollongong Website	The project webpage was the primary exhibition location and hosted - <ul style="list-style-type: none"> - Exhibition documentation - Frequently Asked Questions - Online feedback form In summary - <ul style="list-style-type: none"> - 894 people were aware (visited at least one page) - 224 people were informed (downloaded documents, visited FAQs, visited multiple project pages) - 8 people were engaged (had a say via the survey tool)
Public Notice – Illawarra Mercury	An advertisement was published in the Illawarra Mercury on 8 November 2023 notifying of the exhibition and directing readers to Council's website for more information

Consultation with public agencies or authorities was undertaken as per the Gateway Determination. Responses were received from the following public agencies or authorities -

- Biodiversity Conservation Division (previously within Department of Planning & Environment, now within Department of Climate Change, Energy, the Environment and Water).
- Endeavour Energy
- Illawarra Shoalhaven Local Health District
- NSW State Emergency Services
- Sydney Water Corporation
- Transport for NSW

Feedback was also requested from the following stakeholders / agencies, but no response was received-

- Illawarra Local Aboriginal Land Council
- Sydney Trains (within Transport for NSW)
- Department of Education - Schools Infrastructure NSW
- Fire & Rescue NSW

No public agencies or authorities objected to the draft Planning Strategy, Planning Proposal or draft DCP amendments. A complete summary of agency feedback is provided in Attachment 4.

Where appropriate, feedback received that cannot be actioned via planning processes has been forwarded onto the relevant Divisions within Council for consideration.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 “We value and protect the environment”. It specifically delivers on the following -

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	Land Use Planning

SUSTAINABILITY IMPLICATIONS

The Planning Proposal seeks to enable efficient and sustainable use of land in line with Councils strategic planning framework. The Wilga Street Block is located within the Corrimal Town Centre and will enable additional housing to be delivered in a location where people can walk, cycle and use public transport to access places and services to meet their day-to-day needs.

RISK MANAGEMENT

Council is a landowner within the Wilga Street Block. To mitigate against reputational risk and a perception of bias, probity arrangements have been put in place to separate the planning and property functions of Council.

Council officers ensured open and transparent communication with the community and all landowners through the exhibition period.

Further, NSW Department of Planning, Housing & Infrastructure will be the Local Plan Making Authority if the planning proposal proceeds, exercising the statutory functions to finalise the Planning Proposal, rather than Council using its delegation. This is outlined in the Gateway Determination.

FINANCIAL IMPLICATIONS

This project puts forward changes to planning controls that provide uplift and therefore potential development gain to properties within the Wilga Street 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 Council's Property Division and future decisions will be bought before Council.

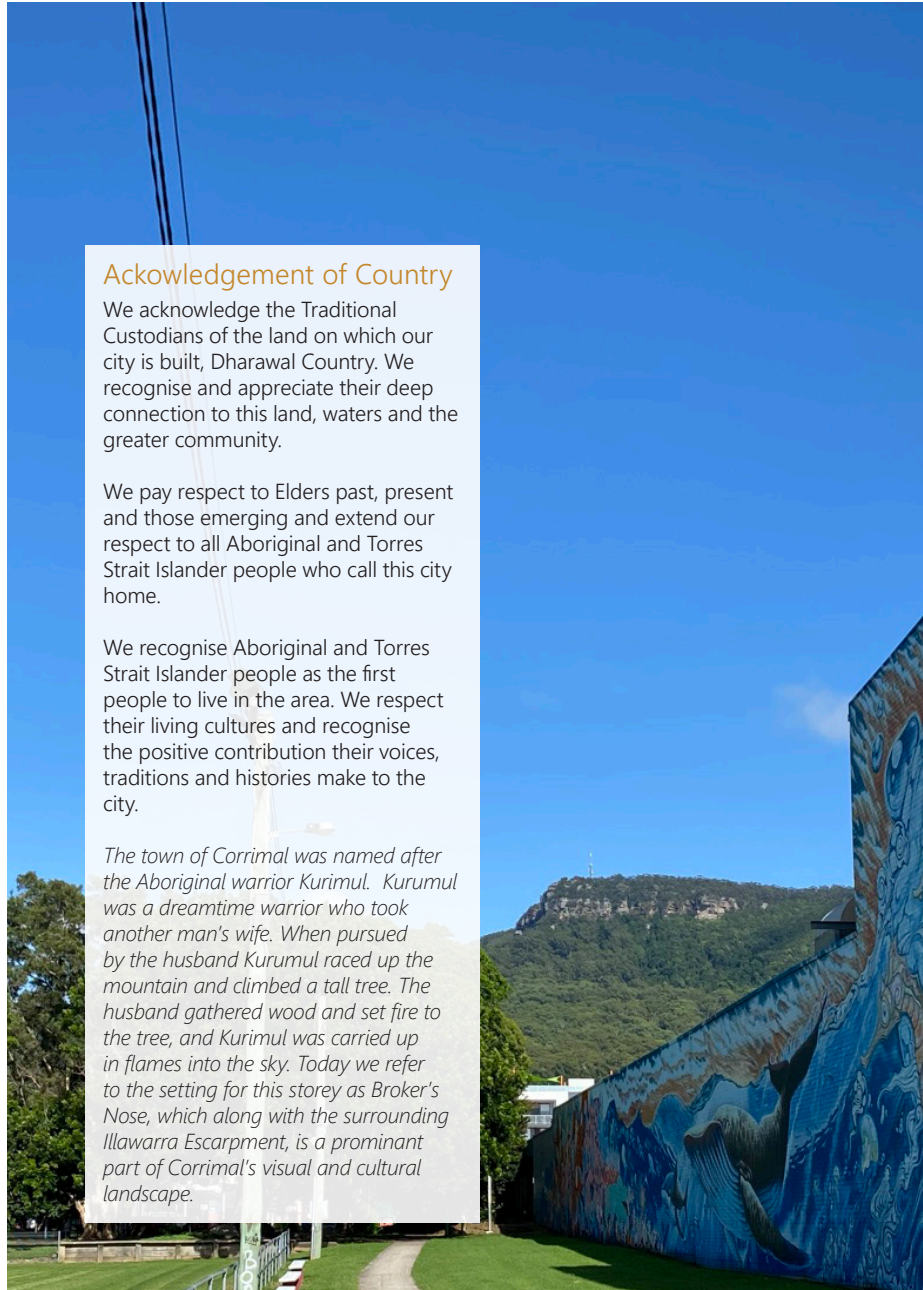
This project does not incur any financial changes to Council operations.

CONCLUSION

This report presents the results of the public exhibition of the draft Wilga Street Planning Strategy, Planning Proposal and draft DCP – Chapter B4 and outlines all proposed amendments to these documents in response to the submissions received. The report seeks Council's support to adopt the Planning Strategy and site-specific DCP controls and finalise the Planning Proposal for the Wilga Street Block, Corrimal.

Wilga Street Block, Corrimal *Planning Strategy*

March 2024



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 Kurumul. Kurumul was a dreamtime warrior who took another man's wife. When pursued by the husband Kurumul raced up the mountain and climbed a tall tree. The husband gathered wood and set fire to the tree, and Kurumul 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 Centres and Peripheral Sales Precincts.

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

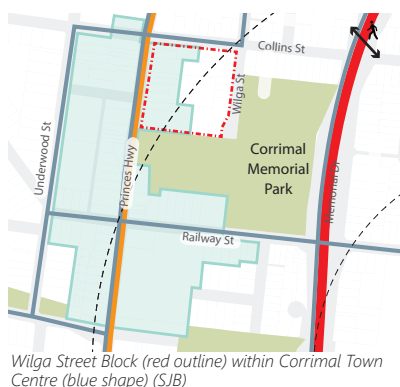


2 Study Area

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.

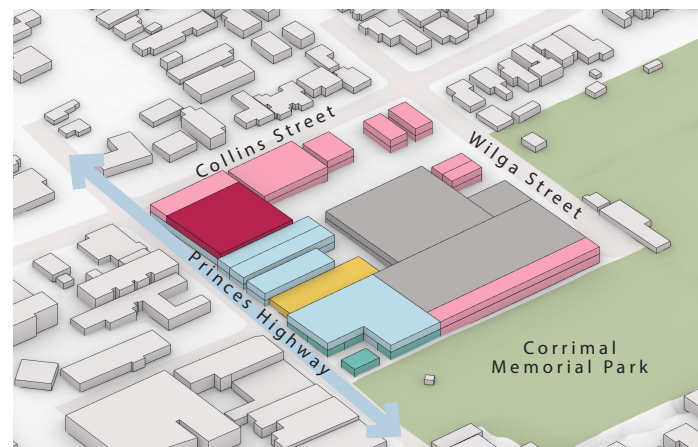
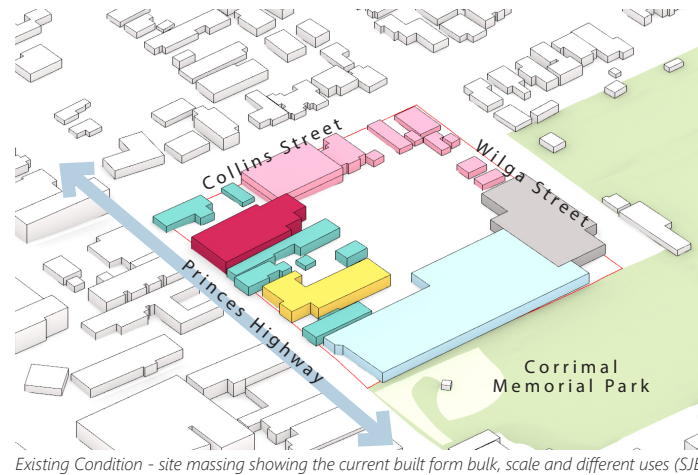
Existing development sits at or below the level of development that is currently permissible. Despite the low scale, the existing buildings along Memorial Park cause partial overshadowing of Lukes Place Playground, and the northern edge of the sportsfield.

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.



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.

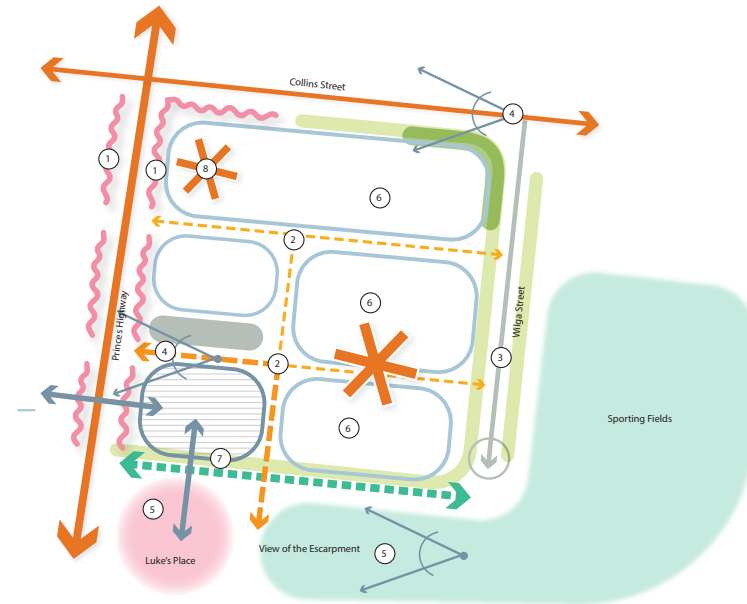
• Consolidated access and servicing

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.



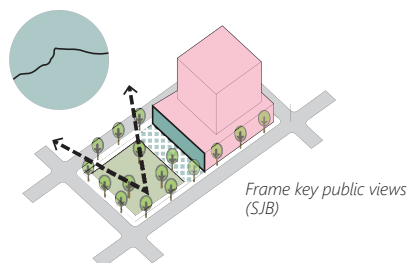
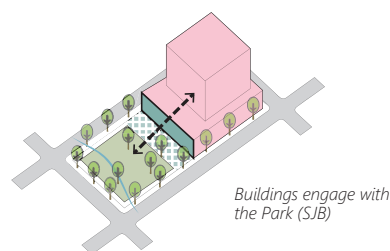
Wilga Street Block Concept Diagram (SJB)

- | | | |
|--|-----|------------------------------|
| 1. Retain mainstreet character with active frontages | Key | Active frontages |
| 2. Improve block permeability for pedestrians | | Servicing |
| 3. Locate vehicle access and servicing to Wilga Street | | Permeability |
| 4. Maintain key views to the Escarpment | | Viewlines to Brokers Nose |
| 5. Protect sunlight to Memorial Park | | Retail and dining attraction |
| 6. Strengthen lot layouts and allow for logical site consolidation and development | | Block definition |
| 7. Enhance the connections to and the interface with the Memorial Park | | Tower forms |
| 8. Investigate the potential for the distribution of tower forms across the block | | Interface with the park |
| | | Playground |

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 (low 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.

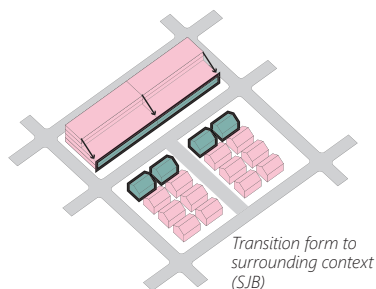
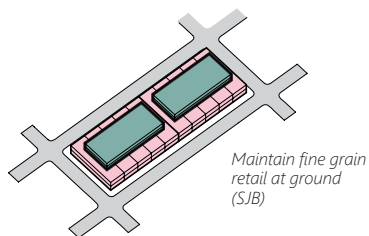


Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Meaningfully integrates Dharawal culture and heritage into the development	<ul style="list-style-type: none"> Design buildings to engage with Corrimal Creek through Memorial Park Frame key public views through to the Escarpment 	A Distinct 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 the interface with 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.

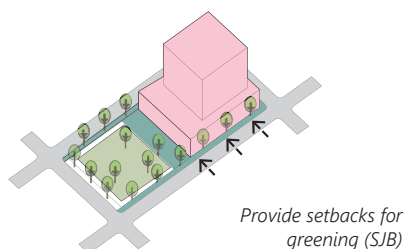
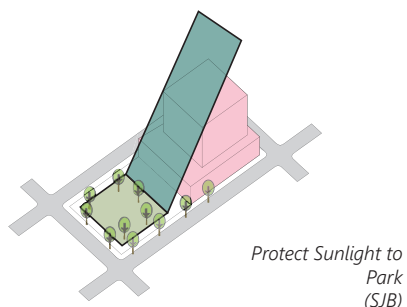


<i>Design Principle</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Establish a true mixed-use precinct to support the centre and activation of the park	<ul style="list-style-type: none"> Rezone the whole block to E1 Local Centre Zoning which will provide more flexibility for existing 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 	<i>A Distinct Identity;</i> <i>A Thriving Community Heart;</i> <i>Strong Connections;</i> <i>Smart Growth;</i> <i>Pride in Quality Spaces</i>
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.

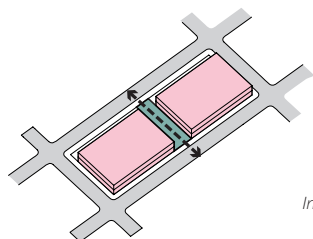


Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Limit overshadowing to the Western section of Memorial Park, in particular Lukes Place	<ul style="list-style-type: none"> Provide overshadowing controls that protect Memorial Park from overshadowing during key usage times. Ensure sunlight 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, with a focus on the interface to Luke's Place Playground. 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 	

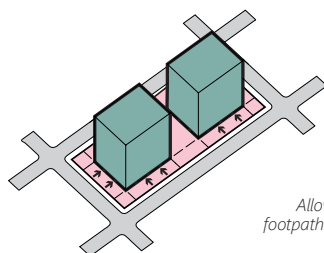
4. An improved pedestrian experience - Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable

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
(S/B)



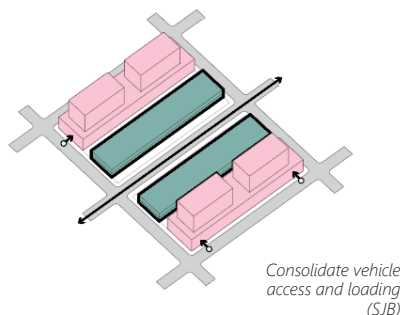
Allow space for footpaths and open space
(S/B)

Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Improve access and permeability through the block Encourage pedestrian flows through the site using laneways and arcades Provide generous footpaths and public open space	<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 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 	Strong Connections; Smart Growth; Pride in Quality Spaces
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.

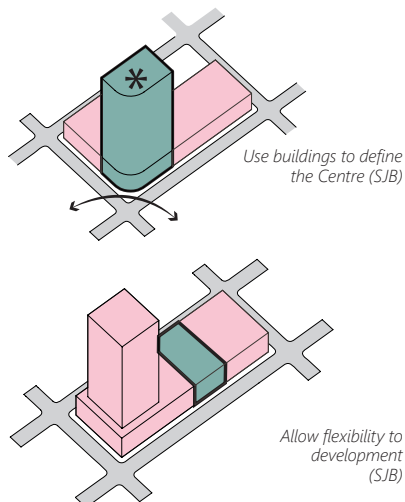


Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Provide adequate parking to service the block and community needs	<ul style="list-style-type: none"> Require that any redevelopment involving Council's Land retains the existing quantum of carparking as publicly accessible parking Ensure Public 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.



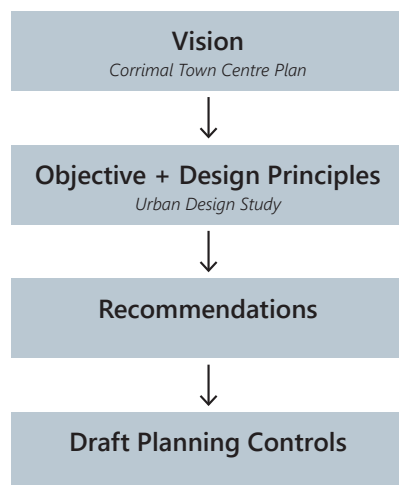
Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Create a clear and logical layout that rationalises lot configuration and produces high-quality urban design outcomes	<ul style="list-style-type: none"> Encourage site consolidation that rationalises lot layouts and provides for increased 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 position for of their land. This position 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 E1 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 Centres and Peripheral Sales Precinct, 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 a site-specific control for the retention of the quantum of **publicly accessible parking** on Lot 5 DP 37769.

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

To amend Wollongong LEP 2009

7 March 2023

LOCAL GOVERNMENT AREA Wollongong City Council

NAME OF LEP Wollongong Local Environment Plan 2009
Wilga Street Block Planning Proposal

ADDRESS OF LAND The lots bound by Wilga Street, Collins Street, Princes Highway and Memorial Park, Corrimal including -

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

And the lots within Memorial Park Corrimal including -

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



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

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INTRODUCTION

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

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

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

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

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

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

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

SECTION 1 – SITE IDENTIFICATION

1.1 Site Description

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



Figure 2: Corrimal Town Centre (SJB)

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



Figure 3 – Wilga Street Block, Corrimal (SJB)

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

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

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



Figure 4 – Land Ownership

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

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

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

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

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

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

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

SECTION 2 – BACKGROUND AND CONTEXT SETTING

2.1 Planning Context

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

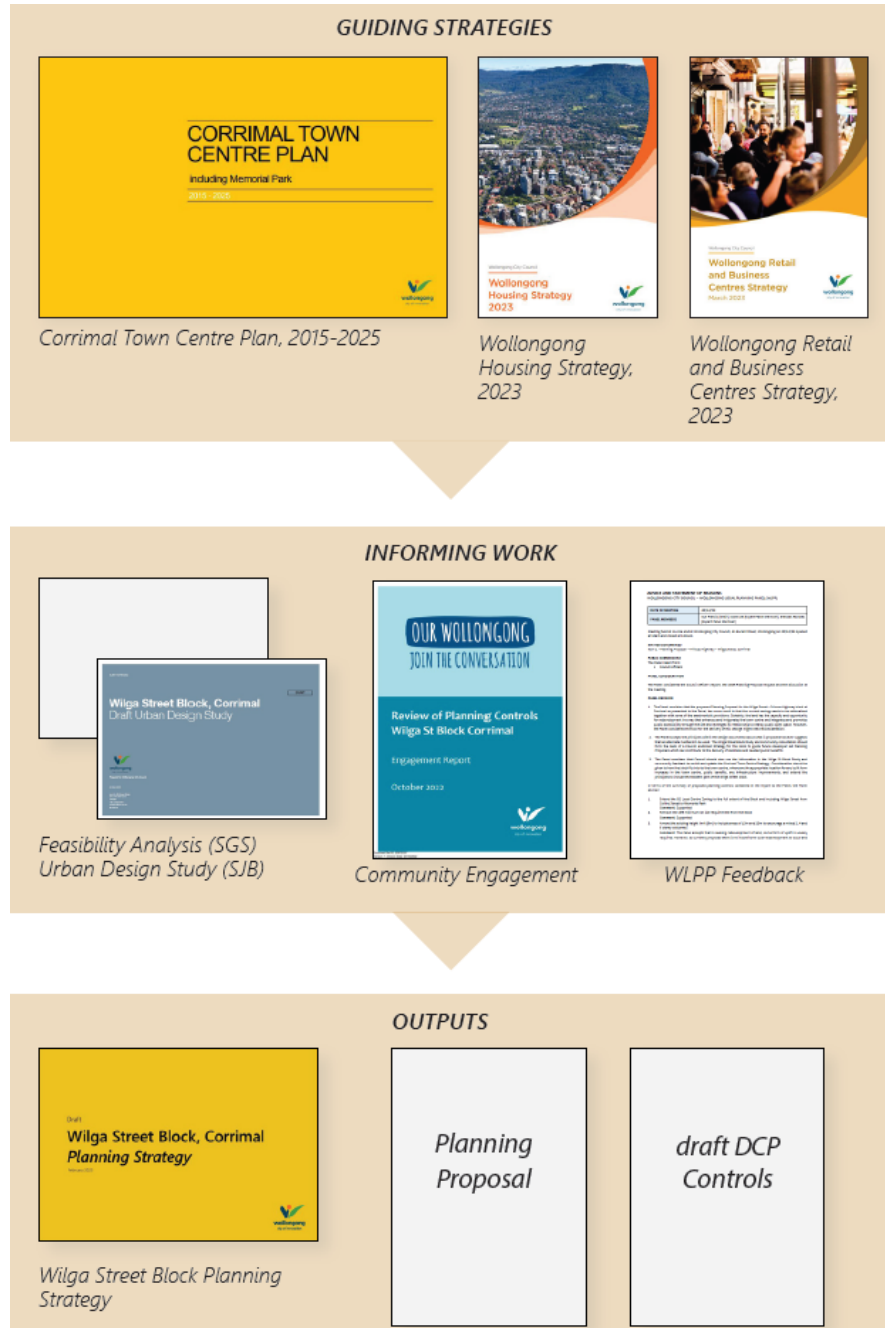


Figure 5: Line of sight (Corrimal Town Centre Plan to this Planning Proposal) (adapted from Wilga Street Block Planning Strategy)

This Planning Proposal has been further informed by -

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

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

2.1.1 Corrimal Town Centre Revitalisation Strategy 2009

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

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

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

2.1.2 Wollongong Local Environmental Plan Review 2009

In 2010, the Wollongong LEP 2009 replaced the *Wollongong Local Environmental Plan 1990*. The transition to 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 (Local Environmental Plans) Order 2006. The changes were notified in 2010. The controls brought into place for Corrimal Town Centre were mostly reflective of revisions needed to bring the planning controls into alignment with the Standard Instrument LEP.

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

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

Table 1: Summary of Existing Wollongong LEP 2009 Controls

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

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

2.1.3 Corrimal Town Centre Plan 2015 (current)

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

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



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

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

- *Development capacity of this block is currently limited - height restricted to 9m and FSR varies 0.5:1 (R2) and 1.5:1(B2). This block has a split zoning of B2 Local Centre and R2 Low Density Residential.*
- *Site comprises several large lots in close proximity to all centre services.*
- *Public car park servicing Town Centre and Memorial Park is in the middle of the block.*
- *Flood affected areas are limited and do not impose a constraint on intensified development.*
- *Opportunity to activate Memorial Park with redevelopment to improve safety and surveillance and increase residential population in centre and support local business.*
- *Merit in investigating increasing height controls and floor space ratio in this block, consistent with rest of Town Centre. Develop accompanying design guidelines, principles and development controls to ensure high quality-built form.*

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

<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 planning and design review of the Block.

2.1.4 Wilga Street Block Planning and Design Review

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

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

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

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

The planning controls on the Block are more restrictive than those for the rest of the Town Centre and have led to the existing low-density condition which has seen minimal redevelopment over the past 30 years. Existing development sits at or below the level of

development that is currently permissible. Despite the low scale, the existing buildings along Memorial Park cause partial overshadowing of Luke's Place Playground, and the northern edge of the sports field.

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

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

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

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

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

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

2.2 Wollongong Local Planning Panel

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

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

-

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

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

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

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

2.3 Council meeting

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

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

SECTION 3 – THE PLANNING PROPOSAL

PART 1: OBJECTIVES AND INTENDED OUTCOMES

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

The objective of the Planning Proposal is to amend the Wollongong LEP 2009 to facilitate the revitalisation of the Wilga Street Block Corrimal including -

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

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

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

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

PART 2: EXPLANATION OF PROVISIONS

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

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

2.1 Summary of proposed amendments to Wollongong Local Environmental Plan 2009

The proposed amendments to Wollongong LEP2009 are sought to facilitate the Objectives and Intended Outcomes in Part 1 of this Planning Proposal, and are summarised below -

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

- Amend Active Street Frontage Map title to remove word “Street”.
- Map active frontages to Lot 500 DP 1003704 (facing the Princes Hwy, Memorial Park, and Wilga Street), Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 100 DP 1090992 (facing the Princes Highway), Lot 2 DP 164022, Lot 1 DP 206297 (Princes Highway and Collins Street
- f Introduce a new local provision under Part 7 Local Provisions – General and associated mapping to facilitate alternative building height and floor space ratio provisions in certain circumstance for certain land (‘Special Area’).
 - This Special Area will apply to Lot 2 DP 164022, Lot 1 DP 206297, Lot 1 DP 20629, Lot 5 DP 37769, Lot 100 DP 1090992, Lot 2 DP 617913, Lot 3 DP 617913 and part of and Lot 500 DP 1003704.
 - **Introduce an alternative Height and FSR control for existing lots of 5,000m² or greater and/or logically consolidated lots that contribute to Affordable Housing.**
- g Introduce a new provision under Part 7 Local Provisions - General to levy contributions for affordable housing on defined sites.
- h Amend cl7.18 Design Excellence in Wollongong City Centre and at key sites to include additional considerations and reference the Overshadowing Map
- i Amend the Key Sites Map to include additional sites -
 - Map the Block as a Key Site, including Lot 2 DP 164022, Lot 1 DP 206297, Lot 100 DP 1090992, Lot 5 DP 37769, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 500 DP 1003704, Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913.
- j Introduce a new local provision under Part 7 Local Provisions – General to protect solar access to Memorial Park including the sports grounds and Luke’s Place Playground
 - Introduce overshadowing controls to protect sunlight to Luke’s Place Playground and the Memorial Park Sportsgrounds.
 - Amend the Overshadowing map to include additional sites as noted.
- k **Amend cl 4.6 to include reference to the proposed overshadowing clause (7.XX Overshadowing of Luke’s Place Playground, Memorial Park Main Ground, Memorial Park Outside Ground and Wilga Street Tennis Courts)**

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

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

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

- Define the desired future character for the Wilga Street Block, street interfaces and Memorial Park interface.
- Define key public views along Collins Street and from the Park towards the Escarpment.

- Define a new framed view of Brokers Nose via an open-air pedestrian link aligned with Russell Street. Depending upon any lot consolidation or development scenario, Council will consider alternative pedestrian link arrangements.
- Define pedestrian links from the Princes Highway to Wilga St and to the Park. 24 hour accessible links are preferred.
- Define consolidated access and internal circulation for vehicles. Rear access to access denied properties on Princes Hwy is to be provided from Wilga Street. Service and Access streets are to be pedestrian priority environments.
- Define preferred lot 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, and to maintain solar access to Luke's Playground and the sports fields at appropriate times. Uses facing Wilga and Collins Streets are to provide a landscaped (private) setback.
- Define street wall heights and setbacks above street wall which respond to the varied built form contexts and preserve views to the Escarpment. Maintain a 1-2 storey street wall around the block. Provide varied setbacks to meet overshadowing, view and street character requirements.
- Define side and rear setbacks at ground and upper levels to accommodate through site links, provide light and air to the street and open spaces and provide a strong built form edge to the street where appropriate.
- Control the quality and amenity of street interfaces through detailed active frontage design controls and controls for residential frontages at ground.
- Control the design, integration and access to car parking within the Block.

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

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

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

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

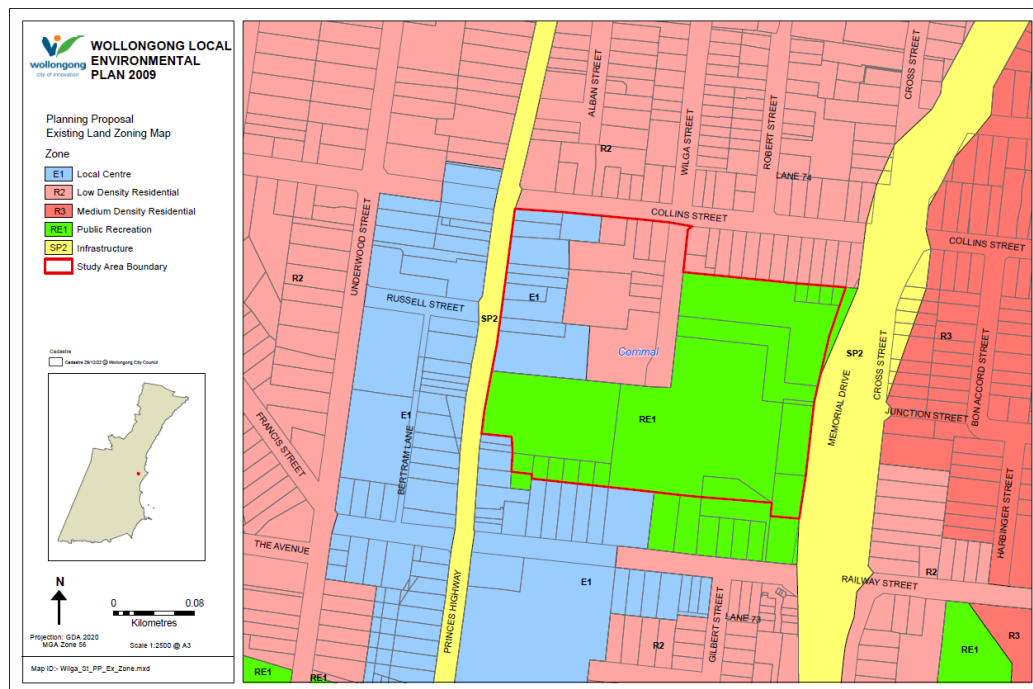


Figure 7: Existing Land Zoning Map

Strategic Justification/Merit

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

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

Proposed Amendments to the Wollongong LEP 2009

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

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

Suggested Drafting Instructions

Amend the Land Zoning Map to reflect the boundary as shown in Figure 8: Proposed Land Use Zoning below.

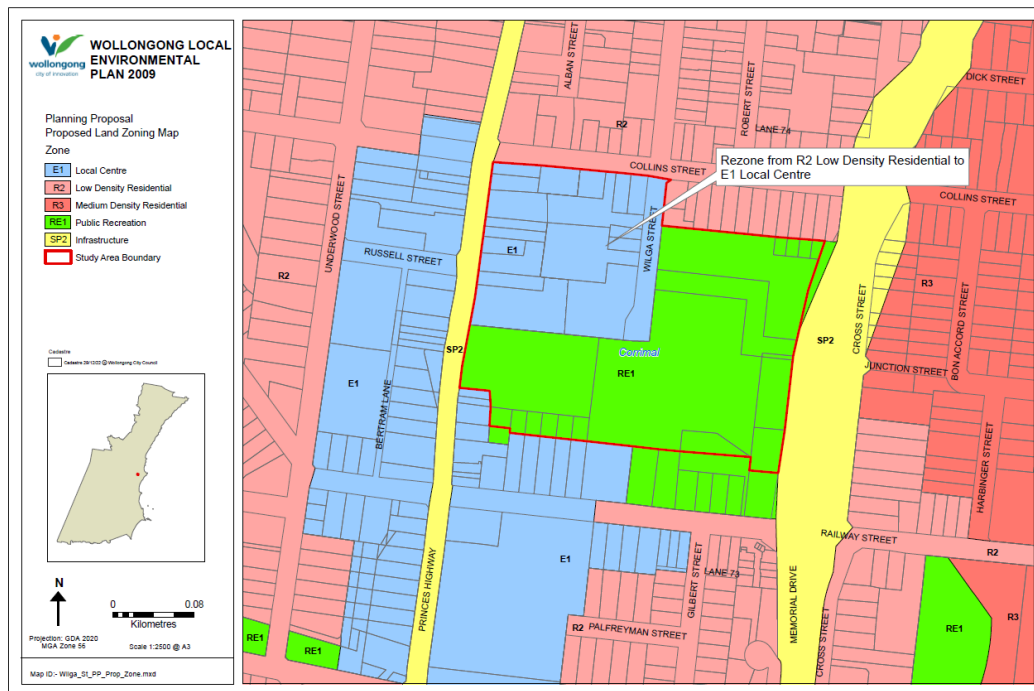


Figure 8: Proposed Land Use Zoning

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

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

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

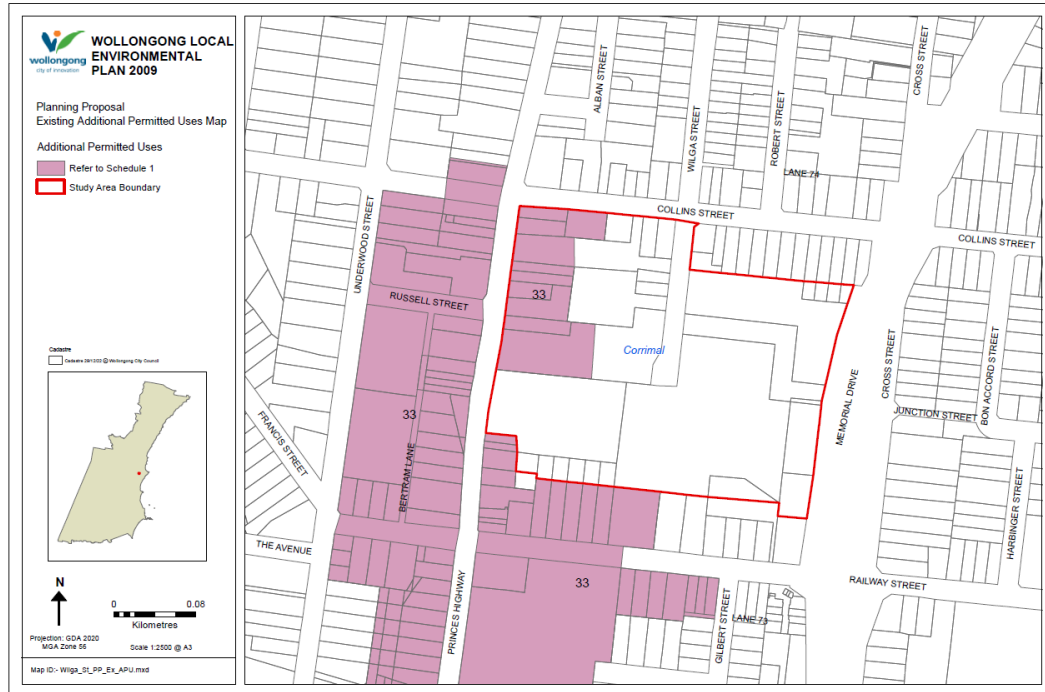


Figure 9: Existing Additional Permitted Uses Map

Strategic Justification/Merit

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

Proposed amendments to the Wollongong LEP 2009

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

Suggested drafting instructions

Amend the APU map as identified in **Figure 10** below.

No changes are proposed to the wording of APU 33 as contained in Schedule 1 of the Wollongong LEP2009.

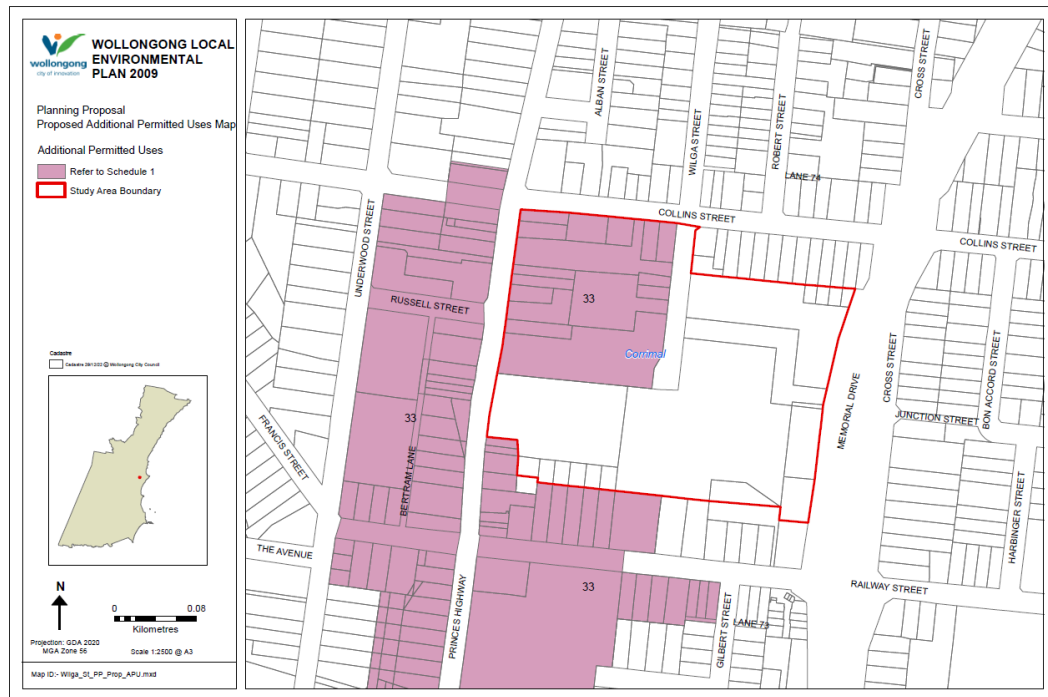


Figure 10: Proposed Additional Permitted Uses Map

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

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

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

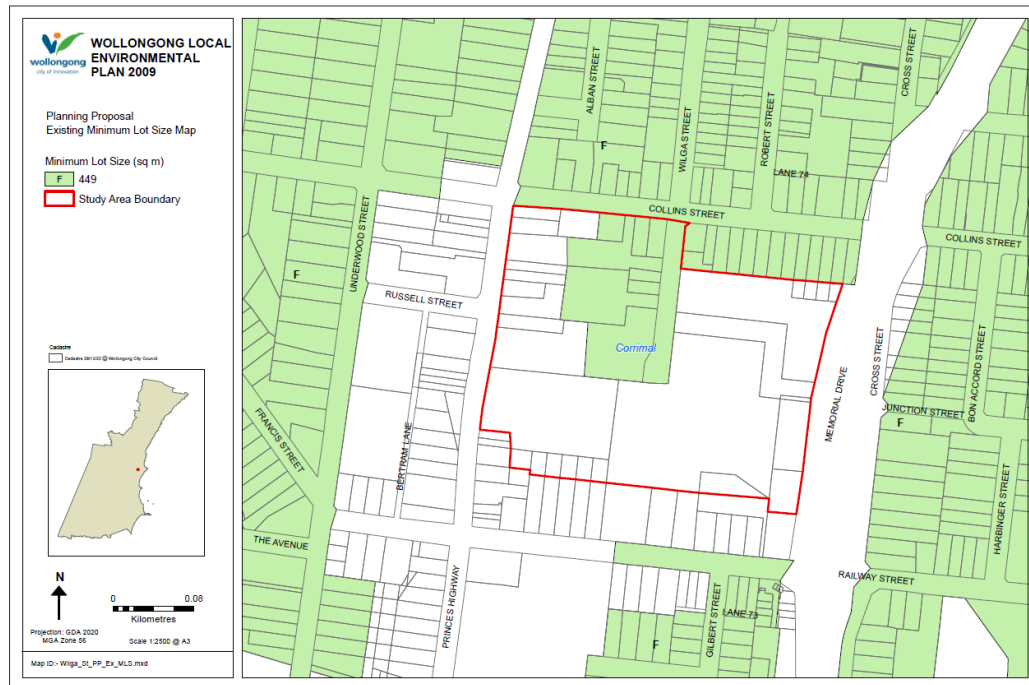


Figure 11: Existing Minimum Lot Size Map

Strategic Justification/Merit

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

Proposed amendments to Wollongong LEP 2009

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

Suggested Drafting

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

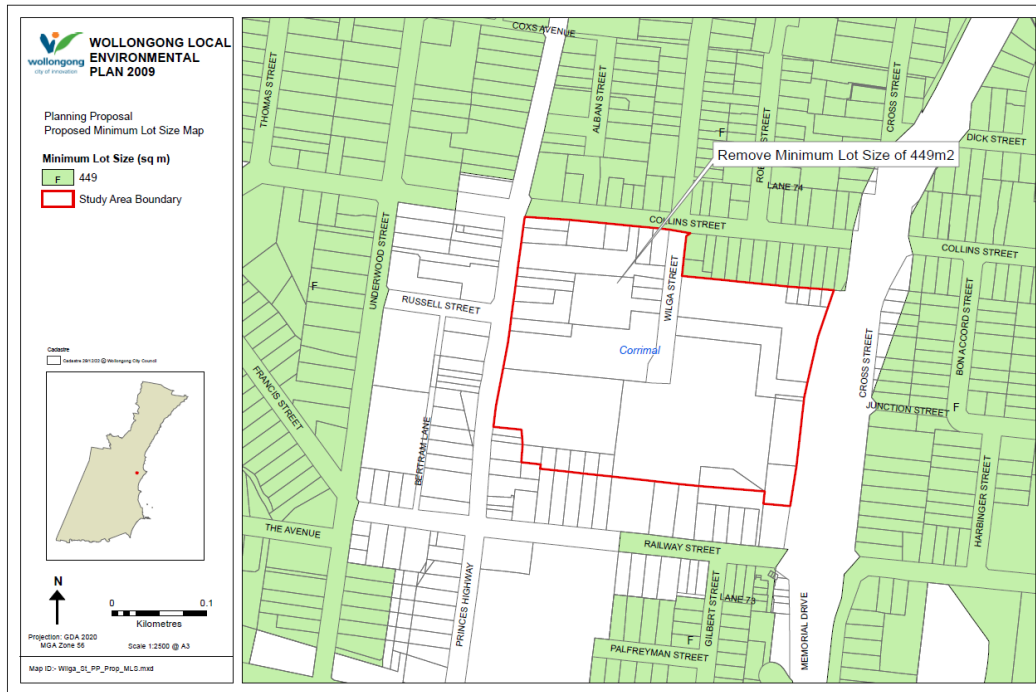


Figure 12: Proposed Minimum Lot Size Map

d Amend Height of Buildings and Floor Space Ratio Maps

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

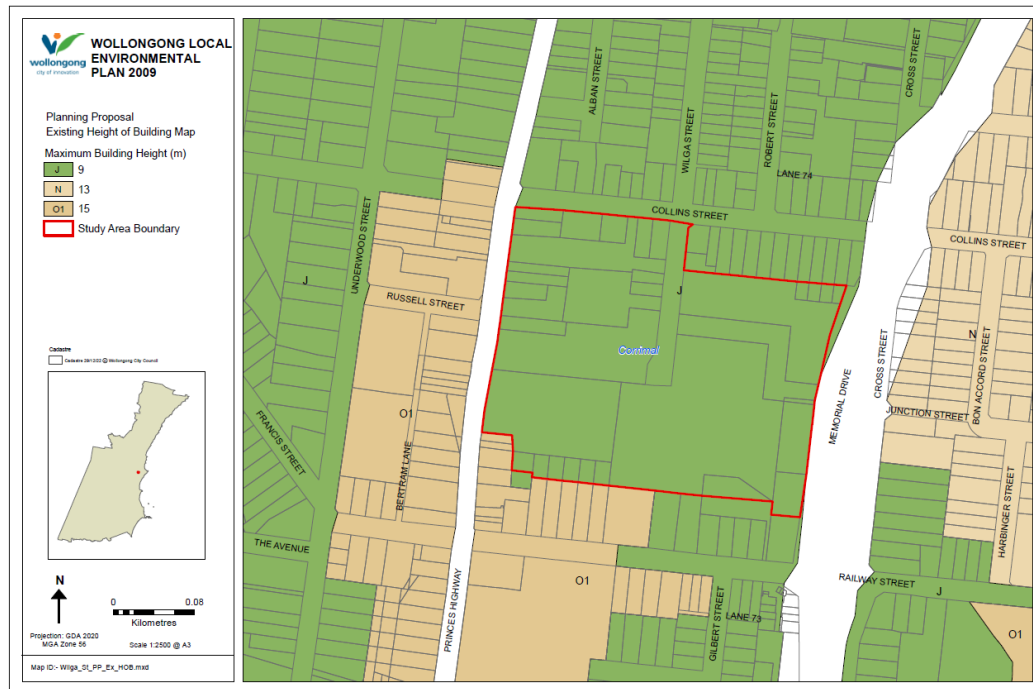


Figure 13: Existing Height of Building Map

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

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

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

Table 2: Relationship between Height and Storeys

The existing HOB controls for the E1 Local Centre zoned land on the Wilga Street Block are inconsistent with the remainder of the Corrimal town centre, which has a HOB control

of 15m. They are instead aligned with the 9m HOB control of the surrounding R2 Low Density Residential Area.

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

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

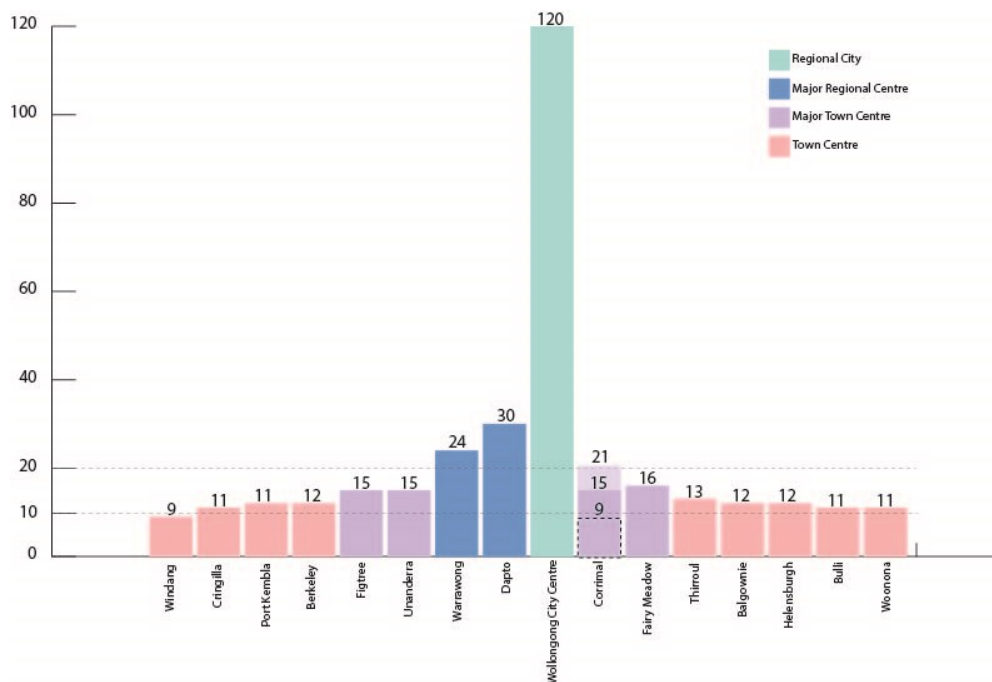


Figure 14: Centre Maximum HOB Controls

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

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



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

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

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

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

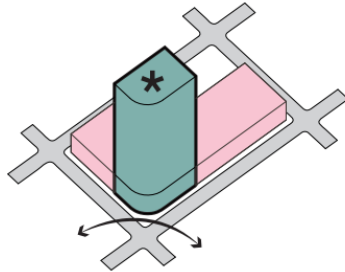


Figure 16: Use buildings to define the Centre

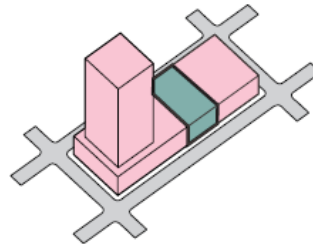


Figure 17: Allow flexibility to development

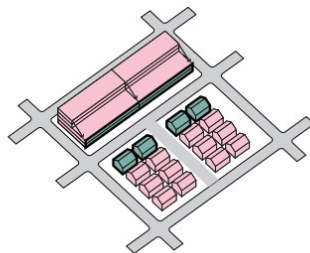


Figure 18: Transition form to surrounding context

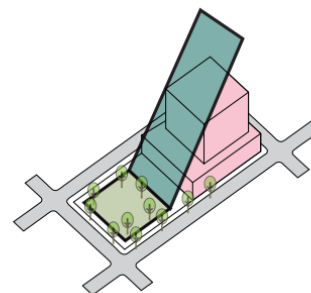


Figure 19: Protect sunlight to the Park

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

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

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

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

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

Statements	Very Important		Slightly Important		Not Important	
	Survey	Submiss.	Survey	Submiss.	Survey	Submiss.
The playground and sportsgrounds are not overshadowed by building on the Block	42	2	6	-	5	-
Buildings open onto the park, offering surveillance and activity	32	1	18	-	3	-
View of the Escarpment and Brokers Nose from the Park and Sportsground are retained	40	5	9	2	4	1
The uses around and within the Block are linked by pedestrian connections making it easy and safe to walk around and through	45	3	7	-	1	-
There are comfortable places to sit and meet with others	40	5	9	-	4	-
The character of the main street (Princes Highway) is enhanced	40	1	9	-	4	-
There are a range of different shops, places to eat and services available	41	8	9	-	3	-
There are more people living on the block in a mix of townhouses and apartments	10	7	15	-	28	-
New buildings are as tall as they are in the rest of the Town Centre (up to 4 storeys)	33	2	9	-	11	
New buildings are taller than the rest of the Town Centre (up to 9 storeys)	9	16	5	-	39	1

Table 3: Survey and Submission feedback

Existing Controls

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

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

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

The existing planning controls are limiting the ability for the site to be redeveloped and current arrangement and presentation of buildings contributes to a low amenity outcome for users. For this reason, new planning controls are important to enable the revitalisation of this key site within the Corrimal Town Centre.

Town Centre Controls and Design Led Controls

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

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

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

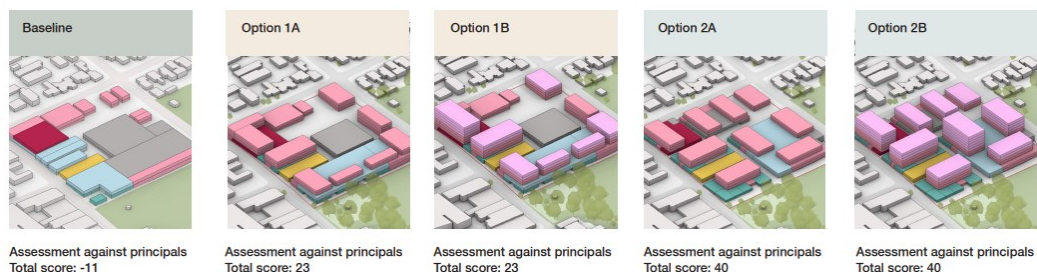


Figure 20: Assessment of Options Against Design Principles

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

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

Figure 21: Development Feasibility

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

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

Summary

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

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

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

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

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

Proposed amendments to Wollongong LEP 2009

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

Suggested drafting Instructions

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

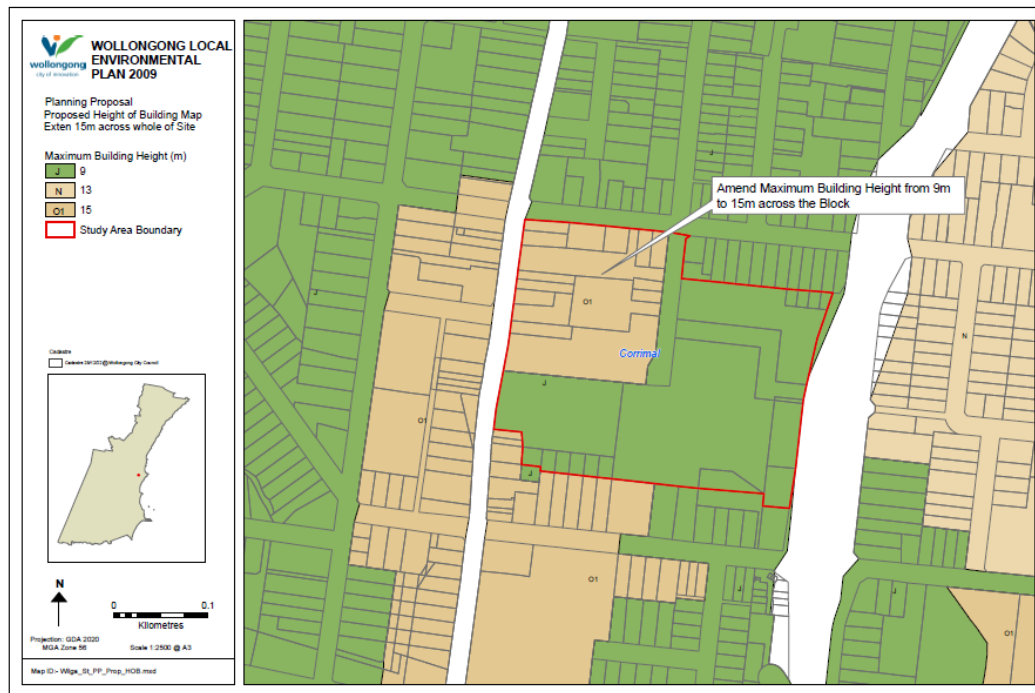


Figure 22: Proposed Height of Building Map

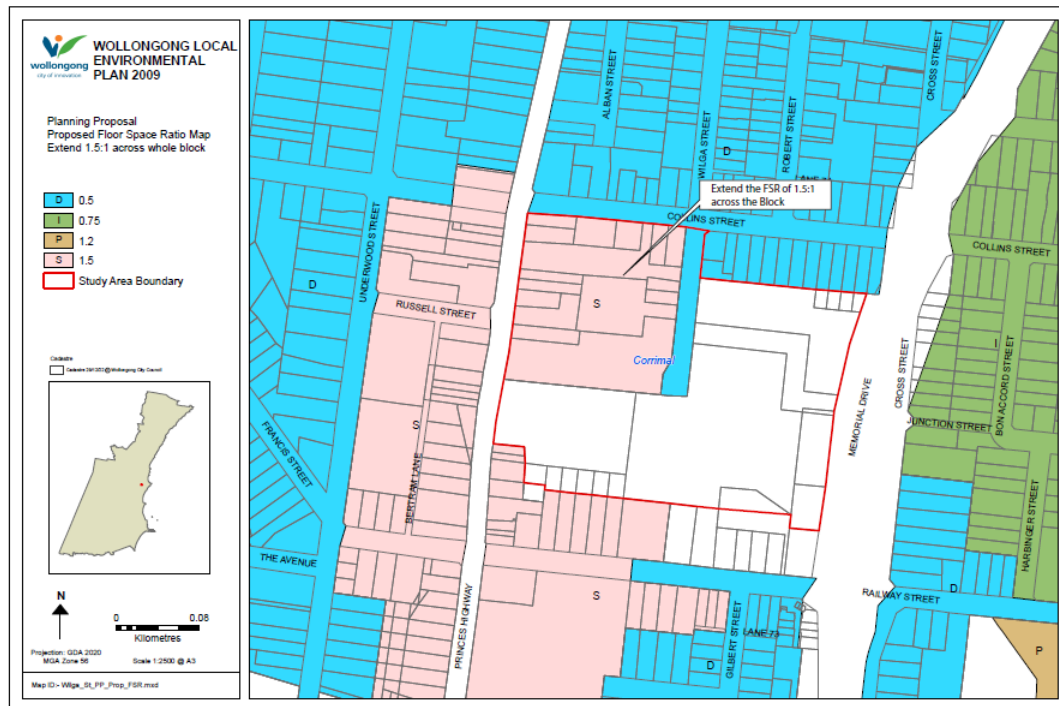


Figure 23: Proposed Floor Space Ratio map

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

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

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

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

Strategic Justification/Merit

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

Proposed amendments to Wollongong LEP 2009

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

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

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

Suggested Drafting – Clause 7.19 Active street frontage

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

7.19 Active ~~street~~ frontages

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

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

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

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

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

- (a) entrances and lobbies (including as part of mixed use development),
- (b) access for fire services,
- (c) vehicular access **and loading dock.**

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

- (a) all premises on the ground floor of the building facing the street **or public open space** are used for the purposes of business premises or retail premises, and
- (b) its ~~street~~ frontage enables direct visual and physical contact between the street **or public open space** and the interior of the building.

Note—

Elements of a building façade that contribute to an active frontage can include, clearly defined entrances, windows, awnings and shop fronts—~~are elements of a building facade that contribute to an active frontage.~~

Clarification on the interaction between clause 7.13 and clause 7.19 of the Wollongong LEP is required. It is intended that clause 7.13 will not apply to land within the Wilga Street Block (as active frontages have been applied via clause 7.19) but will continue to apply to the relevant land within Corrimal Town Centre. Mechanism and final word subject to PCO.

Suggested drafting - mapping

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

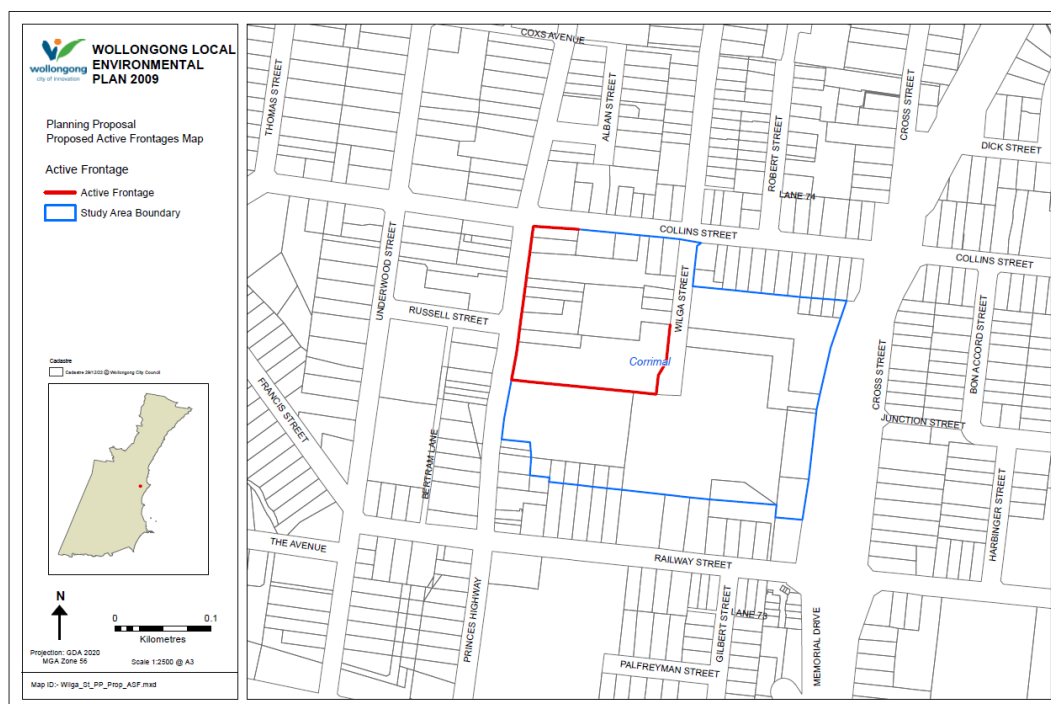


Figure 24: Proposed Active Frontages Map

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

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

Strategic Justification/Merit

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

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

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

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

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

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

To access this alternative height and FSR, logical lot consolidation will be required. Existing lots with an area of 5,000m² or greater are not subject to the consolidation requirements. Lot consolidation is encouraged to provide more flexibility for floorplates, consolidate vehicle access, improve street frontages and to introduce internal permeability to the block. The draft DCP amendment includes **preferred** lot consolidation diagrams to be linked to the Special Area clause as provided in **Figure 25** below.



Figure 25: Lot consolidation Diagrams - Draft DCP Control

[editorial note: previous image replaced with current version]

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

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

Proposed amendments to Wollongong LEP 2009

Map part of the Wilga Street Block as a Special Provisions Area. This Special Area will apply to Lot 2 DP 164022, Lot 1 DP 206297, Lot 1 DP 20629, Lot 5 DP 37769, Lot 100 DP 1090992, Lot 2 DP 617913, Lot 3 DP 617913 and part of and Lot 500 DP 1003704 as per Figure 26

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

This new Clause will outline the lot and Affordable housing requirements to access the bonus provisions of 21m height and FSR controls of up to 2:1, including.

- Logical lot consolidation. If an existing lot is 5,000m² or greater, lot consolidation is not required.
- Requiring Affordable Housing delivery or a contribution to be captured at a rate specified as guided by the proposed provision with the WLEP2009, see (g) below.

Note that overshadowing controls, protecting sunlight to Luke's Place Playground, Memorial Main Ground, Memorial Outside Ground and Wilga Street Tennis Courts are proposed as non-discretionary controls.

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

Suggested Drafting Instructions

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

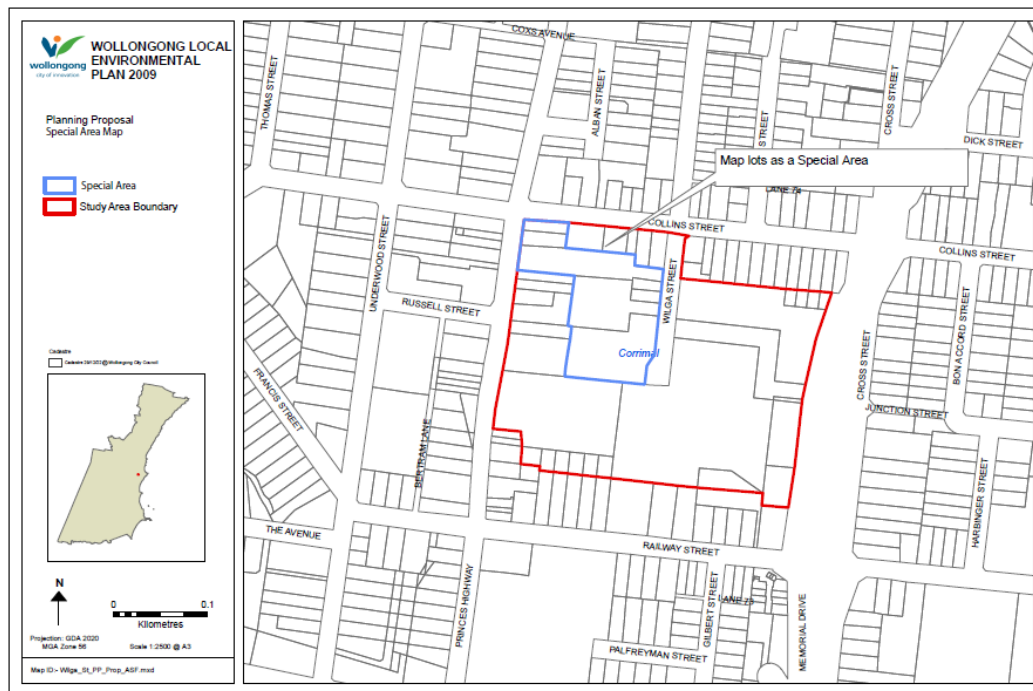


Figure 26: Proposed Special Area Map

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

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

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

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

Strategic Justification/Merit

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

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

- Affordable rental housing is to be provided and managed so that a socially diverse residential population, representative of all income groups, is maintained.
- Affordable rental housing that is provided is to be made available to a mix of households on very low to moderate incomes.
- Affordable rental housing that is provided is to be rented to very low to moderate income households at no more than 30% of gross household income.

- Dwellings provided for affordable rental housing are to be managed to maintain the continued use for affordable rental housing.
- Affordable rental housing is to consist of dwellings constructed to a standard which is consistent with other dwellings in the LGA.

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

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

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

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

Housing Strategy Reference	Action
ARH4	<i>As part of submitted Planning Proposals requests seeking to permit residential development or increase the residential density, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. A Financial Feasibility study will be required to accompany the draft Planning Proposal to determine the appropriate development contribution based on the uplift value being sought. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 or Tier 2 Community Housing Provider for the provision of affordable housing (mechanism to be determined). This will also apply to the West Dapto Urban Release Area where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m2 is proposed. Excludes Planning Proposals from NSW Land and Housing Commission for social housing</i>

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

Proposed amendments to Wollongong LEP 2009

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

Suggested Drafting

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

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

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

Strategic Justification/Merit

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

Proposed amendments to Wollongong LEP 2009

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

Suggested Drafting Instructions

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

7.18 Design excellence in Wollongong City Centre and at key sites

- (1) The objective of this clause is to deliver the highest standard of architectural, ~~and urban,~~ ***and landscape design.***
- (2) This clause applies to development on any of the following land involving the construction of a new building or external alterations to an existing building:
 - (a) land within the Wollongong City Centre,
 - (b) land shown edged heavy black and distinctively coloured on the Key Sites Map (a *key site*).
- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence
- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
 - (c) whether the proposed development detrimentally impacts on view corridors,
 - (d) whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map, ***or the Overshadowing Map.***
- (e) how the proposed development addresses the following matters:
 - (i) the suitability of the ~~land site~~ for ***the*** development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage issues and streetscape constraints,
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (v) bulk, massing and modulation of buildings,
 - (vi) street frontage heights,
 - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

- (viii) the achievement of the principles of ecologically sustainable development,
- (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
- (x) impact on, and any proposed improvements to, the public domain,
- (xi) achieving appropriate interfaces at ground level between the building and the public domain,*
- (xii) excellence and integration of landscape design.*

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

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

(6) In this clause:

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

i Amend the Key Sites Map to include additional sites.

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

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

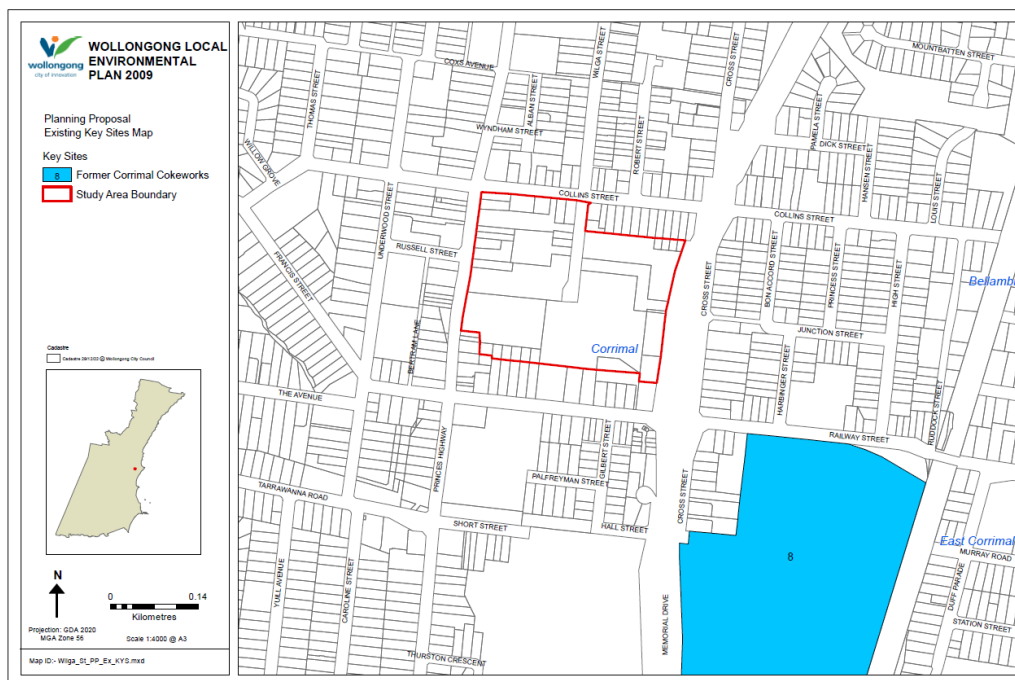


Figure 27: Existing Key Sites Map

Strategic Justification/Merit

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

Proposed amendments to Wollongong LEP 2009

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

Suggested Drafting Instructions

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

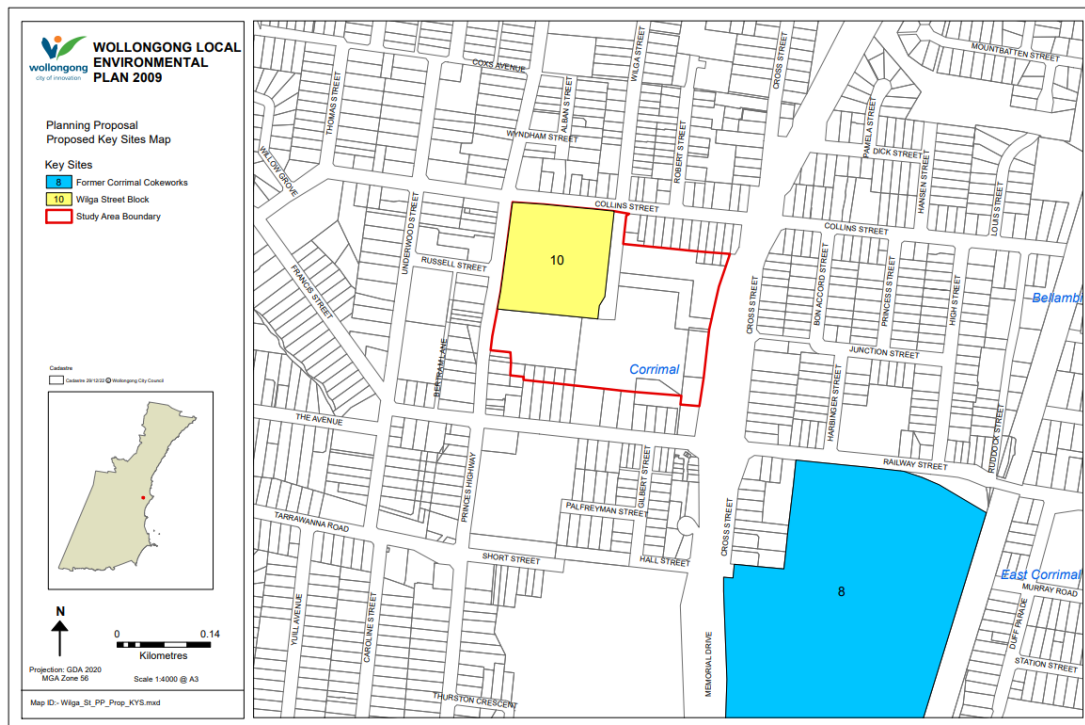


Figure 28: Proposed Key Sites Map

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

Clause 7.20 *Overshadowing of Heritage Plaza, Central Park and Southern Park* of the Wollongong LEP 2009 protects a number of specified public open spaces from detrimental overshadowing by specifying dates and times when the open spaces cannot be overshadowed. Development to which this clause applies is prohibited if it results in a building which would overshadow the open spaces at the specified dates and times set out in the clause. Currently this clause protects open spaces within the Former Corrimal Coke

Works from overshadowing. The protected sites are identified on the Overshadowing Map, shown in Figure 29.

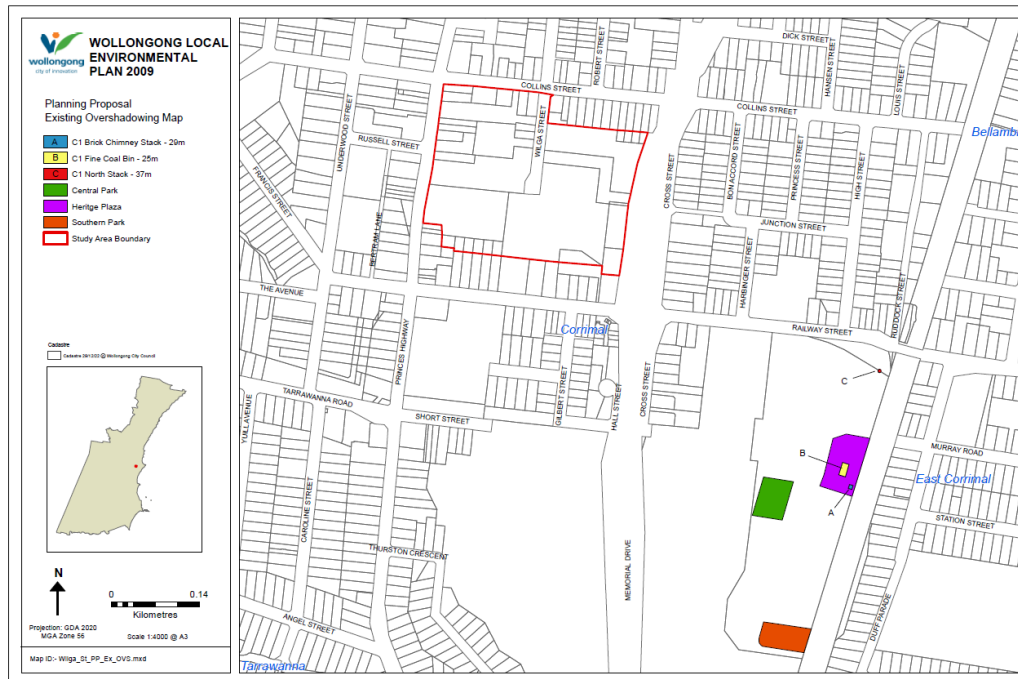


Figure 29: Existing Overshadowing Map

Strategic Merit/Justification

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

It is important to retain and strengthen the Sun Protection control framework in Wollongong LEP 2009 to ensure continued enjoyment of important parks and public places in Wollongong LGA. Further, with increased development and population, the demand on open space will increase and it is important to maintain the quality of existing open space, such as Memorial Park.

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

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

- **Luke's Place Playground:** Luke's Place is an inclusive all abilities playground. The playground includes various sensory activities, a water play area as well as both active and quiet play zones.

- **Memorial Main Ground:** The main Ground is a full-sized, fenced soccer field, oriented north-south. The field is naturally turfed.
- **Memorial Outside Ground:** The Outside Ground is a full-sized soccer field, oriented east-west. The field is naturally turfed.
- **Wilga Street Tennis Courts:** The complex includes five (5) Tennis Courts, oriented north-south. The courts have an artificial turf surface.

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

Overshadowing controls for the two grassed playing fields (Memorial Main Ground and Memorial Outside Ground) have been set to retain 4 hours of sunlight to 100% of the fields during mid-winter. This amount of solar radiation is considered a minimum to allow sufficient solar radiation to support the growth of the turfed playing surfaces. Council's Recreation Planning and Maintenance staff support this requirement as a minimum. External documentation (best practice reviews etc from other councils) also supports this approach. Maintaining solar access to the outside field enables the turfed playing surface to be maintained, as well as provides future flexibility for the use of the space, including higher usage rates as a field or another open space activity.

Luke's Place Playground is used by a range of user groups including families and school groups. The Urban Design Study recommended that areas of public open space that are programmed (e.g. BBQ areas, playground) should have controls to protect from any additional overshadowing. Best practice requires three (3) hours of sunlight between 9:00am - 3:00pm on the winter solstice (21 June). In addition to this, the site-specific considerations are intended to limit overshadowing to Luke's Place Playground between 10:00am and 2:00pm.

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

Proposed Amendments to Wollongong LEP 2009

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

Suggested Drafting

Insert a new Local provision into the Wollongong LEP 2009 as follows -

7.XX Overshadowing of Memorial Park, Corrimal

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

- (5) Development consent must not be granted for development on land to which this clause applies if the development will result in the land identified as “Wilga Street Tennis Courts” on the Overshadowing Map receiving less than three (3) hours of sunlight to their full extent between 9am and 3pm on 21 June.

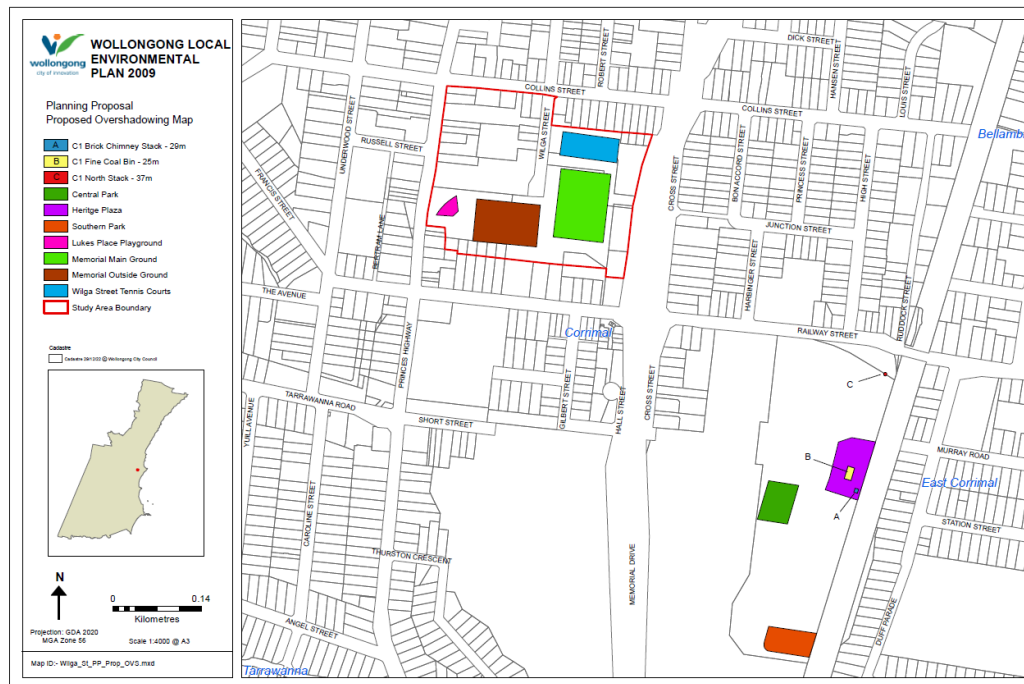


Figure 30: Proposed Overshadowing Map

k Amend clause 4.6 exceptions to development standards

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

~~7.20 Overshadowing of Heritage Plaza, Central Park and Southern Park~~

7.XX Overshadowing of Luke's Place Playground, Memorial Park Main Ground, Memorial Park Outside Ground and Wilga Street Tennis Courts.

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

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

Section A – Need for the Planning Proposal

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

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

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

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

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

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

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

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

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

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

Section B – Relationship to strategic planning framework

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

Illawarra-Shoalhaven Regional Plan.

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

work of infrastructure agencies to plan for growth and change, and inform the private sector and the wider community of the NSW Government's approach to creating a connected, sustainable, innovative and vibrant Illawarra Shoalhaven.

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

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

Objective	Strategy	Comment
	<i>opportunities for diverse housing options</i>	
Objective 21: <i>Respond to the changing needs of local neighbourhoods</i>	Strategy 21.1 <i>Consider the changing needs of local neighbourhood centres. Strategic planning and local plans should consider opportunities to: explore flexibility and supporting a mix of land uses so that local streets and spaces can be adapted to new uses and user needs over time, and; improve public space, in consultation with the community, to foster and support connectivity and great places to live for changing populations.</i>	The Planning Proposal recognises the importance of Corrimal Town Centre to its community. The centre provides a high level of services to a broad catchment, including retail, business, community services and recreation. The Planning Proposal seeks to support Corrimal's role as a Major Town Centre, by providing a flexible planning framework to facilitate renewal, whilst protecting and enhancing the adjacent public space in Memorial Park. The accompanying DCP amendments further support improvements to public space and pedestrian amenity and permeability.

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

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

The Planning Proposal is consistent with the Wollongong LSPS.

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

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

Illawarra Shoalhaven Regional Transport Plan

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

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

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

Q6 Is the planning proposal consistent with applicable SEPPs?

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

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

The Planning Proposal is consistent with the applicable Ministerial Directions, with the exception of 4.1 Flooding. The planning proposal could be considered inconsistent with 4.1 Flooding, however the inconsistency is considered of minor significance. A Flood Impact and Risk Assessment report has been prepared by Advisian to address the Ministerial Direction in detail.

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

Section C – Environmental, Social and Economic Impact

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

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

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

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

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

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

Aboriginal cultural heritage

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

Non Aboriginal heritage

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

Supporting housing growth and diversity

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

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

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

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

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

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

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

Supporting employment

The Wilga Street Block currently includes approximately 8,400sqm of employment uses across retail goods and services, the Club, and some small businesses. Based on feasibility analysis undertaken by SGS, under the existing controls with no change, the most likely scenario for the Wilga Street Block is that we will see no renewal of the existing sites. Some

of the existing buildings are aged and in need of renewal to meet current commercial requirements. Others have the potential to expand to include a broader range of commercial uses, including tourist accommodation.

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

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

Impact on existing retail Centres

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

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

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

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

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

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

Major Town Centre	
Retail Floorspace	20,000-40,000m ²
Population catchment	Up to 50,000
Function	Providing for the major weekly shopping and convenience retail needs of the surrounding population (generally more than one suburb) as well as a large range of specialty retail shops and services. Large community facilities and public recreation provision. Restaurants, cafes and bars contribute to active streets and a vibrant evening economy.
Accessibility	On major public transport network with access to frequent transport by train or bus. Highly accessible for logistics and private vehicles.

Major Town Centre	
	Active transport connections to and within the Centre. Developments integrate with and enhance existing active transport infrastructure and prioritise the safety and amenity of people who walk and cycle.
Retail uses	Major Town Centres provide a range of retail, business, entertainment and community uses that serve the needs of people who live or work in the surrounding suburbs. Major Town Centres are generally anchored by at least one or two medium to full line supermarkets and other specialty retail shops. Some Major Town Centres include a department store. Major towns operate daytime and limited evening hours. Restaurants, cafes and bars contribute to active streets and an evening economy appropriate for the surrounding neighbourhood.
Business Uses	Services including banks, community services, customer facing professional offices, gyms and medical services. Limited large format commercial office space.
Residential Uses	The Major Town Centre caters for medium density residential development which supports the retail and business function of the centre and contributes to greater housing choice for the local population. These Centres have a role in providing well serviced and located affordable housing to the community. Diverse housing options are provided, including a range of bedroom numbers and typologies within the scope of the controls.
Other Uses	The Major Town Centre provides local scale community facilities and services, as well as local scale public open space.

Impact on public open space

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

Section D – Infrastructure (Local, State and Commonwealth)

Q11 Is there adequate public infrastructure for the planning proposal?

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

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

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

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

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

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

Section E – State and Commonwealth Interests

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

Consultation with public authorities has been undertaken in accordance with the Gateway Determination.

Comment was requested from the following agencies or authorities:

- Biodiversity, Conservation and Science, within Environment & Heritage Group of Department of Planning & Environment.
- Endeavour Energy.
- Fire & Rescue NSW.
- Illawarra Shoalhaven Local Health District
- Illawarra Local Aboriginal Land Council
- NSW State Emergency Services.
- Department of Education - School Infrastructure NSW.
- Sydney Trains (within Transport for NSW).
- Sydney Water Corporation.
- Transport for NSW.

No agencies or authorities objected to the planning proposal. A summary of feedback received is provided under separate cover.

PART 4: MAPPING

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

The relevant map sets are to be amended -

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

PART 5: COMMUNITY CONSULTATION

The public exhibition occurred from 8 November 2023 to 19 December 2023 as per the Wollongong Community Participation Plan and the Gateway Determination made in accordance with Division 3.4 of the *Environmental Planning & Assessment Act 1979*.

A comprehensive package of documents including this planning proposal was made available for the public exhibition and public agency consultation. This package included the supporting draft Wilga Street Block Planning Strategy, draft development control plan controls, Traffic Impact Assessment and Flood Impact and Risk Assessment. The 3 April Council report and minutes were also made available along with the then Department of Planning, & Environments Gateway Report and Determination.

Council received 11 submissions from the public, comprised of nine (9) community members, one (1) landowner and one (1) community group.

Consultation with public agencies or authorities was undertaken as per the Gateway Determination. Responses were received from the following public agencies or authorities -

- Biodiversity Conservation Division (previously within Department of Planning & Environment, now within Department of Climate Change, Energy, the Environment and Water).
- Endeavour Energy.
- Illawarra Shoalhaven Local Health District.
- NSW State Emergency Services.
- Sydney Water Corporation.
- Transport for NSW.

Feedback was also requested from the following agencies, but no response was received -

- Illawarra Local Aboriginal Land Council.
- Sydney Trains (within Transport for NSW).
- Department of Education - Schools Infrastructure NSW.
- Fire & Rescue NSW.

No public agencies or authorities objected to the draft planning strategy, planning proposal or draft DCP amendments.

A full summary of the consultation and outcomes is contained in a report to a meeting of Council.

PART 6: PROJECT TIMELINE

Stage	Timeframe	Timeline
Consideration by Wollongong Local Planning Panel		December 2022
Consideration and decision by Council		April 2023
Submit to Department of Planning & Environment for Gateway		September 2023
Gateway determination issued		31 October 2023
Pre-exhibition/Post Gateway		November 2023
Commencement and completion of public exhibition period	Max	8 November to 19 December 2023
Consideration of submissions	95	January to March 2024
Post Exhibition review and additional studies	days	March 2024
Final Council decision		
Submission to the Department for finalisation	Max	April 2024
Gazettal of LEP amendment	55 days	June 2024
Gateway Deadline		1 November 2024

APPENDIX 1 - Wollongong Local planning Panel advice

APPENDIX 2 - Compliance with SEPPs and Ministerial Directions

State Environmental Planning Policies

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

State Environmental Planning Policy		Compliance	Comment
SEPP	(Precincts—Regional) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Precincts—Western Parkland City) 2021	Not Applicable	
SEPP	(Primary Production) 2021	Not Applicable	
SEPP	(Resilience and Hazards) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Resources and Energy) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Sustainable Buildings) 2022	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Transport and Infrastructure) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.

S9.1 Ministerial Directions

	Consistency	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent.	The Planning Proposal is consistent with the overall intent of the Illawarra-Shoalhaven Regional Plan 2041.
1.2 Development of Aboriginal Land Council land	N/A	Not applicable to Wollongong
1.3 Approval and Referral Requirements	Consistent.	The proposal is consistent with this Direction because it does not alter the provisions relating to approval and referral requirements
1.4 Site Specific Provisions	N/A	No site-specific provisions are proposed
1.4A Exclusion of Development Standards from Variation	Consistent	<p>Consideration has been given to the criteria in <i>Part 2 of the Guide to exclusions from clause 4.6 of the Standard Instrument</i>, specifically <i>2.2.1 Protection of public space and significant public view corridors</i>.</p> <p>This planning proposal seeks to exclude the overshadowing clause from variation under clause 4.6 of the Wollongong LEP. The proposed exclusion has been -</p> <ul style="list-style-type: none"> a Subject to detailed urban design testing. b Subject to formal public exhibition. c Linked to the protection of Lukes Place Playground, Memorial Main Ground, Memorial Outside Ground, and Wilga Street Tennis Courts. <p>The proposed exclusion aligns with the rationale provided in the guide – ensuring that public spaces are protected from additional overshadowing and preventing the cumulative impact of small encroachments.</p>
Focus Area 1: Planning Systems – Place based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable to Wollongong
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable to Wollongong
1.7 Implementation of	N/A	Not applicable to Wollongong

	Consistency	Comment
Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable to Wollongong
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable to Wollongong
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	Not applicable to Wollongong
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not applicable to Wollongong
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not applicable to Wollongong
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not applicable to Wollongong
1.14 Implementation of Greater Macarthur 2040	N/A	Not applicable to Wollongong
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable to Wollongong
1.16 North West Rail Link Corridor Strategy	N/A	Not applicable to Wollongong
1.17 Implementation of the Bays West Place Strategy	N/A	Not applicable to Wollongong
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable to Wollongong
1.19 Implementation of the Westmead Place Strategy	N/A	Not applicable to Wollongong

	Consistency	Comment
Focus Area 2: Design and Place		
[this focus area was blank when the directions were made]		
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Direction does not apply	The site does not include or propose Conservation (C) zones
3.2 Heritage Conservation	Direction does not apply	The site does not include any known heritage items.
3.3 Sydney Drinking Water Catchments	Direction does not apply	The site is not located with drinking water catchment
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not Applicable to Wollongong
3.5 Recreation Vehicle Areas	Direction does not apply	The planning proposal does not include provisions that would enable the land to be developed for the purposes of a recreational vehicle area.
3.6 Strategic Conservation Planning	N/A	Not applicable to Wollongong
3.7 Public Bushland	Direction does not apply	Not Applicable
3.8 Willandra Lakes Region	N/A	Not Applicable to Wollongong
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not Applicable to Wollongong
3.10 Water Catchment Protection	Direction does not apply	The site is not within a regulated catchment area.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Minor inconsistency	<p>The Wilga Street Block is located within the Towradgi Creek Catchment and is considered partly flood affected, generally in the north-east and south-west corners of Block.</p> <p>A Flood Impact and Risk Assessment (FIRA) has been prepared by Advisian to accompany this planning proposal. The report makes a number of recommendations to manage flood risk in keeping with the existing framework set out in Chapter E13 Flood Plain Management of the Wollongong Development Control Plan</p>

	Consistency	Comment
		<p>2009. Detailed design of any future development will need to consider the impacts of flooding in line with the planning context at time of lodgement.</p> <ul style="list-style-type: none"> • The planning proposal does not rezone any land currently zoned for Recreation (RE), Rural (RU), Special Purposes (SP) or Conservation (C). • The Wilga Street Block is not within any Floodway areas for the Defined Flood Event (DFE). • Existing controls contained with Wollongong Development Control Plan 2009 will continue to apply, including an assessment against applicable impacts. • The Wilga Street Block does not contain any flood hazard higher than H3 classification during the 1% AEP floor of PMF. • 5.22 Special Flood Considerations has not been adopted within the Wollongong Local Environmental Plan 2009. <p>The FIRA acknowledges that the planning proposal could be -</p> <p><i>“considered inconsistent with items 3(d) and 4(c) [of the ministerial direction] given that the planning proposal will permit an increase in development density at the site, including residential development.”</i></p> <p>It is noted that this increase in residential development is not considered significant, given the permissibility of medium density residential outcomes on the block currently, and the limited increase to height and FSR proposed.</p> <p>Detailed commentary, including supporting figures, addressing relevant parts of Ministerial Direction 4.1 Flooding can be found in Part 6 of the FIRA.</p>
4.2 Coastal Management	Direction does not apply	The Planning proposal does not seek to rezone land to a more intensive land use within the Coastal Protection Zones.
4.3 Planning for Bushfire Protection	Direction does not apply	The subject site is not identified as Bush Fire Prone land

	Consistency	Comment
4.4 Remediation of Contaminated Land	Capable of consistency	<p>The site has been progressively developed over time, with the majority of the site now covered by either buildings or hard stand. A mix of residential and commercial uses are currently occurring across the site.</p> <p>For the land described as the Wilga Street Block, Council has not been advised that:</p> <ul style="list-style-type: none"> • The land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 • The land is subject to a management order within the meaning of the Contaminated Land Management Act 1997 • The land is subject to an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 • The land is subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 • The land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997. <p>A review of Council records has not indicated any approvals for development for a purpose referred to in table 1 of the Contaminated Land Planning Guidelines</p> <p>Further, a review of available aerial imagery has not indicated any apparent development for purposed referred to within afore mentioned table 1.</p> <p>Any unknown or unexpected contamination will be appropriately managed via the development application process as the site redevelops. Further applications will be required to demonstrate consistency with the relevant legislation at the time of development.</p>
4.5 Acid Sulfate Soils	Direction does not apply	The subject site is not mapped as having Acid Sulfate Soils
4.6 Mine Subsidence and Unstable Land	Direction does not apply	The subject site is not mapped as being within a declared Mine Subsidence District nor identified as unstable land.
Focus Area 5: Transport and Infrastructure		

	Consistency	Comment
5.1 Integrating Land Use and Transport	Capable of consistency	<p>The site is located within the Corrimal Major Town Centre and convenient to existing community facilities. Corrimal Town Centre is serviced by public transport (bus) and Corrimal suburb has a railway station approximately 1km from the subject site. The site is also well serviced within the existing road infrastructure network.</p> <p>A Traffic Impact Assessment has been completed on behalf of Council by Bitzios Consulting. The Traffic Impact Assessment is a supporting document accompanying this planning proposal.</p> <p>The key findings from the modelling assessment are as follows:</p> <ul style="list-style-type: none"> • The proposed revisions to the planning controls of the Wilga Street Block to allow a maximum floor space ratio (FSR) of 1.5:1 is expected to generate an additional 326 vehicle trips in the AM peak and 513 vehicle trips in the PM peak compared to the existing situation • An increased FSR allowance of 2:1 at selected sites is expected to generate an additional 383 vehicle trips in the AM peak and 548 vehicle trips in the PM peak compared to the existing situation • Without any upgrades, the additional traffic is expected to result in - <ul style="list-style-type: none"> ○ Increase travel times along Princes Highway between Collins Street and Tarrawanna Street by between 10 and 15s in both directions and both peak periods. ○ Unacceptable levels of queuing and delays at the Wilga Street / Rothery Street intersections, which is currently a stop-controlled intersection. ○ Queues along northbound Wilga Street between the development and the Collins Street intersection, but would not extend to affect other parts of the road network. • Minimal differences in traffic network impacts are expected between the 1.5:1 FSR and 2:1 FSR scenarios

	Consistency	Comment
		<ul style="list-style-type: none"> • At Wilga Street / Collins Street, upgrading the intersection to a roundabout would provide satisfactory outcomes in terms of delays and queues in both scenarios, and will cause minimal impacts to the Princes Highway / Collins Street intersection • At Wilga Street / Rothery Street, upgrading the intersection to a roundabout would provide satisfactory outcomes in terms of delays and queues in both scenarios, and it is extremely unlikely that eastbound queue Rothery Street will reach the Princes Highway / Rothery Street signals • However, implementing roundabouts at both Wilga Street / Collins Street and Wilga Street Rothery Street may increase traffic on Wilga Street as it could be used as an alternative route to Princes Highway • A cycleway has been proposed to run along the northern and eastern perimeter of the Wilga Street Block, and there are opportunities for encouraging bicycle trips with end-of-trip facilities and the extension of off-road shared paths to nearby residential zones • In both 1.5:1 FSR and 1.5-2:1 FSR scenarios, the Wilga Street / Rothery Street roundabout will be required by the time 50% of the development is complete. The Wilga Street / Collins Street roundabout will be required when the development is 100% complete in both scenarios. • A cycleway has been proposed to run along the northern and eastern perimeter of the Wilga Street Block, and there are opportunities for encouraging bicycle trips with end-of-trip facilities and the extension of off-road shared paths to nearby residential zones • The Wilga Street Block is located in close proximity to bus stops on both sides of Princes Highway, and within 950m of Corrimal Railway Station. Additional trips from the development are unlikely to have a

	Consistency	Comment
		significant impact on the capacity of these services, and measures should be implemented to encourage public transport usage.
5.2 Reserving Land for Public Purposes	Direction does not apply	The planning proposal does not relate to reservation of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Direction does not apply
5.4 Shooting Ranges	N/A	Direction does not apply.
Focus Area 6: Housing		
6.1 Residential Zones	Consistent	<p>The Planning Proposal includes provisions that will encourage the delivery of housing, broaden the choice of housing types, reduce the consumption of land for housing (through infill intensification) and ensure good quality design.</p> <p>The Planning Proposal does not include provisions that will reduce the permissible residential density.</p> <p>The Planning Proposal is consistent with Wollongong City Council's adopted <i>Housing Strategy</i>.</p>
6.2 Caravan Parks and Manufactured Home Estates	Direction does not apply	Not Applicable
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	Consistent	<p>The Planning Proposal directly supports the viability of Corrimal Major Town Centre and protects the existing employment uses on the subject site.</p> <p>The Planning Proposal is consistent with Wollongong City Council's adopted <i>Retail and Business Centres Strategy</i>.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not Applicable to Wollongong
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to Wollongong

	Consistency	Comment
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Direction does not apply	No known state or regionally significant reserves of coal, other minerals, petroleum and extractive mineral are in the vicinity of the site
Focus area 9: Primary Production		
9.1 Rural Zones	Direction does not apply	The site is not currently, nor does it propose, a rural zone
9.2 Rural Lands	N/A	Not Applicable to Wollongong
9.3 Oyster Aquaculture		Not Applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to Wollongong

APPENDIX 3 MAP BOOK

Draft Wilga Street Block DCP

Note: These Precinct controls will sit within Part 6 of the Wollongong DCP Chapter B4 – Development in Centres and Peripheral Sales Precincts. Part 7 is supplementary to the general controls found in Part 10 of the same chapter.

7 PLANNING REQUIREMENTS FOR DEVELOPMENT IN THE MAJOR TOWN CENTRES

7.1 Corrimal Major Town Centre

The precinct planning controls for Precinct 1 – Wilga Street Block are included at 7.1.1. The precinct planning controls for the remainder of Corrimal Major Town centre will be covered in a future update to the DCP.

7.1.1 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~~ [editorial note: previous image replaced with current version]

These precinct controls are informed by:

Draft Wilga Street Block DCP

1. The Corrimal Town Centre Plan (2015-2025)
2. The ~~Draft~~ Wilga Street Block Planning Strategy ~~(2024)~~.

Objectives

- a) To communicate the expectations and requirements of development within the Wilga Street Block with detailed objectives and controls for development.
- b) 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.
- c) 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.
- d) 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 LEP 2009, particularly in relation to land use, building form and access.

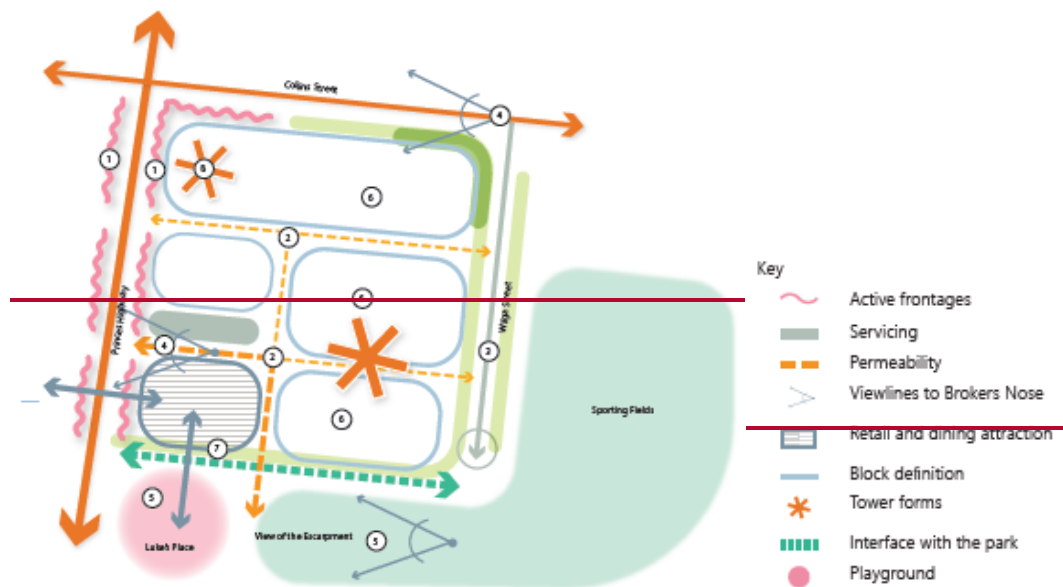


Figure 2 Wilga Street Block Concept Diagram (SJB)

The above concept diagram is supported by the following key concept objectives 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 lot 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~~

Draft Wilga Street Block DCP

7.1.1.1 Desired Future Character

Vision

- a) 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 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.
- b) 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.
- c) **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 Playground and the Memorial Outside Ground will provide stronger connections, an increased vibrancy and support visitation and utilisation.
- d) **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.
- e) **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.

7.1.1.2 Structure and Access

The structure of a block defines how it is experienced by people. It facilitates areas for lot amalgamationconsolidation 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 2 shows the preferred structure and access framework for the Wilga Street Block.

Draft Wilga Street Block DCP

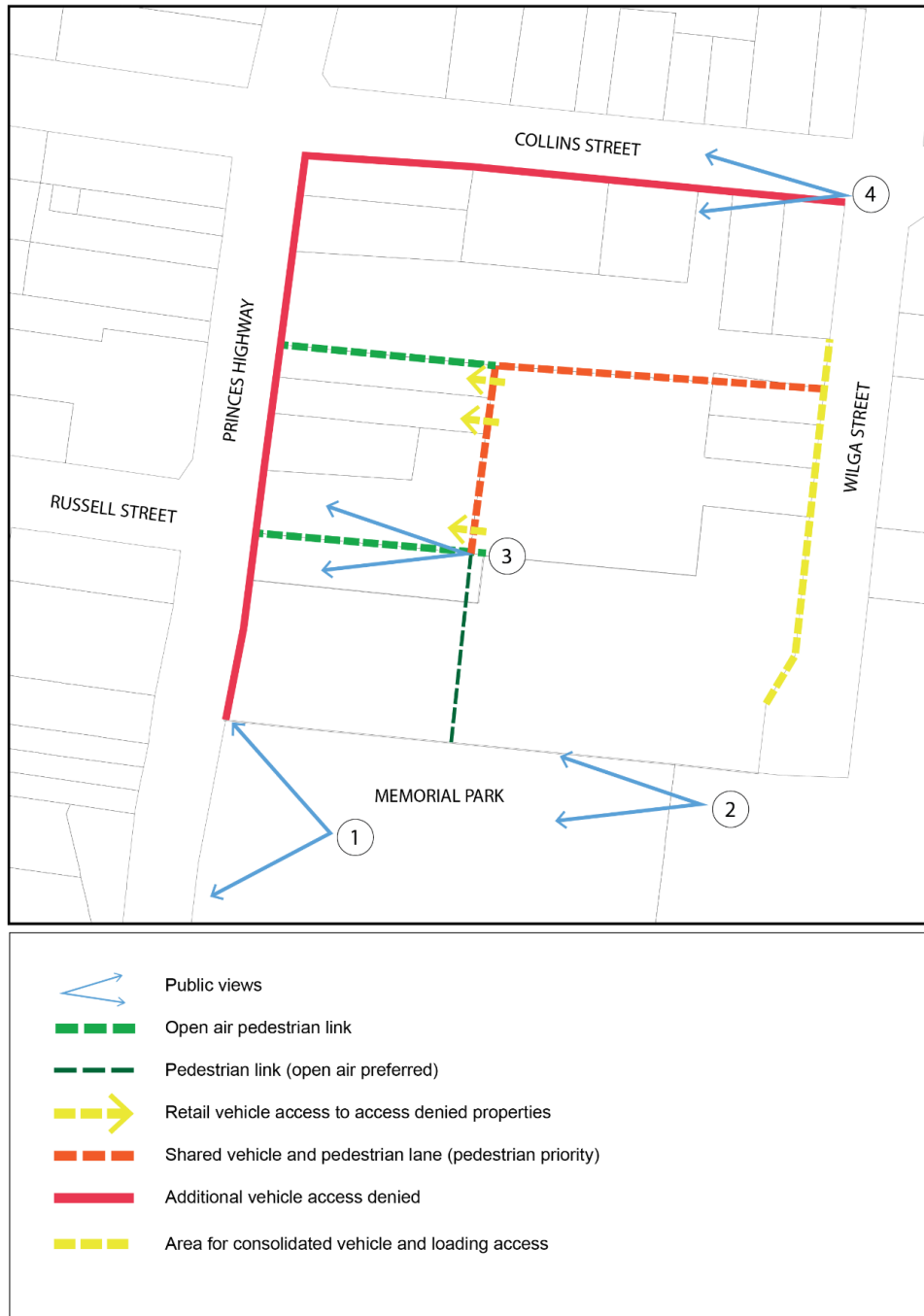


Figure 2 – Structure, Access and Views *[editorial note: previous image replaced with current version]*

Draft Wilga Street Block DCP

i. Public Views

Objectives

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

Controls

1. Nominated public views shown in Figure 2 - *Structure, Access and Views* are to be protected.
 - a. Views to the Illawarra Escarpment and Brokers Nose are to be maximised from within Luke's Place Playground (1)
 - b. Views to the Escarpment and Brokers Nose are to be maximised from the pedestrian connection between Wilga Street and the Princes Highway (2)
 - c. 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.
 - d. 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).
2. The redevelopment of sites with potential to open a blocked view shown in Figure 3: Public Views must restore that view.
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 – *Structure, Access and Views*. 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.

ii. Lanes and Pedestrian through site links

Objectives

- 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 -*Structure, Access and Views*. ~~Where connections are not available due to lot ownership, appropriate alternatives are to be proposed will be considered where they deliver on objectives (a) to (d) of ii Lanes and Pedestrian through site links.~~
3. Pedestrian links are to be consistent with the requirements in 109.2.6 Pedestrian Access of this DCP Chapter (Chapter B4).
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.
5. Wayfinding signage should support the movement of people through the site and provide direction to key destinations.

iii. Vehicle Access

Objectives

- a. Pedestrians are prioritised on footpaths and in shared vehicle and pedestrian lanes-zones.
- b. Conflicts between vehicle and pedestrians are ~~to~~ minimised.

Draft Wilga Street Block DCP

- c. Vehicle entry points do not dominate the design of buildings or the streetscape character.
- d. Vehicle access within the site maintains pedestrian priority on the street by facilitating rear access to properties denied vehicle access from their front boundary.

Controls

- 1. Vehicle access is to be consistent with Figure 2 – *Structure, Access and Views*.
- 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 3.~~
- 5. Rear access to denied access properties with no existing access is to be provided from Wilga Street in a consolidated form. Figure 2 – *Structure, Access and Views* illustrates the desired arrangement.
- 6. Opportunities to remove existing vehicle access driveways from access denied locations is encouraged and should be prioritised.

iv. Lot Consolidation

Rationalisation of the lots across the Block through lot 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 lot consolidations options for the Block to guide the application of the Alternative Height and FSR scheme with the Wollongong LEP 2009.

Objectives

- a. Allow large, consolidated lots the flexibility to sensitively distribute increased density as well as increased public benefit.
- 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.
- d. ~~To distribute additional height in a sensitive manner~~ order to protect the access of sunlight to open space areas both on the site and in the surrounding area.

Controls

- 1. ~~Preferred Lot consolidation arrangements are identified in is consistent with~~ Figure 3 – *Lot Consolidation Options*.
- ~~2.1. Protect the access of sunlight to open space areas both on the site and in the surrounding area.~~
- ~~3.2. Vehicle access and loading areas shall be consolidated to manage traffic generation from the site. Manage the traffic generation of the site and consolidate vehicular access and loading.~~
- ~~4.3. Lot frontages are to provide adequate width to allow buildings to provide for the efficient development of land and high-quality design of buildings.~~
- ~~5.4. Demonstrate that Lot consolidation does must~~ not result in isolated lots, or lots that are not able to redevelop.

Draft Wilga Street Block DCP

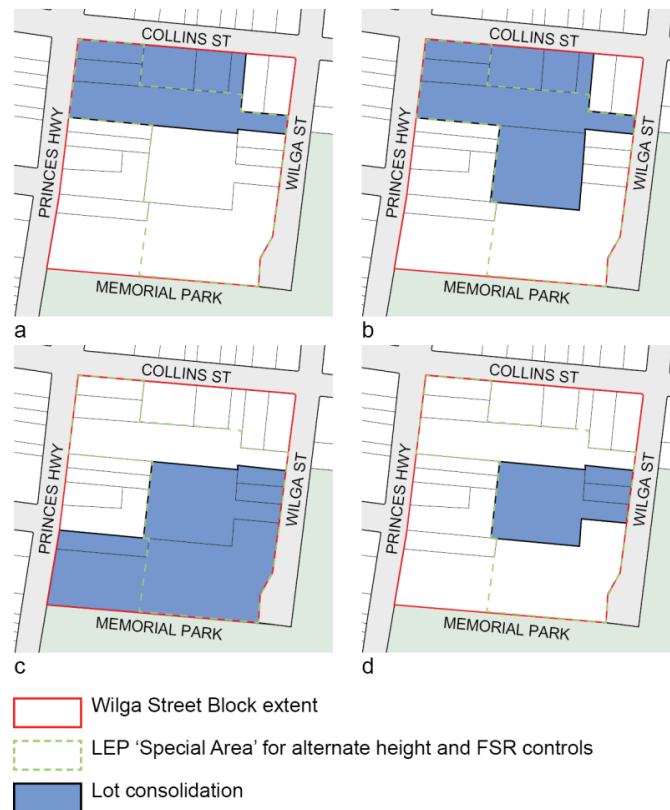


Figure 3 – Lot Consolidation Diagrams

v. Car Parking Requirements

Objectives

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

Controls

- Carparking is to be provided in accordance with the requirements of DCP Chapter E3 Carparking, Access, Servicing/Loading Facilities and Traffic Management.
- The quantum of publicly accessible parking currently provided on Lot 5 DP 37769 is to be retained as part of any lot consolidation and or redevelopment of the site.
- Car parking spaces are to be integrated into the design of buildings.
- Car parking is not to be visible at ground level, or on any level up to street wall height, from any street frontage.
- ~~Ensure~~ Clear lines of sight and wayfinding to publicly accessible car parking spaces must be provided from surrounding streets, public spaces and uses within the Block.
- Access to and location of carparking within the Block should be aligned with the proposed structure as shown in Figure 2 – *Structure, Access and Views*.

Draft Wilga Street Block DCP

7.1.1.3 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~~ activity within the 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 4 shows the preferred built form interface for the block.



Figure 4 - Built Form interface *[editorial note: previous image replaced with current version]*

Draft Wilga Street Block DCP

i. Ground Floor Front Building Line Setbacks

Objectives

- Provide space for street tree planting and landscaping.
- Provide space for pedestrian movement and staying activities.
- Maximise view corridors to significant landscape and built form to enable orientation and way-finding, ~~and 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.
- Maintain a consistent building alignment fronting the public domain.

Controls

- Front building line Ground floor setbacks are to be provided as shown in Figure 4 - Built Form interface.
- ~~Commercial uses facing the Princes Highway and Collins Street are to have a 0m setback from the lot boundary.~~
- ~~2. 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.~~
- ~~3. 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 non-residential uses, these should be publicly accessible.~~
- ~~4. All setbacks should be appropriate for context and the proposed land use. On Collins Street and Wilga 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 dominant setback of the street, the setback of the adjacent properties and the land use.~~
- ~~5. Any area with a setback to Memorial Park is to be designed in consultation with Council.~~

ii. Street wall frontage heights and upper level storey setbacks

Street frontage height means the vertical height in storeys of the part of the building closest to the lot boundary adjoining the public domain (e.g. street or open space).

Objectives

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

Controls

- Buildings are to have a one (1) to two (2) storey street wall frontage height.
- Upper storeys are to be setback from the street frontage as shown in Figure 4. A range of upper storey setbacks are required to address different street and park interface conditions.
- ~~Princes Hwy and Collins Street (western end) — 1-2 storey street wall with a minimum 5m upper storey setback~~
- ~~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. Laneways and open air pedestrian through site links — 1-2 storey street wall with a minimum 2m upper storey setback above the street frontage height of the building.~~

iii. Side setbacks

Controls

Draft Wilga Street Block DCP

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 2 – Structure, 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.

iv. 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.

Objectives

- a. Encourage pedestrian activity along streets, adjacent public open space, and within through-site connections to support and enhance the vitality of the Wilga Street Block.
- b. To provide weather projection for passing pedestrians, entries to buildings and outdoor activities such as dining.

Controls

1. Awnings are to be provided to the extent shown in Figure 4.
2. ~~all retail, business or mixed-use buildings as required by~~ Refer to 109.2.7-(2) of this Chapter (Chapter B4) for general controls in relation to awnings.
3. ~~Awnings are also required to all buildings facing Memorial Park, as shown in Figure 4.~~

v. Active frontages

Objectives

- ~~Development is to 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.~~
- a. Building frontages contribute to the use, activity, safety and interest of Streets and Memorial Park.
 - b. Building frontages are to acknowledge and contribute to the character of streets and Memorial Park as defined under 7.1.1.1 Desired Future Character of the Wilga Street Block.

Controls

1. ~~Non-residential uses are to be provided on the ground floor~~ Development in the locations nominated on the Wollongong LEP 2009 Active Frontages map ~~and must also~~ comply with Clause 910.2.4 of this DCP Chapter.
2. Active frontages along Memorial Park:
 - a) Physical access to building frontages may be concentrated along the western half of the frontage to Memorial Park, where awnings are to be provided in accordance with Figure 5.
 - b) The eastern half of the building frontage must at a minimum provide visual access to the premises to enable users of the Park to see products and activity within. Premises along this section of the Park should consider how the layout of future development can be designed in order to maximise visual engagement in order to achieve Objective a of v Active Frontages.
- 2-3. ~~Opaque glazing, signage or graphics that substantially obstruct views into or out of the building do not meet the requirements of an active frontage.~~
- 3-1. ~~Building frontages are to acknowledge and contribute to the character of street as defined under Desired Future Character of the Wilga Street Block.~~

10.2.16 Residential Frontages at ground

(Note this clause is intended to be added to the B4 Part 10 General Controls Design Requirements for Retail and Business Premises Developments)

Draft Wilga Street Block DCP

Paired with ~~commercial-business~~ 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.

Objectives

- 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.

Controls

1. Ground ~~and first~~ floor residential uses ~~should be designed as split level apartments or two storey terrace houses with~~ have individual entries to the street.
2. Ground floor setbacks ~~should be designed to~~ provide privacy and amenity at ground with abundant, quality landscaping.
3. Residential at ground floor levels ~~should~~ may be raised ~~0.6—1.4m~~ above street level to provide visual privacy.
4. Basements are not to encroach forward of the building setback so that landscape areas can provide adequate deep soil volume for successful tree growth.
5. Building setbacks of new developments are to accommodate existing street trees.
6. 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.
7. Locate communal access points to residential developments perpendicular to the street.
8. 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.
9. Provision for bin storage is to be provided in a concealed location which does not face the street.

Summary of Submissions – Wilga Street Block, Corrimal

Reference	Summary of Submission	Response
Quality Green Group Landowner Corrimal Park Mall	<p>The submission is opposed to the planning proposal in its exhibited form unless controls are significantly changed and simplified to facilitate redevelopment to their requirements. The submission provided several massing drawings to support the recommendations and demonstrate a range of built form outcomes. The matters raised included -</p>	<p>Opposition noted.</p>
	<p>1 Proposal introduces complexities that will inhibit development. Extending existing town centre controls is outdated and does not provide sufficient uplift and does not meet the provision in the Housing SEPP of 21m and 3:1.</p>	<p>The Planning proposal included a base control in keeping with the rest of the Town Centre. Alternative controls, triggered by lot consolidation and affordable housing, of up to 21m and 2:1 FSR are available for areas within the block where this density and massing can be developed whilst retaining a transition to the nearly low density residential, keeping a human scale to the high street, maintaining views along streets and minimising overshadowing of the Park. The Housing SEPP provides an alternative option for developers to access additional height and FSR bonuses in conjunction with providing affordable housing. These bonuses are a percentage of the height and FSR set by the prevailing LEP, up to 30%. The Housing SEPP bonus provisions would not offer a higher uplift than the PP in its current form. There is an EIE currently on exhibition which seeks comment on Heights of 21m and FSR of 3:1 within an around train stations and well located and serviced Centres. The alternative controls within the draft Planning Proposal are based on detailed analysis and testing and should not be compared to the blanket application of height and FSR controls across numerous locations across the State.</p>
	<p>Solar access controls to the playing fields are too onerous and inhibit development, the secondary field is an inappropriate use of CBD land</p>	<p>Overshadowing controls for the two grassed playing fields have been set to retain 4 hours of sunlight to 100% of the fields during mid-winter. This amount of solar radiation is considered a minimum to allow sufficient solar radiation to support the growth of turfed areas. Council's recreation planning and maintenance staff support this requirement as a minimum. External documentation (best practice reviews etc from other councils) also supports this approach. Council needs to consider open space needs at various scales and catchments based on current demand as well as into the future. It is recognised the current outside field does not have high usage rates in terms of formal bookings, however this may change into the future, particularly as population increases throughout the region. Maintaining solar access to the outside field enables the turfed playing surface to be maintained, as well as provides future flexibility for the use of the space, including higher usage rates as a field or another open space activity.</p>
	<p>Active frontages along the interface with the sport field and Wilga Street are inhibitive due to lack of pedestrian activity</p>	<p>The Wollongong LEP 2009 active frontage control (7.19) seeks to promote uses that attract pedestrian traffic along certain ground floor street frontages by requiring business and retail uses at ground, which interact with the street via physical and visual access. Clarification has been provided in the proposed DCP Amendment relating to the active frontages required facing Memorial Park. Uses with Physical access points (doors) are to be focused adjacent to Luke Place along the western half of the frontage. Along the</p>

Reference	Summary of Submission	Response
		eastern half of the frontage suitable building façade elements and visual access that meets the relevant LEP and DCP objectives may be provided.
	Setbacks and laneway impact only on the Corrimal Park Mall site and reduce flexibility for redevelopment	<p>Setbacks</p> <p>Draft setback requirements (ground and/or upper storey) apply to all lots. Setback requirements have been reviewed post exhibition. Setback requirements to Memorial Park have been amended to remove a specific numeric setback and are now written as outcome-based controls - requiring development to setback sufficiently to comply with the solar access requirements in the LEP. This will allow additional design flexibility for future development. Setbacks to Wilga Street have also been reviewed and now require a minimum 3m front building line landscaped setback, as opposed to the 5m exhibited.</p> <p>Laneways</p> <p>Pedestrian links have been identified to support permeability through the Wilga Street Block. The draft controls show these pedestrian and shared links impacting 5 different sites and landowners. Some links are proposed to be open air whilst others may be realised internally.</p>
	Site is a large landholding is strategic location within the Block and has been unreasonably impacted and constrained by the proposed controls more than other sites in within the Block	The subject site is situated on the northern edge of a large public open space. Controls drafted for the site have been informed by and respond to the surrounding context. Protection of solar access to Memorial Park is a key consideration which has been raised and upheld by community consultation throughout the life of the project, as well as being critical for the ongoing use and maintenance of the sporting fields
	Planning proposal is exhibited form will not enable feasible redevelopment of the site. Planning proposal does not deliver sufficient development yield and do not align with NSW Government reforms	Council is working through the actions in the Housing Strategy to improve housing availability and affordability. Development capacity on this site is being uplifted significantly in line with Urban Design analysis and testing and in respect to the Centre's place in the Centres Hierarchy. The planning proposal puts forward a place-based approach that seeks to facilitate a range of development options and public benefits on site. These options will have different feasibility metrics dependant on the land use mix and market conditions.
	Support change to zoning to remove anomalies across the block as these have been an impediment to development	Support for resolving anomalies (split zoning, minimum lot size and FSR controls) noted
	The future of the Council owned carpark is a limitation, and the planning proposal does not resolve or give certainty on this matter. Redevelopment can occur without lot consolidation.	Landownership and commercial arrangements for Council assets is not the subject of this Planning Proposal. The Planning Strategy provides the strategic justification to support the consolidation of the central Council owned lot with other lots on site. The Planning Proposal offers a robust set of controls which provides flexible land use and uplifted development capacity with or without lot consolidation. Should Council adopt the Planning Strategy, the strategic justification for lot consolidation will be affirmed.
	Provided overview of Low-and Mid-rise Housing EIE and TOD SEPP.	A 30m HOB and 3.5:1 FSR is not considered appropriate. Wollongong City Centre, Dapto and Warrawong are larger centres than Corrimal in the centres hierarchy and this is

Reference	Summary of Submission	Response
	<p>Expressed that there does not appear to be an appropriate graduation of height across the centres for Wollongong City Centre, Dapto or Warrawong, Fairy Meadow or Corrimal, and Thirroul.</p> <p>Expressed the development standards are too restrictive and recommended a 30m height of building and 3.5:1 FSR.</p> <p>Allow bonus provisions to incentive redevelopment of greater than 30m and 3.5:1 where amalgamation with Council car park is proposed, along with additional affordable housing.</p>	<p>reflected in the heights permitted. This planning proposal seeks to bring Wilga Street into alignment with the rest of Corrimal Centre and other Major Town Centres (15m or 16m) as well as facilitate pathway for additional height in certain circumstances. This is considered appropriate when viewed in the context of the Centres Hierarchy for Wollongong LGA.</p> <p>SJB architects tested options for the site with heights ranging between 15 and up to 35m. After testing, SJB recommended a maximum height of 22m across the QGG site. At this height, modelling of ground floor setbacks of 10m to Memorial Park, plus upper-level setbacks of 4m still showed overshadowing to the northern edge of the Memorial Park Field and Lukes Place Playground (Urban Design Study pg 87). This option also assumed lot consolidation with the Council owned lot and incorporated generous through site links (10m). Advice from the Local Planning panel informed the approach to providing base controls of 15m and alternative controls up to 21m (provided lot consolidation was undertaken to improve the structure of the Block and public benefit through affordable housing was achieved, and overshadowing controls were maintained). For this reason, Council have maintained a 15m base control (4 storeys), and a 21m (6 storeys) incentive control with the recommended requirements. No numeric setback controls have been prescribed for the southern boundary, in order to allow development to be designed in a number of ways whilst still meeting the overshadowing controls. Setback requirements to Memorial Park are now written as outcome-based controls - requiring development to setback sufficiently to comply with the solar access requirements in the LEP.</p> <p>The final form of Low- and Mid-Rise Housing changes and TOD SEPP are unknown at time of writing. Council will review centres as appropriate and in accordance with relevant strategic planning frameworks including the Centres Hierarchy, if and when these State reforms are finalised.</p>
	Active frontage and overshadowing provisions for Lukes Place Playground are supported.	Support noted.
	<p>Contest active frontage and overshadowing provisions for the adjacent sports fields.</p> <p>Expressed that the underlying intent of these controls appears reasonable, the resultant implications are significant as they compromise the viability of redevelopment. Request active frontages to Memorial Park and Wilga Street active frontages be removed as the sports grounds are not in use most of the time, will not attract pedestrian activity and will compromise servicing facilities for CPM located in Wilga Street at the rear.</p>	<p>Overshadowing</p> <p>Sufficient justification has not been provided to amend or remove the proposed overshadowing provisions as they apply to the Memorial Park Sporting Grounds - see additional comments relating to this issue above.</p> <p>More generally, the amenity of public open space should be maintained to ensure they remain useable places for people to recreate, particularly as the population the space serves increases.</p> <p>Active frontage</p> <p>The intent of the active frontage controls is to encourage additional activity in the public domain. No changes have been made to the active frontage mapping, however the DCP</p>

Reference	Summary of Submission	Response
		has clarified the application of this clause - see comments above. The LEP active frontage clause makes allowances for loading and servicing requirements for buildings.
	Revise DCP controls as currently too onerous to facilitate redevelopment. Ensure there is alignment between the proposed suite of LEP/DCP controls. This can only occur once there is clarity on final yield and potential for amalgamation with Council car park.	The DCP has been reviewed post-exhibition to ensure alignment between LEP provisions and DCP controls. The DCP has been simplified and clarifications have been made to support interpretation. Development can occur, subject to approval, with or without lot consolidation.
	Prepare a report to Council for next meeting independent of the planning proposal to endorse the amended WSB strategy, which will allow Council to commence investigations regarding the car park to provide clarity moving forward.	This report includes a recommendation to endorse the Planning Strategy.
	Continuation of key anchor tenant - full line supermarket with 3,500sqm floor plate.	The setback controls have been reviewed to allow greater flexibility in future development, this will assist in designing a floor plate for a large anchor tenant such as a full-line supermarket. Solar access and active frontage requirements have been retained. The LEP active frontage requirements do not require small tenancies facing a frontage (as shown in the 'Council' scheme supplied by the submitter) but instead require a 'business or retail use' with a frontage that 'enables direct visual and physical contact between the street or public open space and the interior of the building'. The amended DCP control further outlines that the concentration of physical openings can occur on the western half of the frontage, and at minimum visual access be provided along the eastern half of the frontage. Assessment of these matters is subject to a future development assessment process.
Community Group 1 - Corrimal Community Action Group	<p>Submission raised a number of matters -</p> <ol style="list-style-type: none"> 1 Commentary provided on current state of the Wilga Street block, and existing apartment buildings in Corrimal town centre 2 Submission questioned the future plans for the RSL, and notes that is an important part of the local community. Suggested the site could be used for entertainment or accommodation facilities, as there is a lack of these facilities in the northern suburbs. 3 Raised the importance of parking and noted that parking around the Wilga Street Block is used by the soccer fields and tennis courts. Notes that Lukes Place Playground is a safe place people travel from across the Illawarra to use. Notes the topography of the town can make it difficult to walk, and that there are limited westward connection via public transport. Requests more details on future parking arrangements includes whether it will be free, timed or paid. 4 Provided comment on the poor quality of development occurring in Corrimal in recent times. 	<ol style="list-style-type: none"> 1 Noted, the planning proposal seeks to enable the revitalisation of the block. 2 Hotel or motel accommodation is permitted with consent in the E1 Local Centre zone, as are entertainment facilities and function centres. The proposed changes will not prohibit these uses from occurring, noting any development will be subject to the relevant approval processes. 3 Future development will need to provide the appropriate amount of carparking in accordance with the relevant planning framework. The Wilga Street Planning Strategy includes a recommendation that any redevelopment involving Council's Land retains the existing quantum of carparking as publicly accessible car parking. A site-specific control has been added to the amended DCP to require this. 4 the planning proposal seeks to identify the Wilga Street Block as a key site, this will trigger the Design Excellence provisions in certain scenarios, with the intent to deliver a high standard of design. 5 A new provision is proposed to protect solar access to Memorial Park included Lukes Playground and the playing fields. Future development will need to respond to this requirement and ensure the open space is not overshadowed (as per requirements of clause)

Reference	Summary of Submission	Response
	<p>5 State that a 15m height limit is in keeping with the rest of the town centre but noted that raising the height could create a challenge in maintaining views and ensuring memorial park is not overshadowed.</p> <p>Seeks more information on the proposed local provision to allow additional height and FSR in certain scenarios for certain land.</p> <p>6 Proposed height of building is unclear between height in stories and in metres. Higher height controls at the entry points to the Centre is questioned.</p> <p>7 Requests the traffic assessment be updated to account for growth in the area.</p> <p>8 Potential loss of Service NSW and the Post office would have a negative impact.</p> <p>9 There is conflict between increasing height and maintaining views to the Escarpment. Expressed that views to the escarpment are as important to Corrimal residents as other areas.</p> <p>10 Affordable housing could be provided.</p> <p>11 the impact of climate change will need to be considered when addressing flooding matters.</p> <p>12 Queried whether the NSW Government being the consent authority could negate other positive proposals of the site.</p>	<p>The location of bonus height has been distributed across the site to minimise overshadowing; the final drafting of the clause will be undertaken by Parliamentary Counsel Office.</p> <p>6 The documents exhibited included two different ways of measuring building height. The Local Environmental Plan limits building height using meters. The Development Control Plan provides more nuance and speaks to height in storeys in controls such as street wall heights.</p> <p>7 The traffic study is based on current traffic data and accounts for future potential uplift within the Wilga Street Block for both residential and non-residential uses.</p> <p>8 The importance of this is recognised, and the planning proposal does not prohibit these uses. Council does not have a role in current or future tenancy agreements for private property.</p> <p>9 The importance of the views to the escarpment are acknowledged in the planning strategy and proposed DCP controls. Distribution of height breaks between buildings and other design responses have been incorporated into the DCP controls with the aim to frame and protect public views to the escarpment.</p> <p>10 The planning proposal seeks to allow additional height if affordable housing is provided. Further NSW Government reforms provide other incentives for developments to include an affordable housing component.</p> <p>11 The Flood Impact and Risk Assessment for the Wilga Street Block acknowledges that "Council's adopted Towradgi Creek FRMS & Plan (2023) recommends new flood planning controls that are considerate of current best practice, including the incorporation of climate change factors".</p> <p>12 Should the planning proposal progress to finalisation the Department of Planning & Environment will undertake the statutory functions to make the amendment to the Wollongong Local Environmental Plan 2009. The planning proposal process does not approve development for physical works. Future development applications will be assessed and determined by the relevant consent authority based on relevant planning legislation in place at time of lodgement</p>
Community Member 1	<p>The submission generally provided support for -</p> <ul style="list-style-type: none"> • The revitalisation of the Corrimal Mall and future development opening onto Memorial Park. • Increased walking and cycling connections. <p>Made observation that the Wilga Street cul-de-sac currently feels unsafe when using pedestrian bridge to access Corrimal Town Centre.</p>	Support of revitalisation, increased connectivity and increased passive surveillance is noted.
Community Member 2	The submission did not indicate support or opposition but expressed that more places to and infrastructure for skate boarding should be included.	Investigation into potential integration of skate infrastructure is outside of scope.

Reference	Summary of Submission	Response
		This submission has been passed on to Councils Sport and Recreation Division for consideration.
Community Member 3	The submission was neutral to the proposal but expressed the need to maintain parking, particularly accessible parking, as it is currently hard to find parking in Corrimal.	<p>Future development will need to provide the appropriate amount of carparking in accordance with the relevant planning framework, this includes the required number of accessible parking spaces.</p> <p>The Wilga Street Planning Strategy includes a recommendation that any redevelopment involving Council's Land retains the existing quantum of carparking as publicly accessible car parking. A site-specific control has been added to the amended DCP to require this.</p>
Community Member 4	<p>The submission did not indicate support or opposition and raised the following matters -</p> <ul style="list-style-type: none"> • The potential of site is not fully realised. Centre of the site could accommodate a taller slimmer building with minimal overshadowing impacts on retail to south, east and west. • Two storey height noted as appropriate along Collins Street due to development type • The centre of the site should prioritise creating homes, retail, and community spaces supported by parking and landscaping • 15m height limit in a key location is impractical where mixed use is appropriate. • Taller development could have the potential to provide affordable housing. 	<p>It is acknowledged that the Wilga Street Block is a key site within the Corrimal Town Centre, this is reflected in the Corrimal Town Centre Plan. A 15m height limit is consistent framework in place for the broader Corrimal Town Centre.</p> <p>Support for the two-storey interface with Collins Street noted, and this control has been maintained within the draft DCP amendment.</p> <p>Changes to <i>State Environmental Planning Policy (Housing) 2021</i> introduced by the NSW Government allow for developers to access additional Height and Floor Space Ratio in certain circumstances where they provide affordable housing.</p> <p>Taller development does have the potential to provide additional housing yield, however this proposal seeks to balance yield with other factors such as maintaining solar access to the adjacent open space. The Proposal seeks to maintain the amenity and quality of open space, particularly in locations where population is expected to increase and with that increases demand on Councils open space network.</p>
Community Member 5	<p>The submission was opposed to the proposal for the following reason:</p> <ul style="list-style-type: none"> • Increased development is not sustainable on the site as it will increase traffic congestion, alter the low-rise residential character and it is too far from the train station. • 50% affordable housing should be provided 	<p>Opposition noted.</p> <p>The proposal seeks to balance and guide appropriate development in the context of a Major Town. The proposed height will bring the site into alignment with the broader town centre, whilst introducing additional controls to protect Memorial Park from overshadowing and guide an improved built form outcome.</p> <p>The provision rate of affordable housing is subject to the approval pathway. Affordable housing requirements need to be balanced with development feasibility, and a 50% requirement is considered too onerous for general development at this point in time.</p>
Community Member 6	<p>The submission generally supported the proposal, in particular the following components -</p> <ul style="list-style-type: none"> • Includes overshadowing provisions. • Shop fronts to Princes Highway and memorial park are preferred to the current inward-facing development. 	Support of overshadowing, and active frontages noted
Community Member 7	The submission supported the proposal and encouraged flexibility in zoning requirements where favourable community outcomes can be demonstrated, such	Support noted.

Reference	Summary of Submission	Response
	as theatre spaces, hotel or motel accommodation, and specialist services for the veteran community.	Flexibility is provided through the bonus provisions to allow additional height and FSR in certain circumstances. As previously noted, bonus provisions available via State Environmental Planning Policy (Housing) 2021 may offer additional flexibility where affordable housing is provided. A range of land uses are permitted with consent within the E1 Local Centre zone and would be subject to the relevant approval processes.
Community Member 8	<p>The submission supported the proposal, and raises the following matters -</p> <ul style="list-style-type: none"> • Higher density could be provided as there is a need to supply additional housing. • Wilga Street Block could facilitate housing where people do not need to rely on private vehicle. • Increasing housing density can create increased amenity which outweighs any derision for tall buildings 	<p>Support noted.</p> <p>Council recognises the need to facilitate additional housing and is doing so in alignment with the Wollongong Housing Strategy (2023). Further, additional density may be available as a result of NSW Government reforms which seek to facilitate additional housing in key location or when affordable housing is provided. This proposal seeks to balance growth with positive place-based outcomes.</p>
Community Member 9	<p>The submission generally supported the proposal and raised several matters -</p> <ol style="list-style-type: none"> 1 Questions the future plans for the RSL Club as the community needs a place for meetings, socialising, restaurants and rehearsal spaces. 2 Expresses the importance of maintaining Service NSW and the Post Office within any future development 3 Visitor accommodation should be considered as part of any redevelopment as it is lacking in the northern suburbs. 4 Limited cultural, exhibition and performance spaces are available in the Northern Suburbs. The redevelopment should provide these services/spaces. 5 Public parking that is free and accessible must be maintained and expanded within the redevelopment. Loss of parking on Underwood Street has had a negative impact on the town centre. The existing Wilga Street carpark is used by a variety of visitors. 6 Supports the revitalisation of area, in particular the active frontages to Memorial Park and potential for redevelopment to create a meeting place for the community with urban canopy. 	<ol style="list-style-type: none"> 1 This planning proposal does not prohibit the RSL from redeveloping the site for various uses, subject to the relevant approval processes. 2 The importance of this is recognised, and the planning proposal does not prohibit these uses. Council does not have a role in current or future tenancy agreements for private property. 3 Hotel and motel accommodation is a permitted use within the E1 Local Centre Zone. 4 Whilst these issues are valid it is acknowledged the planning proposal does not dictate specific uses or redevelopment. The planning proposal seeks to create a framework that will enable the revitalisation of the block into a mixed-use precinct. A wide range of land uses are permitted with consent and would be subject to the relevant development processes and approval pathways. 5 The loss of parking on Underwood Street is acknowledged. Any redevelopment of the site would need to provide parking in accordance with the Wollongong DCP or relevant planning document. The future use of the Council owned Wilga Street Carpark is subject to probity arrangements, and separate Council processes. The Wilga Street Planning Strategy includes a recommendation that any redevelopment involving Council's Land retains the existing quantum of carparking as publicly accessible car parking. A site-specific control has been added to the amended DCP to require this. 6 Support is acknowledged, active frontages have been maintained to Memorial Park.
Endeavour Energy	Endeavour Energy raised several technical requirements that will need to be considered and complied with if development occurred. Endeavour Energy's Asset Planning & Performance Branch noted that there does not appear to be any significant network issues, acknowledging that a detailed assessment has not been	<p>Endeavour Energy did not object to the planning proposal.</p> <p>Matters relating to electricity supply and upgrades can be appropriately dealt with through the development application processes.</p>

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	undertaken and that future development may need to extend and augment the network as per normal customer connection process. 12x routine attachments were also provided.	
NSW State Emergency Service (SES)	<p>SES noted that -</p> <ul style="list-style-type: none"> Note the Wilga Street Block is located within the Towradgi Creek Catchment and is considered partially flood affected in the northeastern and southwestern corners of the site in the 1% AEP and PMF flood events¹. As the site is subject to flash flooding, there would be little warning time prior to the onset of flooding. Recommend considering site design to increase access and egress for occupants, visitors and emergency services during a flood event and reduce the risk of people entering flood water. Recommend seeking advice from the Biodiversity Conservation Division of the Department of Planning and Environment regarding filling requirements of the north-eastern corner proposed in the Flood Impact and Risk Assessment including to understand any impact the bulk earthworks will have on the site and adjacent communities. 	<p>SES did not object to the planning proposal.</p> <p>Comments noted. Design of future redevelopment will need to consider Chapter E13 of the WDCP and any other flood response requirements in place at time of lodgement.</p> <p>Advice was sought from BCD as per recommendation - see BCD commentary below.</p>
Department of Planning and Environment - Biodiversity Conservation Division	DPE-BCD acknowledged the submitted FIRA that the inconsistencies with Local Planning Direction 4.1 are of minor consequence and can be addressed through the development application process.	<p>DPE-BCD did not object to the planning proposal.</p> <p>Feedback noted, future development on the site will need to comply with the relevant LEP and DCP controls.</p>
Illawarra Shoalhaven Local Health District – Healthy Built Environments	<p>As outlined in the Draft Wilga Street Block Planning Strategy, ISLHD strongly supports the development of social infrastructure that -</p> <ul style="list-style-type: none"> Provides access to a range of facilities to attract and support a diverse population. Responds to existing and projected community needs and current gaps in facilities and services. Provides an improved pedestrian experience and prioritises a walkable neighbourhood. Promotes an integrated approach to social infrastructure planning. Maximises efficiencies in social infrastructure planning and provision 	ISLHD did not object to the planning proposal and provided a range of evidence-based recommendations.

Reference	Summary of Submission	Response
	<p>Rates of violence and poorer health outcomes increase as the density of alcohol outlets increases in an area, evidence suggests that cessation of late-night sales of alcohol can reduce violence.</p> <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> • Ensure diversity of businesses to improve community safety and amenity. <p>Studies suggests that diversity of business types is important for overall user safety and amenity. A review of small bars in central Sydney and suburban and regional NSW concluded they had lower rates of alcohol-related violence and added to night-time entertainment options.</p> <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • Restrict single business types that sell packaged alcohol. • Ensure diversity of businesses to improve community safety and amenity. 	<p>Diversity of business types is acknowledged as important. This proposal does not seek to limit to the types of business' permissible within the Block. The issuing of liquor licences (packaged or otherwise) is not a function of Council. Liquor & Gaming NSW oversees the management and issuing of liquor licences across NSW.</p>
	<p>Affordable, secure housing encourages healthier, more diverse communities. Home ownership may have psycho-social benefits.</p> <p>High and medium density residential development close to services and transport options allows residents to walk or cycle to destinations, for a variety of purposes, instead of relying on private motor vehicles.</p> <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> • Encourage housing that is adaptable and accessible and allows older people to age in place. • Further stipulate the proportion of affordable and single bedroom dwellings, in relation to other dwelling types. This is particularly relevant for recruiting and retaining key health workers to meet the need of a growing population. 	<p>The proposal seeks to enable the revitalisation of the Block and encourage housing. WDCP includes controls on the mix of apartment sizes for residential flat building involving ten or more dwellings both in floor area and bedrooms. This includes a minimum amount of one bedroom or studio apartments. Further the proposal also seeks to introduce bonus provisions to encourage the delivery of affordable housing. The NSW Government is also reviewing and has made changes to the policy setting which aim to deliver more affordable housing.</p>
	<p>Public open spaces should be safe, accessible, attractive, and easy to maintain. Greening streets, vacant lots and informal spaces supports health outcomes.</p> <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • Ensure that open space design encourages walking and cycling as well as sports. • Design features can encourage dog owners to use parks. • Include a range of park features which encourage use by children and parents. • Provide natural and built shade and drinking water facilities to reduce skin cancer risk and reduce heat stress. • Ensure smoke-free environments to protect against harmful second-hand smoke and have alcohol bans in public spaces. • Provide a safe and appropriate space for breastfeeding mothers. 	<p>The importance of quality open space is recognised; however this proposal does not seek to change the design or use of the adjoining open space. The planning proposal does however seek to include controls that aim to protect solar access to the open space to ensure amenity and functionality is maintained. Further, the DCP amendment includes controls that identify the location of through site links (to encourage permeability and connection), awnings, and landscaping.</p> <p>Chapter B4 of the Wollongong DCP includes controls which identifies types and scales of development that must provide parenting and breastfeeding spaces. These controls are being considered as part of the broader review of Chapter B4 of the DCP, and this submission has been provided to the project team.</p>

Reference	Summary of Submission	Response
	<p>Increasing the proportion of healthy food stores such as supermarkets and greengrocers can lead people to buy more fruit and vegetables. Food choices are affected by the types of food outlets located near the home as well as the distance and location of healthy and non-healthy food outlets.</p> <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • Restrict single business types (e.g., large hotels and pubs) • Restrict Food and Drink premises with drive through facilities. • Prevent unsuitable chain takeaway food and packaged liquor outlets. • Preference fresh produce shops and / or a small supermarket, to provide for the weekly fresh produce needs of the surrounding residential community. • Allow the establishment of community gardens and market gardens. 	<p>The proposed controls seek to enable a full line supermarket within the block. The control in the DCP have been reviewed post exhibition to support this outcome. The proposed amendments do not restrict large hotels/pubs, drive through food and drink premises, takeaway food and drink premises or packaged liquor outlets. This proposal does not seek to limit to the types of business' permissible within the Block. The issuing of liquor licences (packaged or otherwise) is not a function of Council. Liquor & Gaming NSW oversees the management and issuing of liquor licences across NSW.</p>
	<p>Careful design can reduce car dependency and encourage active transport. Reducing traffic speeds has been demonstrated to result in fewer minor, severe and fatal injuries among both pedestrians and cyclists. It is suggested that for pedestrians an impact speed of 30km/h has on average a risk of fatality of 5%, while an impact speed of 40km/h increases fatality risk to 13% and at 50km/h it increases to 29%.</p> <p>Access to public transport, higher residential densities close to local destinations, shops, services and connected, well-designed streets and pathways also increase rates of walking and cycling.</p> <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • Proposed 10km/h shared zone on Wilga Street and proposed 30km/h high pedestrian activity area along Collins St and the Princes Hwy. • Improve accessibility to and around the block by walking and cycling, by ensuring a connected network of paths, both during construction and at completion. • Link to, and compliment, existing active and public transport infrastructure. • Encourage active transport routes by increasing the number of bike racks and secure storage available and provide clear signage of where these end of trip facilities are located. • Include charging points for e-bikes. 	<p>The Wilga Street Block is well located within the Corrimal Town Centre to encourage walking and cycling, it is also located near public transport routes and Corrimal Train Station.</p> <p>End of trip facilities, signage and chargers for e-bikes has been noted and will be considered as part of the broader review of Chapter B4 currently being undertaken.</p> <p>Appropriate speed limits cannot be determined via a planning proposal process, this comment has been provided to the Transport Team within Council for consideration.</p>
	<p>Council should prioritise pedestrians and cyclists, and should create environments that encourage walking and cycling.</p> <p>Street crossings, including side streets and driveways, can be a challenge to walking and cycling and intersections with wide streets often have high pedestrian</p>	<p>Whilst acknowledged as important, changes to walking and cycling infrastructure within the road reserve is subject to separate processes.</p> <p>This comment has been provided to the Transport Team within Council for consideration</p>

Reference	Summary of Submission	Response
	<p>crash rates. Prioritisation of pedestrians and providing sufficient time to cross at signalised intersections results in fewer pedestrian deaths and injuries.</p> <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • Introduce scramble crossings, with an automatic pedestrian phase and pedestrian countdown timers, at signalised crossings at the corners of Princes Highway and Collins Street and Princes Highway and Railway Street. • A raised priority crossing to increase visibility and reduce vehicle speeds at the potential conflict point. This also removes the need for kerb ramps which can be difficult to negotiate for some people with mobility impairment. • Continuous coloured pavement on the shared pathway across the intersection. • Surface treatments including tactile and visual cues to indicate and warn of upcoming intersection. • Appropriate scale lighting. • Increased regulatory signage and clear line marking to indicate to motorists they are required to give way to pedestrians and cyclists where driveways and entrances to businesses cross the shared pathway. This prioritises pedestrians and cyclists and prevents the need for users of the shared path having to stop at each driveway. Prioritising pedestrians and cyclists over motorists increase their use of infrastructure. 	
	<p>For people who live in apartments and units, moving and storage of bicycles can be difficult. The current draft plan parking solely refers to carparking and misses an important opportunity to further support people's decision to cycle for short trips by providing easily accessible bicycle parking. The convenience of dedicated bicycle parking in the residential parking area removes a further barrier to choosing active transport, particularly for women, older adults and children.</p> <p>Provision of safe and secure cycle parking reinforces the preference of cycling as an alternative to private motor vehicle ownership. In addition, it is consistent with Wollongong's Cycling Strategy 2030.</p> <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • Require a minimum amount of space for secure and covered bicycle parking in the internal and/or basement residential parking area. 	<p>The design of residential apartments is guided by the Apartment Design Guide that applies statewide to (in general terms) Residential Flat Buildings and residential components of Shop Top Housing. The ADG includes guidance on bicycle parking.</p> <p>This comment has also been provided to the Transport Team within Council for consideration</p>
Sydney Water	<p>Growth Data</p> <p>Supports government-backed growth initiation within operation areas and endeavours to provide services in a timely manner that delivers cost effective infrastructures whilst not impact current service levels.</p>	<p>Growth Data</p> <p>It is acknowledged that advice provided by Sydney Water is general and nature. Growth data will be provided to Sydney Water if the Planning Proposal progresses - noting. development outcomes and timing is subject to various landowners, development intent and other market forces.</p>

Reference	Summary of Submission	Response
	<p>Sydney Water requested growth data be provided to enable a realistic indication of demand and timescale.</p> <p>Water and Wastewater</p> <p>Water and wastewater system should have adequate capacity to service the proposed development at this time.</p> <p>Amplification, divisions, and/or minor extensions may be required.</p> <p>Preliminary assessment has identified a non-compliant overflow downstream issue. Future redevelopment of the block is not to further exacerbate this issue, and development may need to hold the wastewater in internal storage tank during high storm events and release when storms passed. Further detailed requirements to be provided at future referral stages once growth and staging is understood further.</p> <p>Asset protection</p> <p>Site is burdened by several wastewater mains. Future development should consider the Technical Guidelines for building over/adjacent to Sydney Water Assets when developing design plans and engage a Water Servicing Coordinator to understand any additional work required.</p> <p>General</p> <p>The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if an approval letter is more than 12 months old</p>	<p>Water and Wastewater</p> <p>Sydney Water is a key referral body during the DA process. Prior to any future approval capacity will need to be confirmed and the need for any amplification, division or extensions identified. Exact requirements will be dependent on the form, and type of development proposed for a site/s.</p> <p>Asset protection</p> <p>This is noted - future development will need to respond appropriately to water infrastructure within or near the site. This can be managed through the development assessment process.</p> <p>General</p> <p>It is acknowledged that this advice is not formal approval of servicing, and that servicing agreements will be subject to future arrangements.</p>
Transport for NSW (TfNSW)	<p>TfNSW acknowledged that Wilga Street Block is well located to benefit from existing public and active transport links. TfNSW noted the following matters for consideration -</p> <ul style="list-style-type: none"> a Minimise trip demand. Acknowledges the existing DCP allows for 30% maximum cumulative reduction for residential parking and recommends that appropriate provisions are included in the site specific DCP to ensure that future residential carparking adopts the maximum reduction. b Maximise the attractiveness of walking cycling and public transport Notes the internal layout provides good connectivity to pedestrian desire lines. 	<p>TfNSW did not object to the planning proposal.</p> <ul style="list-style-type: none"> a Carparking requirements set out in the Wollongong DCP will continue to apply as relevant to any future development. b This comment has been passed onto the relevant team for consideration. c The intersection for assessment were selected based on what would be typically assessed for Development Application Traffic Impact Assessment. The intersections of Rothery Street/Memorial Drive and Railway Street/Memorial drive are more remote than what would typically be included.

Reference	Summary of Submission	Response
	<p>Recommends consideration should be given to walking and cycling treatments beyond the PP site to support a mode shift. Specifically,</p> <ul style="list-style-type: none">i Provide a shared path connection from the site to the Wollongong Shared Path network as an opportunity for alternative transit link to Corrimal Train Station, Corrimal High School and Wollongong andii Review the opportunity for a pedestrian treatment on Railway Street to provide a crossing location on the desire line between Memorial Park and the Corrimal District Community Centre. <p>c Traffic Impact Assessment</p> <p>Noted concern that the TIA has not assessed the impact on Memorial Drive.</p>	