

ITEM 2

WOLLONGONG CITY CENTRE - DRAFT PLANNING STRATEGY, DRAFT PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN

Planning for changes to development controls that will support the success of Wollongong City Centre into the future has been a Council priority for a number of years. Council has taken a staged approach to this important process, starting with establishing an agreed vision and Urban Design Framework before moving on to the statutory changes that will deliver the agreed outcomes for the city centre.

On 30 May 2016, Council adopted the Vision for Wollongong City Centre, *A City for People - a people-orientated, sustainable and liveable city*. In 2018 work commenced on the City Centre Planning Review, a comprehensive review of land use and built form controls to bring them into alignment with *A City for People*.

On 21 September 2020 Council adopted the Urban Design Framework to guide the preparation of a draft Planning Strategy, including amendments to the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2020.

We have now moved to the next phase of the process which is to translate the endorsed vision and Framework into a draft planning strategy and statutory plans to provide residents, businesses and property owners an opportunity to review and test the proposed new controls. The draft Wollongong City Centre Planning Strategy and draft amendments to the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009 have been prepared.

It is recommended that the draft Wollongong City Centre Planning Strategy, draft Wollongong City Centre Planning Proposal and draft Wollongong DCP 2009 – Chapter D13 Wollongong City Centre be endorsed for Gateway determination and subsequent exhibition. Following the exhibition, a report on submissions will be prepared.

## RECOMMENDATION

- 1 The draft Wollongong City Centre Planning Strategy (Attachment 1) be endorsed for exhibition.
- 2 The draft Wollongong City Centre Planning Proposal (Attachment 2) be endorsed for referral to the NSW Department of Planning, Industry and Environment for a Gateway Determination to enable exhibition. The Department be advised that Council will not be seeking delegation to progress the finalisation of the Planning Proposal after exhibition and the consideration of submissions.
- 3 An application be made to the NSW Department of Planning, Industry and Environment requesting that the table in clause 25K of the Environmental Planning and Assessment Regulation 2000 be amended to refer to both the B3 Commercial Core and B4 Mixed Use zones within the Wollongong City Centre, as mapped in the Wollongong Local Environmental Plan 2009. This would enable development contributions of up to 2% of the capital development of development to be collected from the entire revised City Centre area. This request is included in the draft Planning Proposal.
- 4 The draft Wollongong Development Control Plan 2009 – Chapter D13 Wollongong City Centre (Attachment 3) be endorsed for exhibition.
- 5 Following the receipt of the Gateway Determination, all documents be exhibited for a minimum period of 60 days. In the interim period prior to the commencement of formal exhibition, the draft documents are to be available on Council's website for information and informal consultation.
- 6 Following the exhibition period, the issues raised in submissions be reported to Council.
- 7 To incentivise the construction of new employment generating developments, the 2% Wollongong City Centre Development Contribution rate under the Wollongong City Wide Development Contributions Plan be reduced to 1% for new commercial-only development applications within the B3 Commercial Core zone of the Wollongong City Centre lodged after this meeting, for a period of 3 years.

## REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy  
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

## ATTACHMENTS

- 1 Draft Wollongong City Centre - Planning Strategy
- 2 Draft Wollongong City Centre - Planning Proposal
- 3 Draft Wollongong Development Control Plan 2009 - Chapter D13 Wollongong City Centre

## BACKGROUND

In March 2014, Council resolved to review the existing City Centre Revitalisation Strategy; a suite of four documents setting the strategic framework for the City Centre: (1) City Centre Vision, (2) Wollongong City Centre Local Environmental Plan (LEP), (3) Wollongong City Centre Development Control Plan (DCP) and (4) Wollongong City Centre Civic Improvement Plan.

Council engaged Gehl Architects to partner in developing *Wollongong Public Spaces Public Life*. The Gehl philosophy is based on encouraging life in a City by improving the public spaces and built environment. If more people are using the City, the economics and life of the City will increase.

### **Setting a renewed Vision for Wollongong City Centre - A City for People 2016**

The analysis performed through *Wollongong Public Spaces Public Life* informed a new vision for the City Centre. On 30 May 2016 Council adopted the vision outlined in *A City for People* together with key strategies and outcomes aspired to be achieved in the short, medium and long term.

Council also resolved to retire the *Revitalising Wollongong City Centre Vision* (2007), *Civic Improvement Plan* (2007) and *Wollongong CBD Action Plan* (2010) as policy documents.

### **The City Centre Vision**

The vision presented in *A City for People* is about what Wollongong City Centre aspires to become. It is intended to set a clear direction to guide decision making and priorities in the City Centre over time.

*In the 21st century Wollongong City Centre will be a people orientated, sustainable and liveable city.*

*Wollongong City Centre is a thriving and unique Regional City, delivering a diverse economy and offering a high-quality lifestyle. The City Centre is nationally recognised as a liveable city and is the place where people want to live, learn, work and visit.*

The vision is underpinned by 12 aspirational goals for delivering the Wollongong City Centre of the future. These goals are grouped under the following themes:

- Celebrate the uniqueness.
- Develop a human scale City.
- Grow a living City.
- Create an accessible, pedestrian friendly City.

### **Wollongong City Centre Urban Design Framework**

*A City for People* identified a disconnect between our current City Centre planning controls and the vision the community helped to define. In order to address the disconnect and deliver a planning strategy for the future, a comprehensive City Centre Planning Review was undertaken.

The Review included planning, urban design, open space and economic analysis to inform appropriate distribution of height and scale of buildings across the City Centre, including refinement of the City Centre boundary and associated planning policy amendments.

In 2018, Architectus and Andrew Burns Architects were commissioned to prepare an Urban Design Framework (UDF) to incorporate the planning, urban design, open space and economic analysis and



present a new way forward for planning outcomes, in alignment with *A City for People*. The UDF and Economic Analysis focused on the Commercial areas of the City Centre, zoned B3 Commercial Core and B4 Mixed Use.

On 24 February 2020, Council considered a report on the draft UDF and *Economic Analysis*. Council resolved that:

- 1 *Community and stakeholder feedback be sought on the Wollongong City Centre Urban Design Framework and Economic Analysis.*
- 2 *Following the consultation period and review of submissions, the draft Planning Proposal and draft Development Control Plan amendments be finalised and reported to Council for consideration.*
- 3 *The suggested LGA-wide retail centres study be included for possible funding within the preparation of the next budget.*

The draft UDF and Economic Analysis were exhibited between 25 February and 27 April 2020. Feedback came from 123 submissions, which included: 98 online survey responses from individuals 25 written submissions, 10 of these were from individuals and 15 from groups.

On 21 September 2020 Council considered the post exhibition report. The report recommended a number of minor amendments in response to the community input. Amendments were made in relation to the commercial-only area, precinct boundaries and naming as well as the retail narrative. Additionally amendments were made to increase clarity, correct errors and respond to the results of further testing instigated through the engagement feedback. Council resolved that:

- 1 *The community and stakeholder feedback on the Draft Wollongong City Centre Urban Design Framework (February 2020) and Wollongong City Centre Planning Review: Economic Analysis (June 2019) as documented in the City Centre Planning Review Engagement Report, be noted.*
- 2 *The revised final Wollongong City Centre Urban Design Framework be adopted as a planning policy to guide development outcomes in the City Centre and the preparation of a Draft Wollongong City Centre Planning Strategy.*
- 3 *A Draft Wollongong City Centre Planning Strategy, including the Draft Planning Proposal and Draft Wollongong Development Control Plan Chapter, be finalised and reported to Council by no later than 30 June 2021 and after considering and including those suggestions received during the exhibition that will lead to a more consultative and positive outcome for CBD owners, operators, commerce and the community.*

## PROPOSAL

Following on from the endorsement of the Wollongong City Centre Urban Design Framework, a draft Wollongong City Centre Planning Strategy and implementation documents have been prepared.

The draft Planning Strategy consists of:

- Draft Wollongong City Centre - Planning Strategy.
- Draft Wollongong City Centre - Planning Proposal – recommends amendments to the Wollongong LEP 2009.
- Draft Wollongong Development Control Plan 2009 - Chapter D13 Wollongong City Centre.
- Amendments to the Wollongong City-wide Development Contributions Plan.

The proposed new controls are informed by Wollongong City Centre vision, Urban Design Framework, Economic Analysis, Economic Development Strategy and community consultation. The draft controls have been tested to understand their broad implications on development outcomes across the City and on individual properties. Endorsing the draft Planning Strategy, draft Planning Proposal and DCP chapter will enable more detailed testing to understand how the proposed changes will impact on individual properties/owners.

## **Draft Wollongong City Centre - Planning Strategy**

The draft Planning Strategy Planning Strategy (Attachment 1) recommends detailed changes to planning controls, based on the strategies outlines in the UDF. This will ensure that the Wollongong City Centre will maintain its role as the centre of economic activity in the Illawarra-Shoalhaven region and builds upon its strengths, by fine tuning planning controls that already are working well. It revises those that are have demonstrated to promote poor planning outcomes or that restrict opportunities for the economic growth of the City Centre, the Wollongong local government area and the region.

The draft Planning Strategy is based on the UDF and sets clear policy recommendations to guide development in the City Centre aligned with its Vision.

### **a Land Use Strategy: A vibrant and growing Regional City**

Planning controls promote land use diversity to encourage a vibrant mix of offers throughout the City Centre, day and night. Jobs and population growth support Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest. The directions are:

- 1 Prioritise jobs growth and establish a resilient commercial core.
- 2 Define active commercial streets that respond to character.
- 3 Plan for a variety of housing to support a lively and inclusive city.

### **b Built Form Strategy - An attractive and diverse city in a unique natural setting**

Clear planning controls preserve the unique character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline that celebrates the natural setting and responds to human scale.

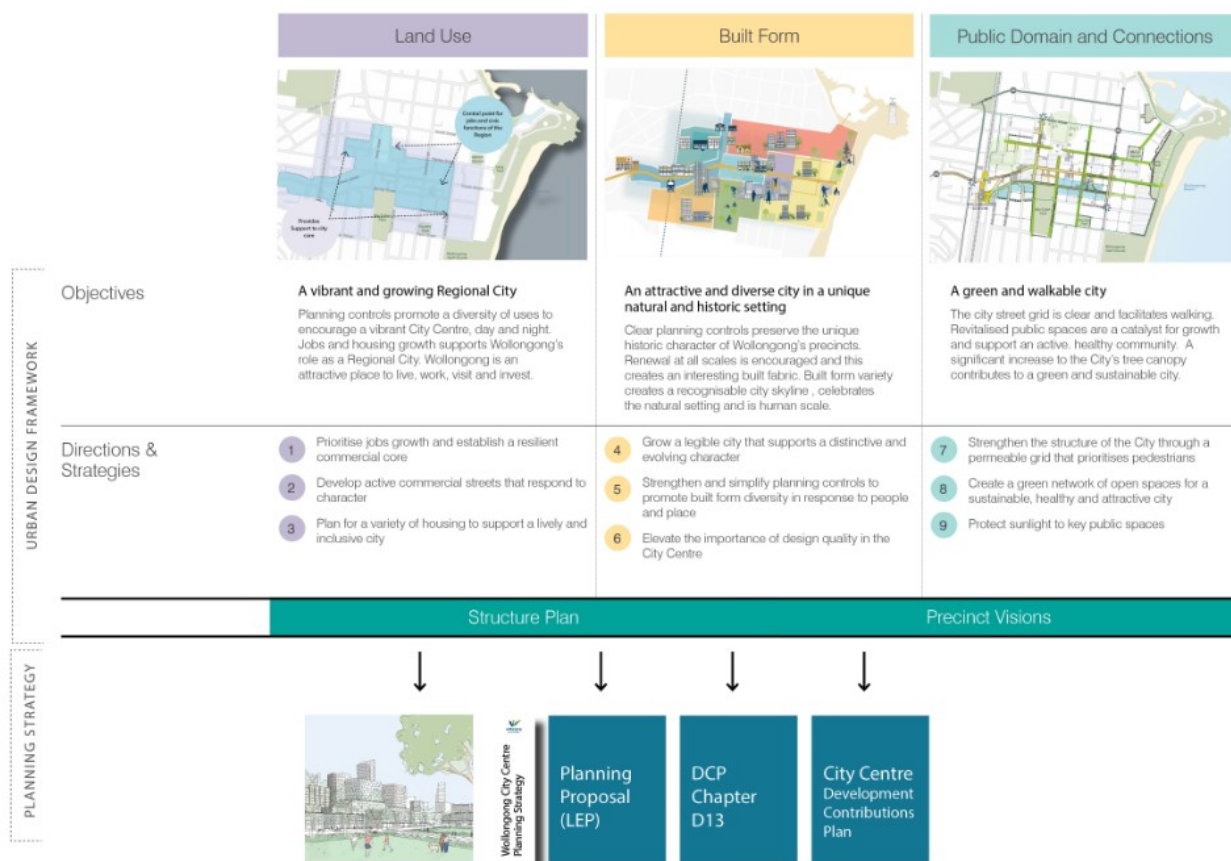
- 4 Grow a legible city that supports a distinctive and evolving character.
- 5 Strengthen and simplify planning controls to promote built form diversity in response to people and place.
- 6 Elevate the importance of design quality in the City Centre.

### **c The Public Domain and connections Strategy - A green and walkable city**

A significant increase to the City's tree canopy contributes to a green, walkable and sustainable city. Attractive and revitalised public spaces support an active and healthy community and are a catalyst for growth in the city. The city grid is clear and permeable and facilitates walkability.

- 7 Strengthen the structure of the City through a permeable grid that prioritises pedestrians.
- 8 Create a green network of open spaces for a sustainable, healthy and attractive city.
- 9 Protect sunlight to key public places.

The recommendations of the draft Planning Strategy will be implemented via the draft Planning Proposal, draft DCP chapter and amendments to the Wollongong City-wide Development Contributions Plan.



Work is also progressing on the preparation of a City Centre Affordable Housing Contributions Study and a City Centre Heritage Study which will be reported to Council for consideration in 2021.

It is important to note that development activity in the City Centre will continue while proposed changes to planning requirements are progressed. Development Applications may continue to be lodged under current planning controls until such time as the Planning Proposal process is finalised and the LEP amendment made. The draft planning controls will start to be one of the matters for consideration in the development assessment process once the formal exhibition process has commenced. In the intervening period, the draft documents signal Council's intention to progress new planning controls to improve development outcomes and implement the vision for Wollongong City Centre endorsed in 2016.

### Draft Wollongong City Centre - Planning Proposal

To implement the recommendations of the draft Planning Strategy into the Wollongong Local Environmental Plan 2009, a draft Planning Proposal has been prepared (Attachment 2). The draft Planning Proposal includes both Map and Clause amendments, including:

- Amendments to the Wollongong City Centre Map – to reflect the new boundary largely focused on the B3 Commercial Core, B4 Mixed use zones, SP1 Special Purposes, and SP3 Tourist zones between Wollongong Hospital, Foreshore, Smith Street and Ellen Streets.
- Amendments to the land Zoning map – to reflect the proposed boundary changes between the B3 Commercial Core and B4 Mixed use zones.
- Amendments to the Floor Space Ratio (FSR) map – to reflect the proposed maximum floor space ratios. Clause 4.4A has also been amended to remove the differentiation of FSR between commercial and residential development and the sliding FSR scale depending on the property size and frontage. This will lead to a simpler approach to understanding the FSR for each site, and a significant improvement.

- Amendments to the Height of Buildings Map – to reflect the revised height strategy, that protects views, sunlight and aligns with the FSR. In addition, a height limit of 9m for land zoned RE1 Public Recreation, within the old City Centre boundary has been proposed to be consistent with the rest of the LGA. There is currently no height limit for these reserves. In addition, an 8m height limit has been proposed to apply to Crown foreshore land at Wollongong Golf Course, consistent with the adjoining land.
- Amendments to the Sun Plane Protection Map – to reflect the additional sites to be protected from overshadowing, including Crown Street Mall and Church Street (mall), and broadening of identified surrounding properties that have the potential to overshadow the key public spaces.
- Amendments to the Key Sites Map – to include a number of additional key sites, where design excellence is required to be considered in more detail.
- Amendments to the Active Frontage Map – to identify sites required to have active ground floor frontages. This will replace the use of clause 7.13 for the City Centre, which requires ground floor retail space in the B3 Commercial Core and B4 Mixed Use zones. This is a significant change that will reduce the spread of retail floor space beyond the commercial core, undermining activity in the commercial core. Residential Apartment Buildings will be able to be approved in the B4 Mixed Use without the requirement for ground floor retail space.
- Amendments to the Land Acquisition Reservation Map – to remove sites that have now been acquired by Council (lots in MacCabe Park and Town Hall Place) and Transport for NSW (road widening on Corrimal Street and Keira Street).
- New Street Wall Heights Map - showing the proposed maximum street wall building heights at the street front property boundary.
- New Precincts Map – showing:
  - Commercial only Burelli St precinct.
  - Residential cap precinct.
  - Flinders Street, North Wollongong precinct (B6 Enterprise Corridor zone).
- Amend the B3 Commercial Core zone, by:
  - Removing the fifth objective which promotes high density residential development.
  - Removing Boarding house, Seniors housing and Shop top housing as permissible uses, although they will remain permissible in the non-commercial office only precincts through an additional use provision.
  - As a consequence of the changes being proposed to support commercial outcomes in the city centre B3 zone, an additional use clause is proposed to be included for land zoned B3 Commercial Core at Dapto and Warrawong, to retain Boarding house, Seniors housing and Shop top housing as permissible uses.
- Amend clause 7.14 Minimum site width – to remove the requirement for a minimum site width of 24m for residential flat buildings in the City Centre, and clarify where site width is measured (will apply to the LGA)
- Amend clause 7.18 Design Excellence – update the clause to reflect the increased emphasis on design quality and the different processes as development site areas increase.

### **Draft Wollongong Development Control Plan 2009 - Chapter D13 Wollongong City Centre**

To accompany and expand on the draft Planning Proposal, a new draft Wollongong Development Control Plan 2009 - Chapter D13 Wollongong City Centre has been prepared (Attachment 3). If adopted, following exhibition, the chapter will replace the current DCP chapter D13 Wollongong City Centre and provide detailed guidance for the lodgement and assessment of development applications.

The draft DCP chapter is divided into the following sections:

1. Introduction
  - Design excellence
2. Character precincts and Key sites – details the character, objectives, public domain and connections, preferred land use and built form controls for the 8 precincts
3. City Centre Development Controls
  - Context
    - i. Site analysis
    - ii. Solar access to public spaces
    - iii. Public views to the escarpment and coast
    - iv. Permeability – improved pedestrian links
  - Built Form
    - i. Typical built forms
    - ii. Building setbacks
    - iii. Street walls
    - iv. Tower massing and form
    - v. Wind effects
    - vi. Residential development on narrow lots
  - Public Interface
    - i. Activity and program
    - ii. Active street frontages
    - iii. Residential frontages at ground
    - iv. Materials
    - v. Awnings
    - vi. Landscaping
    - vii. Publicly accessible spaces
    - viii. Public art
    - ix. Acoustic privacy
    - x. Car parking requirements (see below)
    - xi. Late night trading (consistent with the Night time Economy Policy)

Site specific DCP chapters override the general DCP chapters in the event of an inconsistency, however they don't repeat controls in the general chapters. For example, the DCP chapters on Sustainability, Flood Management, Landscaping, Heritage and Traffic Management still apply.

#### Business Incentive

It is proposed that car parking rates for office premises and business premises in the B3 Commercial Core zone be reduced from a minimum of 1 space per 60m<sup>2</sup> to 1 space per 120m<sup>2</sup> of floor space. This proposed change will provide an incentive for commercial development in the City Centre by reducing the construction cost of parking. It will also help to encourage the use of public transport to the City and the park and ride Gong Shuttle. Traffic, parking rates, pedestrian and cycle movement will be further



reviewed as part of the draft Wollongong City Centre – Access and Movement for People Study which is in preparation.

As a consequence to the review of the DCP chapter D13 Wollongong City Centre, consequential amendments are required to a number of other DCP chapters. The proposed amendments to these chapters will be reported to Council in 2021, for consideration as to whether they should be exhibited.

### Amendments to the Wollongong City-Wide Development Contributions Plan

The *Wollongong City-Wide Development Contributions Plan* levies contributions towards local infrastructure under Section 7.12 of the *Environmental Planning and Assessment Act 1979*. This Plan applies to the whole of the Local Government Area (LGA) (excluding the West Dapto Urban Release area where a Section 7.11 Contributions Plan applies) and levies contributions based on the proposed cost of carrying out the development. The maximum levy rate percentage that can be levied is prescribed in clause 25K of the *Environmental Planning and Assessment Regulation 2000*. The levy rates that apply to the majority of the LGA are shown at Table 1.

**Table 1 City Wide levy rates**

Proposed cost of the Development	Levy %
Up to and including \$100,000	Nil
More than \$100,000 up to and including \$200,000	0.5%
More than \$200,000	1%

In 2007, the Minister for Planning approved an increased (2%) levy on development in the Wollongong City Centre B3 Commercial Core with a value greater than \$250,000 (the 'City Centre 2% levy'), to fund projects identified in the 2007 Civic Improvements Plan. The levy rates that currently apply to the B3 Commercial Core zoned land within the City Centre are shown at Table 2.

**Table 2 City Centre (B3 zoned land) levy rates**

Proposed cost of the Development	Levy %
Up to and including \$250,000	Nil
More than \$250,000	2%

Since 2007, approximately \$12m in development contributions has been collected and approximately \$9m has been allocated to a range of capital projects.

The B3 Commercial Core zone applies to some 577 lots and an area of 63 hectares.

Wollongong City Centre is one of seven (7) centres listed in the table to clause 25K of the Regulations. Table 3 provides a comparison of the centres, their maximum percentage rates, the applicable zones and approximate area that the clause applies too. The contribution income and expenditure of the other locations is unknown.

**Table 3 Comparison rates**

Centre	Max Rate %	Zones	Applicable Area (approx)
Wollongong	2	B3	63 ha
Newcastle	3	B3, B4, R3	162 ha
Parramatta	3	B3, B4	153 ha
Liverpool	3	B3, B4, R4, IN2	214 ha
Chatswood	3	B3, B4, B5, R2, R3, R4	57.5 ha
Gosford	4	B3, B4, R1	200 ha
Burwood	4	B4	48.3 ha

The comparison indicates that the Wollongong rate is the lowest, and covers a smaller number of zones and area than many of the other centres.

As part of the preparation of the draft Planning Strategy the area to which the City Centre 2% levy applies has been reviewed. The April 2020 DPIE *Discussion Paper: Criteria to request a higher Section 7.12 percentage* establishes three key principles for a levy rate of more than 1%. These are:

- 1 The area being proposed for a higher maximum percentage levy must be identified in a strategic plan as a strategic centre, local centre or economic corridor.
- 2 It must have an existing or identified potential for significant employment growth.
- 3 Planning controls will need to reflect and support the planned increase in population and employment capacity of the identified area.

It was found that both the B3 Commercial Core and B4 Mixed Use zoned land within the City Centre, meet these criteria and will have similar demand and requirements for local infrastructure. It is proposed that Council apply to the Department of Planning, Industry and Environment seeking an update to clause 25K(1)(b) of the *Environmental Planning and Assessment Regulation 2000*, to enable the 2% rate to be applied to both the B3 Commercial Core and B4 Mixed Use zones within the revised City Centre boundary. This would mean that an additional 273 properties (estimated 27 hectares) would be subject to the 2% development contribution levy. An amendment to Clause 25K of the Environmental Planning and Assessment Regulation 2000 is proposed to facilitate the change and is included in the draft Planning Proposal.

#### Business Incentive

To incentivise employment generating opportunities, through commercial-only developments, it is proposed to grant an exemption from Section 7.12 contributions where the development is located within the B3 Commercial Core zoned land and is for commercial development only. Commercial development may include retail premises, office premises, business premises, tourism accommodation, education establishments (as defined in *Wollongong LEP 2009*) but not be a mixed development that includes residential development. This exemption will therefore be considered on a case by case basis.

A discount to the specified rate, can be introduced via a resolution of Council, and does not require a legislation change. It is proposed that the discount rate be available for 3 years and then reviewed. The discount rate is proposed to apply to new development applications lodged after the Council meeting, and will not be backdated to any existing development consents, as it is to incentivise new developments.

At this stage the discount cannot apply to commercial-only development within the B4 Mixed Use zone, as the existing 1% contribution rate continues to apply until the Regulations are amended. If the Regulations are amended, the application of the discount will be considered for the B4 Mixed Use zone.

## CONSULTATION AND COMMUNICATION

The draft UDF and Economic Analysis were exhibited between 25 February and 27 April 2020. The purpose of the engagement was to establish the community's level of support for the key Directions and Strategies of the draft UDF. Feedback came from 123 submissions, which included: 98 online survey responses from individuals 25 written submissions, 10 of these were from individuals and 15 from groups.

On 15 September 2020 the Lord Mayor held a Crown Street stakeholder meeting with landowners and business operators to discuss options to activate the mall. As an outcome a series of themed stakeholder forums are proposed to occur.

Through these engagement processes, city centre stakeholders have consistently asked that the detail of proposed changes to planning controls be released to allow detailed analysis of their implications on development outcomes. The release of the draft planning package provides the opportunity for such analysis to proceed.

If the draft documents are endorsed by Council, the draft Planning Proposal will be referred to the NSW Department of Planning, Industry and Environment for a Gateway determination to enable formal (statutory) exhibition. This process is anticipated to take 2-3 months.

In the intervening period, Council officers will be available to discuss the recommended changes with landowners, developers and the community, both generally and for specific properties. This informal consultation will assist stakeholders to prepare submissions to be lodged during the formal exhibition. It is important that both the existing and proposed planning controls are understood to inform submissions. The informal engagement process will not lead to any changes to the endorsed draft documents.

Once a Gateway Determination has been received (possibly February – March 2021), the formal exhibition period will commence. A 60 day exhibition period is proposed and will be advertised widely, including letters to individual landowners.

Council officers have met with peak development organisations and have agreed to workshop development implications prior to statutory exhibition to support meaningful feedback to the exhibition process.

### Wollongong Local Planning Panel Review

In accordance with the Ministerial Direction, on 14 June 2019, the Wollongong Local Planning Panel reviewed the draft Urban Design Framework and proposed amendments to the Wollongong LEP 2009. The Panel recommended that the following advice be provided to Council as part of a report on the Planning Proposal:

*The Wollongong Local Planning Panel has reviewed and supports the proposed Planning Proposal for the Wollongong City Centre. The Planning Proposal has strategic merit as it is supported by an Urban Design Framework, an Economic Study, a 3D model and thorough analysis, and implements Council's 2016 Vision for the City.*

The draft Planning Proposal (Attachment 2 Appendix 1) contains a copy of the Panel's advice and comments on the proposed LEP amendments presented to the Panel.

Since 2019, the draft UDF was exhibited and adopted, and a draft Planning Strategy and draft Planning Proposal prepared, which has resulted in some changes to the proposed amendments presented to the Panel. The changes respond to community input and increase the strategic merit of the draft Planning Proposal, through consistency with an adopted strategy with community input.

### Wollongong Design Review Panel

On 20 November 2018, the Wollongong Design Review Panel reviewed the draft residential design controls of the draft Urban Design Framework and proposed amendments to the Wollongong LEP 2009 and Wollongong DCP 2009.

The Panel was generally supportive of the direction and proposal.

Since 2019, the draft UDF was exhibited and adopted, and a draft Planning Strategy prepared, which has resulted in some changes to the proposed amendments presented to the Panel.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal 2 'We have an innovative and sustainable community' and Goal 3 'Wollongong is a creative and vibrant city'. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2020-21
Strategy	4 Year Action	Operational Plan Actions
2.1.2 Grow the national competitiveness of Metro Wollongong to drive economic growth, employment and diversification of the region's economy	2.1.2.2 Progress implementation of a City for People and its accompanying Implementation Plan	Undertake the City Centre Planning Review and Design Review arising from the Wollongong City Centre – Public Spaces Public Life Implementation Plan

### Illawarra Shoalhaven Regional Plan (2016)

The Illawarra Shoalhaven Regional Plan (2016) introduced the concept of Metro Wollongong (the broader district that includes the City Centre, Hospital, University and Innovation Campus), as a key economic driver for the region.

The plan includes the following directions and actions, relevant to the draft Planning Strategy:

Direction 1.1 Grow the national competitiveness of Metro Wollongong to provide jobs and housing

Action 1.1.1 Create new and innovative opportunities for commercial development in the commercial core by making it more attractive for investment and business

Action 1.1.2 Increase the residential population of Metro Wollongong by making it a more attractive place to live, work and play

Action 1.1.3 Improve the productivity and liveability of Metro Wollongong by connecting and integrating the individual precincts

Action 1.1.4 Revitalise west Crown Street by enhancing the amenity and investment opportunities between the health precinct and the commercial core

The draft Wollongong City Centre - Planning Strategy is consistent with the direction and actions.

### Draft Illawarra Shoalhaven Regional Plan 2041 (2020)

The Draft Illawarra Shoalhaven Regional Plan 2041 is currently on exhibition until 17 December 2020. The draft Regional Plan acknowledges the importance of both Metro Wollongong as well as the City Centre.

The draft Plan includes the following objective, strategies, actions and activities relevant to the City Centre:

Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive City.

Strategy 1.1: Strengthen Metro Wollongong in local strategic planning and local plans by:

- creating a permeable and connected pedestrian network.
- encouraging a diversity of housing including affordable housing and student housing around commercial priority areas.
- elevating the importance of design quality and design excellence outcomes.

- utilising green infrastructure to create a green network of open spaces.
- activating public domain to encourage investment and renewal.

Action 1: Develop a Metro Wollongong Health Precinct Strategy,

Strategy 1.2: Strengthen Metro Wollongong's Commercial Core in local strategic planning and local plans by:

- prioritising jobs growth and a resilient Commercial Core by safeguarding land for commercial, job-generating development.
- strengthening and simplifying planning controls to promote a diversity of buildings that respond to people and place, define the city's skyline and create streets that are scaled for people.
- developing active city streets that retain local character and support flexibility to the changing retail environment.
- encouraging the temporary use of vacant properties to help with activation.

Strategy 1.3: Revitalise and activate the Sports and Entertainment Precinct and foreshore in local strategic planning and local plans by:

- improving the visual and physical access to the foreshore, including improving the pedestrian interface with the WEC, WIN Stadium, the beach and Lang Park.
- encouraging broader uses of the Precinct during times outside of events.
- improving access to public and active transport networks including links to Wollongong Train Station and event transport.
- embracing the location's environmental setting by protecting key views, improving and activating public spaces and managing exposure to climate hazards.

Collaboration Activity 1: Work with Venues NSW, Wollongong City Council and Department of Regional NSW on the revitalisation and activation of the Metro Wollongong Sports and Entertainment Precinct and foreshore.

Strategy 1.4: Review opportunities to better utilise the WEC and WIN Stadium.

Strategy 1.5: Expand the education, innovation and research capabilities of Metro Wollongong in local strategic planning by:

- encouraging collaboration between education and research institutions to foster knowledge sharing and innovation.
- encouraging the attraction of an additional university presence in the Commercial Core or Commercial Frame.
- fostering opportunities to develop and enable smart city approaches throughout Metro Wollongong.

Strategy 1.6: Strengthen connectivity in Metro Wollongong in local strategic planning and local plans by:

- activating entrances to Wollongong Train Station and improving place-making at Lowden Square and on Crown Street.
- balancing the needs of pedestrians and vehicle traffic through the West Crown and Keira Street corridor to create a vibrant and iconic intersection.
- promoting walking and cycling through enhancements such as better wayfinding.
- strengthening the feasibility of redevelopment and increased densities within walking distance to Wollongong Train Station.



- integrating bus services with other modes including park and ride facilities, and opportunities for car, bike and scooter sharing services.
- considering opportunities for innovative mobility changes including electric vehicles and autonomous bus systems.

Collaboration Activity 2: Work with Wollongong City Council on its Access and Movement for People.

Collaboration Activity 3 Work with Transport for NSW on the development of a Wollongong Place-based Transport Plan.

The draft Wollongong City Centre - Planning Strategy is consistent with the objective and strategies.

### **Wollongong Local Strategic Planning Statement (2020)**

On 29 June 2020 Council adopted the Wollongong Local Strategic Planning Statement (LSPS). The LSPS details the 20 year land use planning vision for the LGA. The draft LSPS was exhibited after Council's endorsement of the draft Wollongong City Centre Urban Design Framework for exhibition, and acknowledges the importance of the City centre to the regional economy, employment opportunities, housing market, social, recreation and entertainment activities. The LSPS notes that following the exhibition of the UDF, Council will be preparing a draft Planning Strategy, including a draft Planning Proposal and draft DCP chapter for exhibition.

### **Economic Development Strategy (2019-2029)**

On 23 September 2019, Council adopted an Economic Development Strategy following its exhibition. The recommendations of the draft Planning Strategy are consistent with the aspirations of the Economic Development Strategy. Importantly, the recommended changes to planning controls to prioritise commercial development in the City Centre directly support the jobs target and the transition to a higher order, knowledge-based economy.

### **Draft Wollongong City Centre Access and Movement for People Strategy**

The draft Wollongong City Centre Access and Movement for People Strategy is currently under preparation. This project will develop a future transport network for Wollongong City Centre that supports the vision described in *A City for People*. Initial community input was sought in parallel with the exhibition of the draft UDF and Economic Analysis. Transport and parking related modelling is underway. The draft Access and Movement for People Strategy will be reported and exhibited separately.

### **Other related projects**

The UDF has been informed by a number of other projects, including the Urban Greening Strategy 2017-2037, Creative Wollongong 2019-2024, Disability Inclusion Action Plan 2020-2025, Wollongong Cycling Strategy 2030, Sustainable Wollongong 2030: A Climate Healthy City Strategy and Climate Change Mitigation Action Plan.

## **CONCLUSION**

On 21 September 2020 Council endorsed the Urban Design Framework to guide the preparation of a draft Planning Strategy, including amendments to the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2020.

The draft Wollongong City Centre Planning Strategy, draft Wollongong City Centre Planning Proposal and draft Wollongong DCP 2009 – Chapter D13 Wollongong City Centre have now been prepared. The documents will implement the new vision and directions for the City Centre.

It is recommended that the draft documents be endorsed for exhibition, noting that the draft Planning Proposal requires a Gateway determination from the NSW Department of Planning, Industry and Environment before the formal exhibition can commence.



**Draft**

# Wollongong City Centre Planning Strategy

Wollongong City Council would like to show its respect and acknowledge the Traditional Custodians of the Land to which this Strategy applies, of Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

Project and report	Wollongong City Centre Planning Strategy
Version and date issued	November 2020 - Draft for Council Report

# Contents

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# 01 Overview

## Making our City Centre A City for People

In 2014 Wollongong City Council partnered with Gehl Architects to deliver a renewed and reframed Vision for the Wollongong City Centre.

This work shifted the focus and approach to City Planning to the importance of people. It gave priority to the delivery of high-quality streets, buildings and public spaces to support 'public life' and deliver an extraordinary city.

*A City for People* was the result of detailed, observation-based analysis of the way our city centre was working. It involved intensive community engagement and resulted in a clear vision for the future of our city. The Vision was adopted by Council in 2016.

Key to the delivery of this Vision is our planning framework. *A City for People* identified a disconnect between our current City Centre planning controls and the Vision. A key action of the Vision was to undertake a review of the existing Wollongong City Centre planning policies.

The *Wollongong City Centre Urban Design Framework* was completed and adopted in 2020. This work included detailed planning, urban design and economic analysis to examine planning controls and processes impacting the built environment in our City Centre. A clear set of Directions and Strategies were identified to inform detailed policy change. These Directions were the subject of a public exhibition, which reinforced the community's desire to see the Vision of *A City for People* implemented.

The *Wollongong City Centre Planning Strategy* expands on the Directions of the UDF by introducing a suite of clear and consistent planning controls. These controls will work to facilitate better design outcomes and realise our growth potential in the Wollongong City Centre.



"In the 21st century  
Wollongong City Centre  
will be a people-orientated,  
sustainable and liveable  
city."

"Wollongong City Centre is a thriving and  
unique regional city, delivering a diverse  
economy and offering a high quality lifestyle.  
The City Centre is nationally recognised as  
a liveable city and is the place where people  
want to live, learn, work and play."

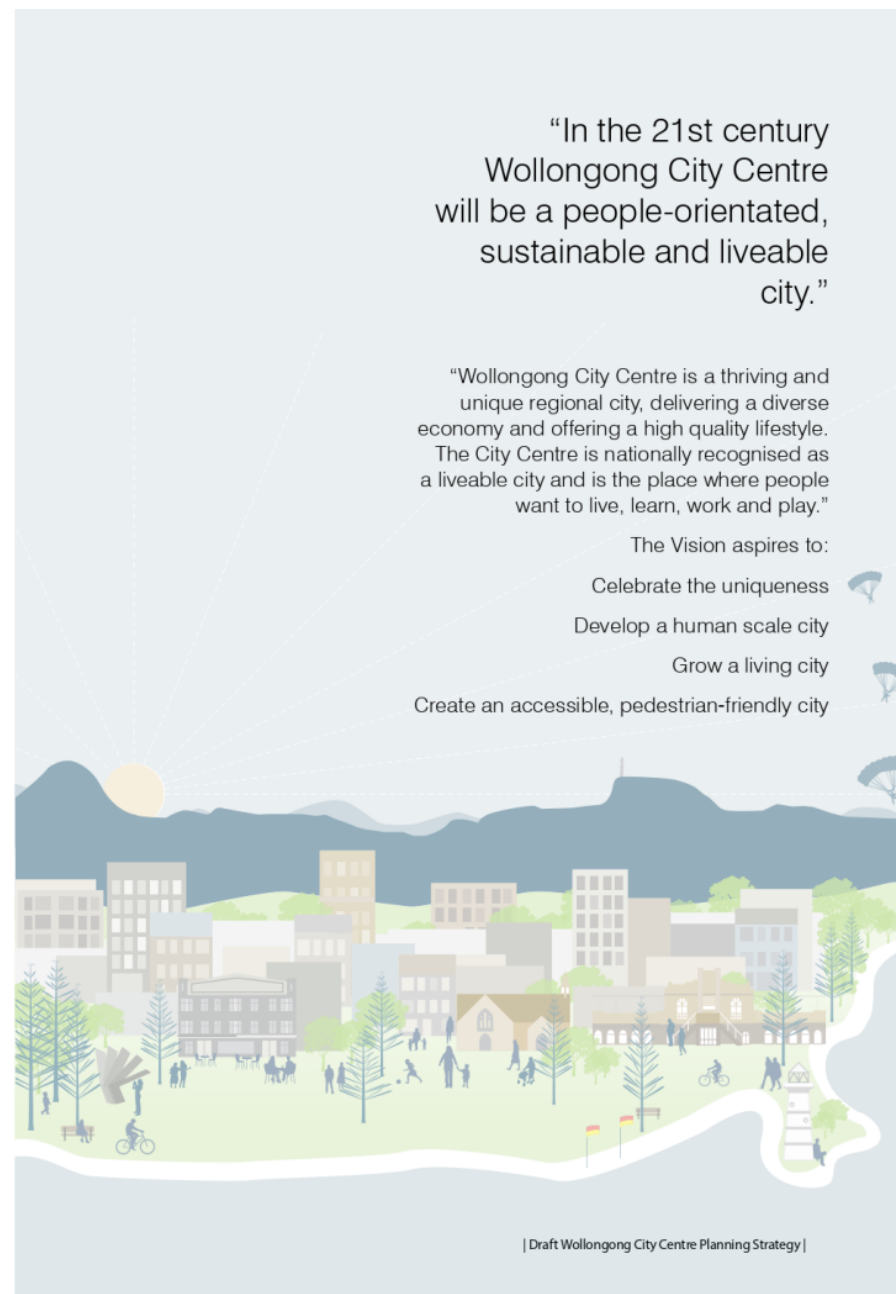
The Vision aspires to:

Celebrate the uniqueness

Develop a human scale city

Grow a living city

Create an accessible, pedestrian-friendly city




















## The Urban Design Framework

The analysis and recommendations of the Urban Design Framework were themed under:

- Land Use
- Built form
- Public Domain & Connections

The Key Findings, Objectives, Directions and Strategies are shown summarised here

	Land Use	Built Form	Public Domain and Connections
<b>Key Findings</b>	<ul style="list-style-type: none"> <li>Current land use controls could result in a City filled with residential development, compromising long term employment growth</li> <li>The retail core is spread out too far, which results in empty shopfronts and creates inactive streets</li> <li>The City's cultural identity is diversifying to support City life</li> </ul>	<ul style="list-style-type: none"> <li>General development controls don't respond to the character and historic qualities of places in the City</li> <li>The planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City</li> <li>The City's development controls do not promote development that defines a city skyline or enhances the unique natural setting</li> <li>Developments favour maximising building development controls over design quality, producing a less attractive City</li> </ul>	<ul style="list-style-type: none"> <li>The City lacks clear physical and visual connections to key places which makes wayfinding difficult and discourages walking.</li> <li>Arrival into the City Centre is confusing and provides an underwhelming first impression of Wollongong</li> <li>Public open spaces are valued but do not yet realise their full potential.</li> <li>Key public spaces are at risk of overshadowing by surrounding buildings</li> <li>Tree canopy cover in the City Centre is inadequate</li> </ul>
<b>Precincts</b>	 Rail Arrival & Southern District  MacCabe Park  Western Crown & Keira Street  Commercial Services  Crown Street Mall	 Historic Spine  Eastern Crown Street & Arts Precinct  Foreshore	
<b>Objectives</b>	<b>A vibrant and growing Regional City</b> Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth supports Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.	<b>An attractive and diverse city in a unique natural and historic setting</b> Clear planning controls preserve the unique historic character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline, celebrates the natural setting and is human scale.	<b>A green and walkable city</b> The city street grid is clear and facilitates walking. Revitalised public spaces are a catalyst for growth and support an active, healthy community. A significant increase to the City's tree canopy contributes to a green and sustainable city.
<b>Directions</b>	<ol style="list-style-type: none"> <li>Prioritise jobs growth and establish a resilient commercial core</li> <li>Develop active commercial streets that respond to character</li> <li>Plan for a variety of housing to support a lively and inclusive city</li> </ol>	<ol style="list-style-type: none"> <li>Grow a legible city that supports a distinctive and evolving character</li> <li>Strengthen and simplify planning controls to promote built form diversity in response to people and place</li> <li>Elevate the importance of design quality in the City Centre</li> </ol>	<ol style="list-style-type: none"> <li>Strengthen the structure of the City through a permeable grid that prioritises pedestrians</li> <li>Create a green network of open spaces for a sustainable, healthy and attractive city</li> <li>Protect sunlight to key public spaces</li> </ol>
<b>Strategies</b>	  	  	  
	<b>Structure Plan</b>		<b>Precinct Visions</b>

## Key directions to underpin change

The *Wollongong City Centre Planning Strategy* puts forward a planning policy framework to shape positive change. This change is underpinned by the directions of the *Urban Design Framework* and includes proposed amendments to various planning policies, processes and initiatives. These are summarised below:

### Local Environmental Plan

- Zoning and Land Use
- Heights
- Floor Space Ratio
- Building separation
- Minimum lot widths
- Solar Access Planes
- Design Excellence
- Key Sites

### Development Control Plan

- Precinct and Key Site statements and objectives
- Site Analysis
- Street wall heights
- Setbacks
- Floor-plate sizes
- Car parking provisions
- Landscaping

### Development Assessment

- Design Excellence
- Design Review Panels
- Competitive Design Processes
- Development Application requirements

### Development Contributions

- City Centre Development contributions



### 1 Prioritising jobs and establishing a resilient commercial core

*Wollongong City Centre has a growing economy with significant investment underway. The City is expanding to accommodate jobs with a focus on knowledge intensive, high value and highly skilled sectors.*

Planning policy will prioritise job generating development in the commercial core by:

- Removing the zoning objective promoting high-density residential in the commercial core
- Preserving the existing supply of commercial floorspace, as a minimum, while encouraging additional floorspace
- Allowing mixed-use development in parts of the Commercial Core with a limitation on the proportion of residential floorspace
- Defining commercial only areas for larger office buildings and aligning height and floor space controls to promote tall buildings with generous floorplates
- Incentivising commercial only office buildings by waiving the additional 1% development contribution
- Improving feasibility for commercial office development in the commercial core by reducing requirements for car parking



### 2 Develop active commercial streets that respond to character

*Wollongong City Centre delivers high quality, active streets day and night. Successful precincts make the most of their distinctive characters and contribute to high quality public spaces by having active street frontages, high amenity streetscapes and retaining the character of traditional high streets.*

Planning policy will facilitate a vibrant network of commercial streets by:

- Only requiring non-residential uses on the ground floor on key commercial streets where there is good pedestrian traffic and access to public transport
- Protecting the character and role of historic retail streets and precincts while promoting commercial diversity
- Supporting a balance between night-time economy and residential city living



### 3 Planning for a variety of housing to support a lively and inclusive city

*Wollongong City Centre offers a balance of living, working and recreational activities. Well-designed and located residential development supports the vitality and resilience of the City Centre and offers choice to residents.*

Planning policy will guide the location and proportion of residential development by:

- Expanding the Mixed Use Zone
- Promoting a diversity of uses including 100% residential apartment buildings in the Mixed Use Zone
- Allowing limited residential throughout the Commercial Core to activate the City and lever commercial outcomes
- Introducing an Affordable Housing Contributions Scheme to help meet the diverse housing needs of our community
- Unlocking narrow sites for residential apartment development (with detailed design review)



#### 4 & 5

##### Clearly guiding development to respond to context

- Grow a legible city that supports a distinctive and evolving character
- Strengthen and simplify planning controls to promote built form diversity in response to people and place

*Wollongong City Centre celebrates its unique character and natural setting through a place-based design approach. Development considers the city's unique qualities at a street, precinct and city scale.*

Planning policy will clearly guide development to be right for place by ensuring building envelope controls:

- Responding to the City Centre's natural setting
- Supporting the desired character of City Centre Precincts
- Prioritising the amenity and functionality of the public domain
- Protecting key views to coast and escarpment
- Respecting and responding to Aboriginal and post-colonial heritage and cultural significance



#### 6

##### Elevating the importance of a well-designed City Centre

*Wollongong City Centre embraces exceptional design which achieves functional, attractive and sustainable solutions for our community. The design culture of the city is established and growing.*

Planning policy will strengthen quality design outcomes by:

- Clearly articulating the expectations for place-based design through detailed precinct planning and amendments to the planning controls
- Replacing a 'one-size-fits-all' approach to design excellence with a calibrated approach which is appropriate to the impact and complexity of different development outcomes
- Reviewing Development Application processes and in-house design capability for a collaborative approach to design quality



#### 7

##### Strengthen the structure of the City through a permeable grid that prioritises pedestrians

*Wollongong City Centre has a network of green and walkable streets. Active and public transport are prioritised. Vehicle movement and parking is efficient and logical.*

Planning policy facilitates a strong transport network by:

- Defining the role and function of streets in the City Centre
- Creating a walkable city grid for pedestrians with additional pedestrian and shared connections\*
- Delivering active transport infrastructure including bike lanes and footpaths\*
- Helping people make the shift from cars to public and active transport by making them a more attractive option than driving and parking\*
- Maintaining and reinforcing movement corridors for public and private vehicles\*

\* Delivery of these priorities will be further developed through the *Wollongong City Centre Access and Movement for People Study*. Policy shifts under this strategy retain the flexibility to accommodate outcomes from that Study.



#### 8 & 9

##### Delivering high amenity public places

- Create a green network of open spaces for a sustainable, healthy and attractive city
- Protect sunlight to key public spaces

*Wollongong City Centre is an enjoyable and enriching place to spend time. High quality public parks, streets and community facilities support a healthy community and attract investment.*

Planning policy facilitates the creation and improvement of high amenity public places by:

- Planning for building envelopes that protect sunlight to key public spaces, preserve views to natural and built assets and facilitate street tree planting
- Reinforcing the character of key streets and precincts with appropriate tree planting
- Identifying and prioritising public domain and community facility projects to promote renewal and encourage investment in the City \*

\* Delivery of these priorities will be further developed alongside the ongoing work the *Wollongong Social Infrastructure Planning Framework 2018-2028*





## 02 Policy Framework

The Policy Framework builds on the Directions and Strategies of the Urban Design Framework and introduces the detailed changes being proposed to planning controls for the City Centre

### Theme

Land Use

### Objective

#### A vibrant and growing Regional City

Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth supports Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.

### Directions

- 1 Prioritise jobs growth and establish a resilient commercial core
- 2 Develop active commercial streets that respond to character
- 3 Plan for a variety of housing to support a lively and inclusive city



## 1 Direction: Prioritise jobs growth and establish a resilient commercial core

The analysis has found that the current land use strategy is compromising diversity and long term commercial growth opportunities due to a lack of distinction between land use zones. Supporting the growth and function of higher-grade commercial uses, with a range of complementary mixed uses, is an important part of Wollongong's role as a National City.

The City Centre supports a range of non-residential outcomes including professional services, tourism, education, cultural facilities, retail, and entertainment uses.

The commercial core promotes a diversity of office needs, including small, medium and large office sites across the different City character precincts. City life is promoted around the Commercial Core, with a 'City Support' or a mixed use area established which allows more flexibility in delivering a resident development including residential flat buildings and mixed use buildings.

This Direction aims to ensure that the City Centre has adequate zoned land for commercial uses into the future. The direction also aims to ensure that sites are attractive to commercial tenancies, which aligns with Council's *Economic Development Strategy 2019 - 2029*.

No land use changes are proposed for areas outside the B3 and B4 zones of the Wollongong City Centre.

### ★ STRATEGY 1.1

#### Define and strengthen the role of the B3 Commercial Core for employment

*A concentrated commercial core with a focus on delivering jobs*

The Commercial Core zone (B3) is condensed and redefined with a renewed focus on delivering jobs. Aligned with the boundary adjustments, the key zone objective for high density residential is removed to bring clarity that the commercial core is the place to establish business.

#### Preserve the existing supply of Commercial floorspace

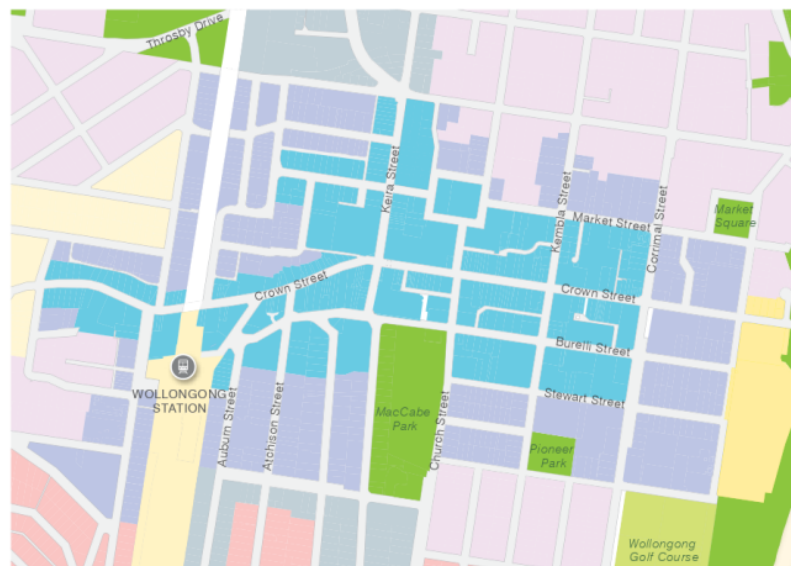
Sites across the Commercial Core are required to retain the existing supply of commercial floor space established on site. This will ensure that the City is able to grow its commercial offering from the base supply of commercial floor space as sites renew.

#### Lever Commercial outcomes from residential

A clear shift is made in the way we control the delivery of commercial floor space in mixed use developments. Current policy quarantines only the ground level for commercial uses. New controls will require mixed use development in the Commercial Core zone to include a minimum of 30% commercial floor space. Where the existing area of commercial floorspace on a site is greater than 30% of the proposed development, the existing quantum of commercial floorspace must be incorporated into the new development.

### ➔ Amendments to Planning Controls

**A** Amend the boundaries of the B3 and B4 zones for the City Centre based on the structure shown in the adjoining 'Recommended land use zoning' map



Recommended land use zoning

- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- SP3 Tourist
- SP2 Infrastructure
- RE1 Public Recreation
- R1 General Residential

- B** Amend the objectives of the B3 Commercial to focus on employment and not high-density residential
- C** Introduce a minimum non-residential FSR across the B3 Commercial core zone lands - focused around key active commercial streets.
- D** Introduce a provision to retain the existing quantum of commercial floorspace upon redevelopment to protect existing commercial supply

★ STRATEGY 1.2

**Define where large format A-Grade office buildings can be clustered as a commercial destination**

Aligned with the Economic Vision for the City Centre, it is important to identify where large A-Grade office towers can be accommodated in a cluster within the City Centre. A-Grade offices are prestigious and highly sought after as a high end business addresses. The creation of an A-Grade office cluster is expected to invite increased rental returns, and therefore improve commercial feasibility in the long-term.

There are a series of principles to inform the best location for clustered A-Grade office towers. When overlayed, Burelli Street is revealed as the opportunity to establish a concentration of these important City defining buildings, creating a destination for business within the Commercial Core.

While it is acknowledged that A-Grade office buildings are encouraged across the City Centre and can come in many forms, the Burelli St area is focussed on A-Grade office towers with large floor plates of at least 800m<sup>2</sup>(GFA). These towers need to be established on large sites, and present the opportunity to create a new City character.

Planning controls will holistically reflect the role of these sites, restricting residential development, while supporting generous height and floor space controls to allow for tall towers which create a spine of height running through the City.

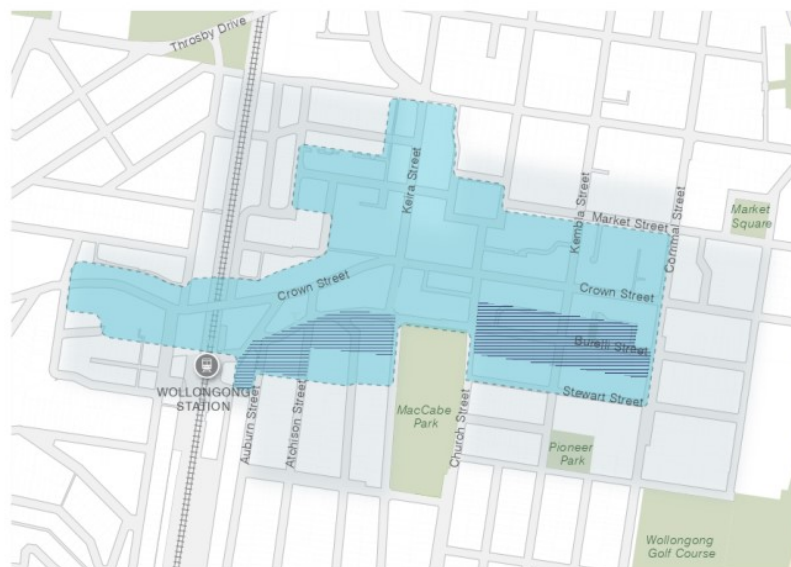
It is important to note that although the objective is to encourage large office buildings, a range of commercial outcomes will still be permitted on these sites including (but not limited to): commercial premises; community facilities; educational establishments; entertainment facilities and hotels.

*Principles informing commercial-only areas for A-Grade Office Towers*

1. Part of a condensed commercial core with the ability to co-locate large-scale commercial buildings
2. In close proximity to clusters of existing established A-Grade, large commercial buildings
3. Sites large enough to support large format tower typology
4. Located on exclusively commercial sites
5. Away from areas of small scale, established character and not interrupting key views and connections
6. Located close to public transport
7. Located close to Crown Street Mall (to ensure accessibility to retail, hospitality and other services for workers)
8. Located close to City assets of public open space e.g. MacCabe Park, Foreshore and/or waterfront
9. With access to key views
10. Away from areas of environmental sensitivity (e.g. flood areas south of Burelli Street)



Overlaying Principles reveals Burelli as the best location to support a cluster of A-Grade Office Towers



City Centre Commercial land use diagram

- B3 Commercial Core
- Burelli Street - Commercial Only
- B4 Mixed Use

➔ Amendments to Planning Controls

- A Introduce a defined area along Burelli St where residential development is not permitted.
- B Align height and floorspace controls in this area to facilitate large format commercial office outcomes.

★ STRATEGY 1.3

**Pursue incentives for commercial development**

Commercial development will be prioritised in the B3 Commercial Core through a number of changes to planning controls. In addition to this, it will be important to further incentivise key job generating commercial development to improve its feasibility.

Areas for action include:

- Reducing parking requirements in Commercial Only Developments in the B3 commercial core (excluding retail)
- Reducing development contribution rates for Commercial Only Developments in the B3 commercial core (excluding retail)

→ Amendments to Planning Controls

**A** Reduce the requirement for carparking in commercial office and business developments in the B3 Commercial Core to a minimum of 1 space per 120sqm (from 1 space per 60sqm)

→ Other initiatives

**B** Apply a discount of 1% on Development Contributions for Commercial Only Developments in the B3 commercial core (reduced from 2%)



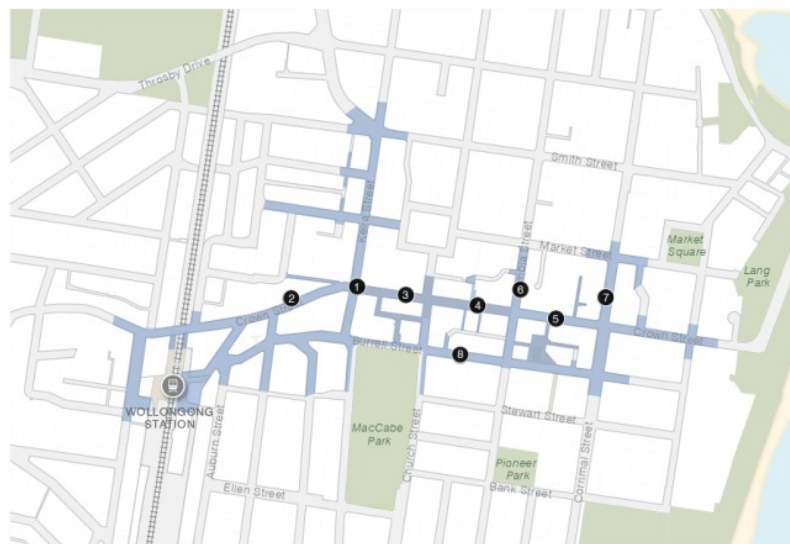
2

## Direction: Develop active commercial streets that respond to character

The analysis has found that active uses are dispersed across the City Centre and that the retail offering is not concentrated. Important historic mainstreets present an opportunity to be adapted and re-purposed for a variety of commercial uses.

Recognising the evolving role of the City's traditional high-streets of Crown and Keira, the direction aims to conserve the character of these historic fine-grain retail streetscapes while unlocking their potential to evolve and deliver alternate City Centre functions. While the uses inside buildings evolve over time, it is important to ensure that they are designed to activate and bring energy to this important network of streets in the City Centre.

A series of activity clusters existing across our commercial streets and these become key focal points of the City Centre. Each have individual characteristics which add to the vibrancy of the city, and host some of Wollongong's favourite offers both during the day and night.



Active Streets Strategy Diagram



Artist impression show active laneways and streets throughout the City Centre

### Supporting thriving City Centre Streets

- 1 The junction of Keira and Crown Streets supports large format shopping centres. Keira Street supports evening activities with its existing collection of quality restaurants which are destination attractors for the City Centre.
- 2 Western Crown Street offers a mix of high end and affordable, alternative retail, late night trading and emerging businesses.  
  
Crown Street Mall is a key public space delivering events and community activities including markets and festivals.
- 3 The Upper Mall (west) offers a mix of large format and street level retail.
- 4 The Lower Mall (east) evolves as a business and professional services hub. Professional suites, banking and office studios fill adapted historic and character buildings with the traditional highstreet streetscape a celebrated point of difference. This emerging professional services hub closely aligns with the Burelli Street and Lower Crown commercial building clusters.
- 5 Lower Crown supports a range of Government Agencies, bars, cafés and restaurants. This area supports a vibrant evening economy.
- 6 Kembla Street offers a food, beverage and entertainment cluster closely linked to Burelli Street commercial and civic uses.
- 7 Corrimal Street is vibrant day and night with exciting range of food and entertainment.
- 8 Burelli Street is emerging to support large format office towers. The street supports impressive foyers.

### ★ STRATEGY 2.1

#### Promote commercial diversity in buildings while protecting the character of historic retail streets and precincts

Implement built form strategies to protect the fine grain character, function, streetscape and solar access to what is the existing retail heart of the City. Built form controls should promote the adaptive reuse of existing character buildings, allowing renewal set back from the street.

Implementation of this strategy should define the retail areas through the active frontage control in the LEP and the character precincts in the DCP. Controls should encourage focus on large format retail at the intersection of Keira and Crown, and a high street character with a focus on fine grain on Crown, Keira and Kembla Streets.

It should be clear that even large format retail must address and activate any street frontages.

*The desired future character for these key retail streets and precincts has informed the built form controls and Heritage Listings recommended in Direction 4.*

### ★ STRATEGY 2.2

#### Only require non-residential ground floors on key active City Centre streets

Allow a diverse mix of uses which supports and balances the need for commercial, retail and residential growth in the centre today and in the future.

Currently the WLEP requires development within the B4 Mixed Use zone and B3 Commercial Core zone to provide a non-residential ground floor use. It is recommended that this approach is replaced with an identification of key retail streets on an 'active frontage map' for the City Centre, requiring a non-residential

ground floor use that activates the street in these locations. This should be supported by examples of well-designed active frontages in the DCP or design guidelines.

The strategy will ensure that non-residential uses are appropriately located and support an active commercial street, rather than being dispersed across the City.

#### → Amendments to Planning Controls

- A Include an Active Street Frontages map for the City Centre area in the WLEP clause 7.19 as per Recommended land use zoning with Active Frontages Map adjoining (will override clause 7.13).

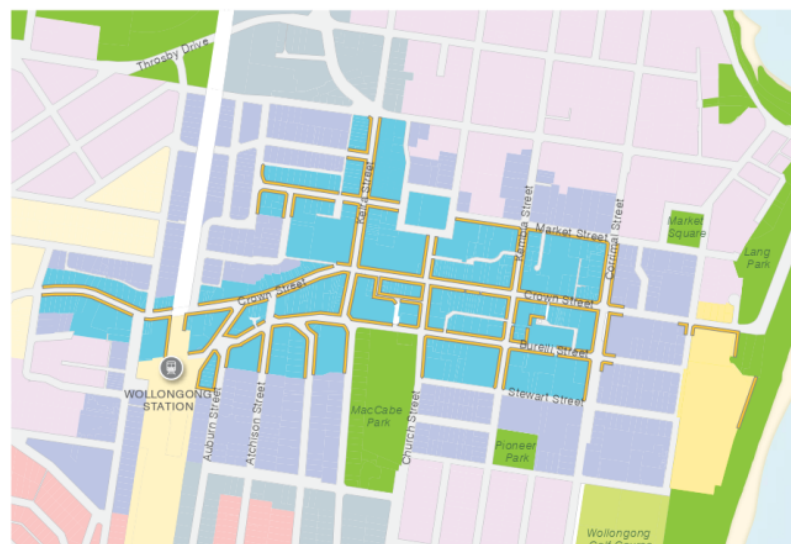
### ★ STRATEGY 2.3

#### Develop planning controls that support a balance between night-time economy and residential city living

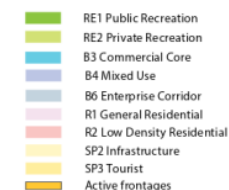
In alignment with the *Wollongong CBD Night Time Economy Council Policy* provide clear planning controls to guide night time activity and assist in mitigation of real and perceived conflicts between residents and city noise.

#### → Amendments to Planning Controls

- A Update the DCP to reflect the *Wollongong CBD Night Time Economy Council Policy*.
- B Include provision in the DCP to guide the appropriate design of residential living in areas with active evening economies



Recommended land use zoning with active frontages



3

## Direction: Plan for a variety of housing to support a lively and inclusive City

Well designed residential uses in mixed use areas support the vitality and resilience of a city. When balanced with other uses, housing in the City can bring vibrancy, support local businesses and create an urban lifestyle desired by a diverse population.

Increasing the City's residential population will bring significant benefits; a more diverse night-time economy; increased pedestrian activity; passive surveillance; and greater demand for population serving industries.

It is critical that housing in the City Centre does not inhibit commercial growth. Housing must be in the right location, and provide the right mix to meet the needs of a growing population. Variety in dwelling type, size and location will support a diverse community

Key objectives of designing residential for the City Centre should be the activation of key city streets and management of land use conflicts.

### ★ STRATEGY 3.1

#### Guide residential development in the right locations

Define a Mixed Use area which operates as a City Support. This area promote a diverse mix of uses which support and balance the need for commercial, retail and residential growth in the Centre today and in the future. Residential and commercial development will be permitted throughout this zone, delivering a true mixed use outcome. Horizontal mix of uses will see residential and commercial buildings side by side, and vertical mix of uses will see a range of land uses in the one building.

In nominated areas, residential uses are permitted at ground floor level, to stop the unnecessary sprawl of vacant retail tenancies. Ground floor residential needs to be appropriately designed to provide privacy for residents as well as ensure streetscape amenity.

#### ➔ Amendments to Planning Controls

- A** Allow for residential flat buildings to be delivered in the B4 Mixed Use zone where there is no active frontage control.
- B** Introduce a new section in the Wollongong City Centre DCP to address the design of residential uses at ground. This should be clearly separated from the requirements of the active frontage control under the LEP and consider the appearance of buildings, contribution to the streetscape, activation of the public domain, privacy and gardens.



Mixed Use land use strategy diagram

City Support - B4 Mixed Use zone



Artist impression of George Street delivering medium and high density housing to support the City Centre

★ STRATEGY 3.2

**Leverage opportunities for public benefit improvements through development**

The strength of the residential market is a key opportunity to leverage significant public benefits for the City Centre, including local infrastructure such as affordable housing, new parks, walking and cycling connections, and new community facilities.

→ Amendments to Planning Controls

- A** Support the ongoing improvement of the liveability of the City Centre through using development contributions from the City Centre Development Contribution Plan to fund key public domain and infrastructure improvements.
- B** Expand the additional 1% City Centre Development Contribution area which applies to the area of the current B3 zone, to include the extent of the amended B3 and B4 zones.

→ Other initiatives

- C** Update Actions in the City Centre Development Contributions Plan based on the recommendation of this document to guide future development and inform Planning Agreements when accessed.

★ STRATEGY 3.3

**Encourage a diversity of housing including Affordable Rental Housing and Student Housing**

The City Centre is well serviced and well placed to assist in the delivery of housing offers.

Affordable rental housing for low and very low income residents has been identified as a key need. Offering a range of housing in the City Centre, and leveraging contributions for the delivery of affordable housing, will improve housing outcomes in our Local Government Area.

The City has a young population, and high proportion of small households, but there is a lack of student housing in the City Centre. Only 5% of student housing is located in the City Centre. Providing more student housing in the City Centre would bring more students into the City, helping to create a more diverse resident population.

→ Other initiatives

- A** Prepare an Affordable Rental Housing Contribution Scheme for the City Centre
- B** Engage with student housing providers to identify and implement incentives for development in the city.



### Theme

Built Form

### Objective

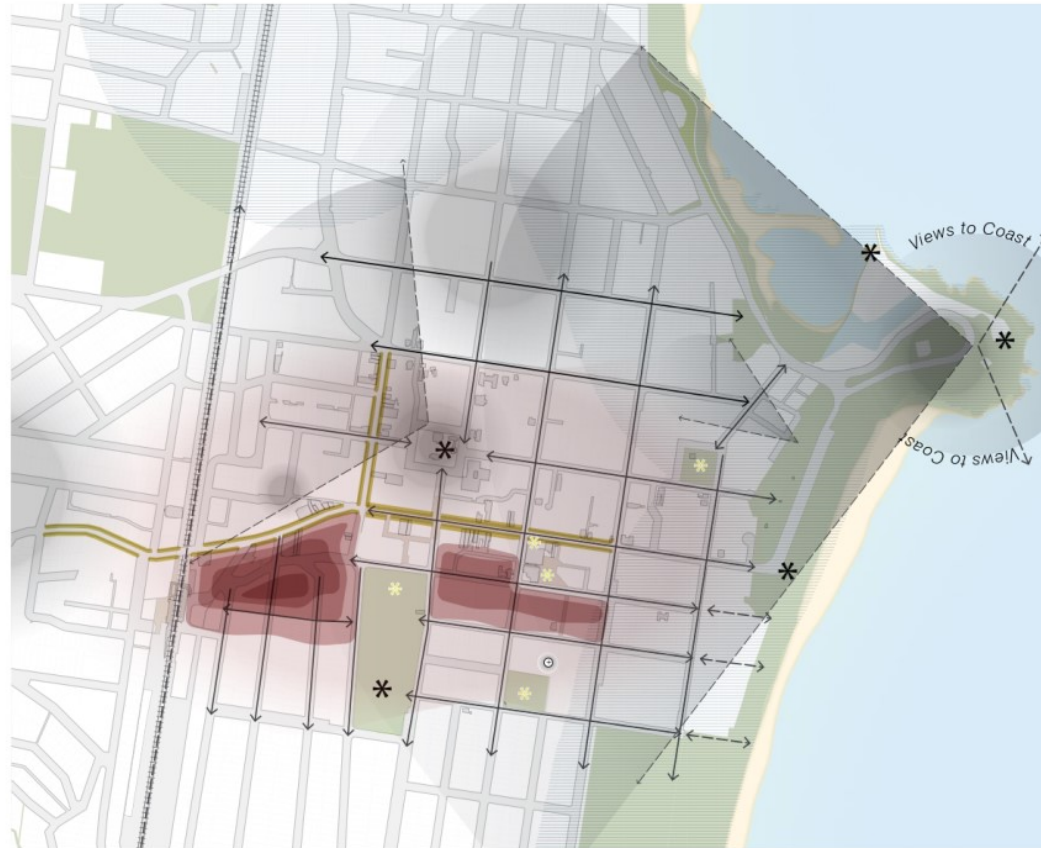
#### An attractive and diverse city in a unique natural and historic setting

Clear planning controls preserve the unique historic character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline, celebrates

### Directions

- 4 Grow a legible city that supports a distinctive and evolving character
- 5 Strengthen and simplify planning controls to promote built form diversity in response to people and place
- 6 Elevate the importance of design quality in the City Centre

- ↔ Key Public Views
- \* Solar access protected
- Low-scale street wall
- Heritage + Character buildings
- \* Topographic high points
- Flooding extent (2015)
- Coastal Management SEPP
- Spine of tall buildings through commercial office precinct
- Building scale reduces through the City support area as the city transitions towards the coast and surrounding residential



4

## Direction: Grow a legible city that supports a distinctive and evolving character

### ★ STRATEGY 4.1

#### Plan for diversity in form and renewal at all scales

Floor Space Ratio (FSR) is recognised as an important regulator for development. To grow a legible city that supports the character of Wollongong, the floor space ratio controls should be revised to:

*Map maximum FSR controls across the City Centre that respond to 'place'*

Through detailed precinct planning, building envelope testing and an appreciation of local character, a series of floor space ratio controls have developed to respond to place. This marks a significant shift in the FSR strategy for the City Centre.

#### Protect and incentivise commercial capacity

Generous FSR controls should be maintained in selected commercial areas, and be aligned with appropriate height controls. This is to incentivise development, particularly in the proposed new A-grade commercial precinct to emerge along Burelli Street, where the urban structure supports taller buildings with larger floorplates.

*Unlock development potential on narrow sites to allow renewal when high quality design outcomes can be demonstrated*

**Narrow Sites – site frontage less than 20 metres:** Nearly half of sites across the City Centre have narrow frontages (frontages of less than 20m). Under the current controls these sites must be amalgamated in order to access height and floor space controls for redevelopment. This has key implications on delivering change and promoting smaller scale renewal.

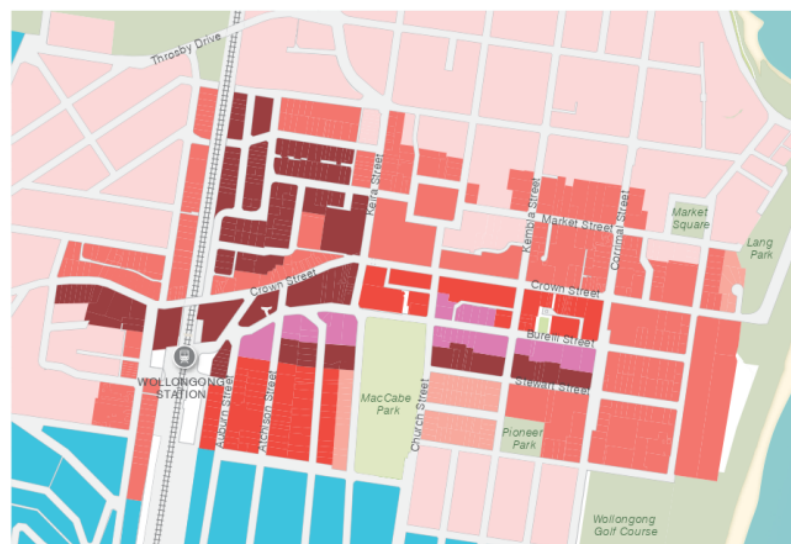
While site amalgamations are still appropriate in some areas, it is recommended that narrow sites be 'unlocked' to allow for redevelopment where it can be demonstrated that a high quality design can be achieved and key amenity criteria can be met for the site and its neighbours.

*Residential flat buildings on narrow sites – site frontage less than 24 metres*

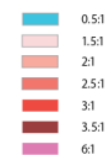
Testing demonstrated that residential flat buildings in the urban city context can be delivered on sites less than 24m site width. A series of built form envelopes identified potential small site renewal for residential on sites as narrow as 14 metres. Delivering residential on sites less than 24 metre site widths is challenging. In some instances, site orientation and site context will make it unachievable. Residential developments on narrow site will require review by the Design Review Panel (DRP).

#### → Amendments to Planning Controls

- A** Revise the floor space ratio map for the City Centre based on the adjacent Recommended maximum Floor Space Ratio Map.
- B** Revise WLEP Clause 4.4A to represent the FSR outcomes set out in this strategy.
- C** Review WLEP Clause 7.14 in its application to residential development on narrow lots in the Wollongong City Centre.
- D** Update the DCP to give guidance for narrow residential sites.
- E** Update the DCP to reflect a precinct-based approach that supports design excellence. The DCP should provide desired future character statements that will inform the design excellence process and determination of applications.



Recommended Maximum Floor Space Ratio map





## Direction: Grow a legible city that supports a distinctive and evolving character

### ★ STRATEGY 4.2

#### Plan for building envelopes that preserve amenity and support the desired future character

##### Protect the amenity of key public places

Introduce new solar access planes to inform reduced street wall heights and increased setbacks above street wall on Crown Street Mall, and reduced heights in the Arts Precinct.

##### Limit residential capacity in flood prone areas

Proposed changes to land use permissibility (allowing residential at ground) will result in an increase to residential floor space permitted in flood affected areas. This is not encouraged under Section 9.1 Ministerial Direction for flood prone land. Building Heights may need to be reduced in these areas to limit any increase in residential capacity, in alignment with the Ministerial Direction.

##### Create a legible city skyline that concentrates height around the office core

Introduce an east-west spine of height along Burelli Street, between the station, MacCabe Park and the Arts Precinct, denoting the commercial and civic core of the city. Ensure heights on the City Centre fringes step

down to maintain views to key natural features and transition to low scale areas.

##### Ensure heights reflect character of precincts

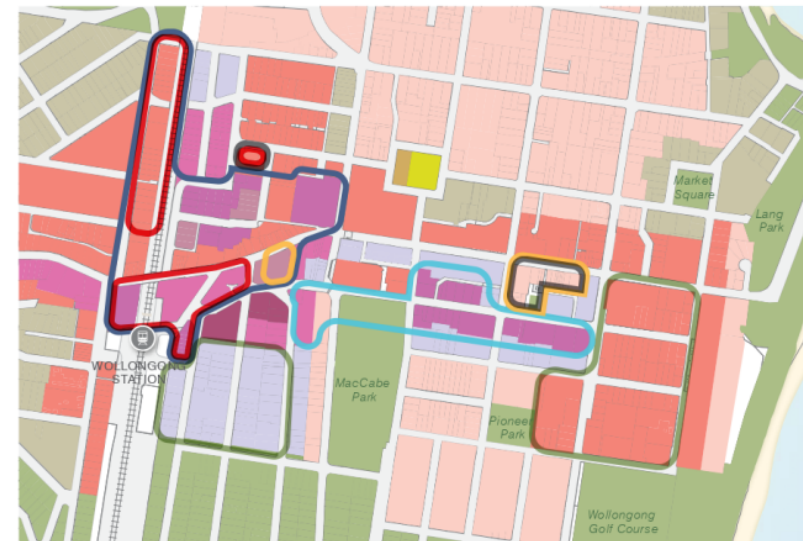
Define appropriate street wall heights and tower depths on Crown Street and Keira Street to protect the fine grain, human scale character.

Ensure consistency across the Market Street commercial services precinct where some existing sites have controls permitting significantly taller heights than those in-keeping with the character of the smaller office buildings in this area.

Align heights with the desired future character of Burelli St A-Grade commercial precinct, which is suitable for larger footprint, taller office towers.

##### Align heights to development potential

Ensure height controls on sites around the station are better aligned with the achievable development envelope. This will ensure the controls better reflect likely development outcomes.



Direction: Grow a legible city that supports a distinctive and evolving character

→ Recommendations for implementation

- A** Revise the height of buildings map for the City Centre based on the adjacent recommended maximum heights map.



## Direction: Grow a legible city that supports a distinctive and evolving character

### ★ STRATEGY 4.3

#### **Preserve buildings and places of significant character values for the enjoyment of future generations**

*Improve planning controls to respond to place and celebrate the character of Wollongong*

Wollongong has many character buildings and places that provide an interesting streetscape, rich fabric and host many of our community's local businesses and civic functions. It's important to strengthen planning controls to protect these places and facilitate good design outcomes in and around them for the future.

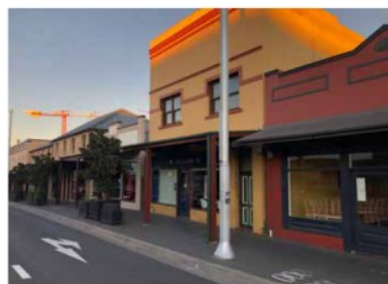
#### *Protect significant buildings and places*

The identification and management of historic places is an essential part of ensuring we continue to 'celebrate the uniqueness' of the built environment and character of Wollongong City Centre.

Ensure significant buildings are listed and managed in alignment with community values and legislative direction. The Heritage Schedule and Heritage Map in the Wollongong LEP 2009 should be updated to include relevant additional buildings.

### → Other Initiatives

- A** Prepare a Wollongong City Centre Heritage Study to identify additional items for inclusion in the LEP



Examples of unlisted buildings and archaeology with Heritage value in the City Centre



## Direction: Grow a legible city that supports a distinctive and evolving character

### ★ STRATEGY 4.4

#### **Preserve views to the escarpment, ocean, natural and built heritage.**

Views towards the escarpment and ocean are what give Wollongong its unique character and appreciation of its natural setting. Views also help people using the City orient themselves, and connect with the City surrounds.

Many views towards the escarpment and ocean have already been obscured by development, or are difficult to achieve in low-lying areas of the City Centre. Views along streets can be more easily preserved. Care should be taken when developing at the end of streets (T-intersections), to preserve views to significant landscape beyond.

*Ensure the form of development in the city centre preserves views to the escarpment from the foreshore*

Maximise continuous views to the ridge-line of the escarpment from Flagstaff Hill.

*Preserve views along street corridors*

Give access to potential new views that may be made available with redevelopment. This is particularly relevant to the WIN stadium and WIN Entertainment Centre, with the potential opportunity to extend Burelli and Stewart Street view corridors to reveal a visual connection to the foreshore.

*Ensure built form controls create a permeable skyline*

Amend built form controls including side setbacks and setbacks above street wall to preserve views between buildings to significant natural landscape and built form.



Recommended key views

→ Key Views  
\* Key points of interest

#### *Improve views to St Michael's spire and Courthouse*

Preserve views to St Michael's Cathedral and Courthouse and its silhouette against the sky. Ensure structures within Crown Street Mall and Church street assist with opening up views towards St Michael's spire.

#### → Amendments to Planning Controls

- A** Update the Wollongong City Centre DCP with the adjacent map of recommended key views.
- B** Amend LEP and DCP built form controls to maintain key views.

## 5 Direction: Strengthen and simplify planning controls to promote built form diversity in response to people and place

### ★ STRATEGY 5.1

#### Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks

*Achieve an attractive city skyline sympathetic to the topography, natural setting and character*

Minimise building profiles to maximise the opportunity for shared amenity and views to the sky and as specified in key views map.

Preserve and open up public views of significant built form, open spaces and natural features available from and around the site.

*Promote tower slenderness*

Provide a consistent control for maximum floor plate sizes above street wall height:

1. Retain existing maximum floor plate sizes for commercial (1,200m<sup>2</sup> GFA) but increase maximum building depth to 30m to allow for greater variety of tower forms.
2. Decrease maximum floor plate size for residential development to 750m<sup>2</sup> GFA to ensure tower slenderness. Increase maximum building depth to 21m to allow for a typical residential apartment layout.

The maximum floorplate may not be achievable where design needs to respond to specific character areas.

Where the unique circumstances of a site demonstrates that a more skilful design can achieve improved outcomes for public domain, views and amenity, variation from strict application of this control, where appropriately justified, may be possible.

#### Achieve attractive and diverse tower forms

To avoid stepped building forms, a single setback should be provided above street wall. For taller buildings this means the greatest side and rear setbacks should be applied from street wall height.

Building forms impacted by sun access planes may need to vary this requirement.

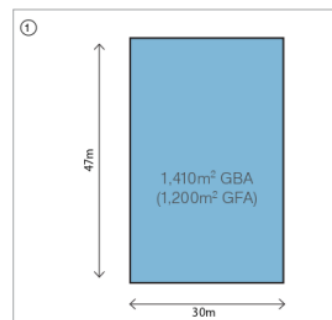
#### Ensure well separated towers

Building separation as per *Apartment Design Guide* for residential and a minimum 6m from side and rear boundaries for commercial uses above street wall height in the commercial core.

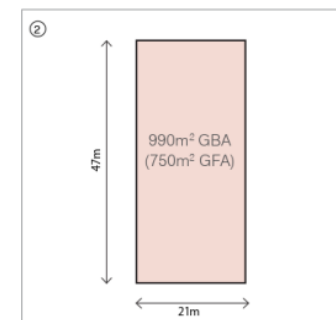
Apartments blocks with habitable spaces directly opposite each other should be avoided and increased separation be provided where possible.

### → Amendments to Planning Controls

- A Update the Wollongong DCP with the adjacent recommended minimum side and rear setbacks table
- B Update the Wollongong DCP to include the amended maximum floor plates and building depths
- C Update the Wollongong LEP to remove the minimum building separation distances for residential development (deferring to the ADG) and to remove the requirement for 0m separation below street wall in the B3 Commercial Core.



Example of max floor plate and depth for commercial development (assuming GFA efficiency is 85% of GBA)



Example of max floor plate and depth for residential development (assuming GFA efficiency is 75% of GBA)

Direction: Strengthen and simplify planning controls to promote built form diversity in response to people and place

		Minimum Side Setback from boundary (m)	Minimum Rear setback from boundary (m)
<b>Commercial Uses</b>			
<b>Up to Street Frontage Height</b>	In area east of Corrimal St and In area bound by Church St, Stewart St, Corrimal St and Bank St. (noted as Precinct 003 in the WLEP)	3 Zero side boundary setback is not permitted in any circumstance	0
	In other areas	0 or 3m either side of street frontages over 55m in length or as appropriate to provide a pedestrian laneway or publicly accessible space	0
<b>Above street frontage height and less than 45m</b>	In Commercial Core	6	6
	In other zones		12
<b>Above street frontage height and over 45m</b>	In other zones	12	12
<b>Residential Uses (subject to ADG building separation requirements)</b>			
<b>Up to 4 storeys (approx 12m)</b>	In area east of Corrimal St and In area bound by Church St, Stewart St, Corrimal St and Bank St (noted as Precinct 003 in the WLEP)	3 Zero side boundary setback is not permitted in any circumstance	4.5
<b>Up to 12m (4 storeys)</b>	In other areas	0 or 3m either side of street frontages over 55m in length	4.5
<b>12 - 25m (5-8 storeys)</b>	In all areas	4.5	4.5
<b>Over 25m (9+ storeys)</b>	In all areas	6	6

Recommended minimum side and rear setbacks table



## Direction: Strengthen and simplify planning controls to promote built form diversity in response to people and place

### ★ STRATEGY 5.2

#### **Develop controls for floor to ceiling heights that ensure good amenity and adaptability**

It is recommended that ground and first floor residential uses be designed as split level apartments with individual entries to the street. Entries should be landscaped to provide privacy and amenity at ground and elevated for visual privacy. Ground floor setbacks of at least 3m apply in areas where residential is permitted at ground to provide space for quality landscaping.

Residential dwellings at ground in B4 zones should have generous floor to floor heights to allow for future adaptation to commercial uses.

#### → Amendments to Planning Controls

- A** Update the Wollongong DCP to include following recommended minimum floor-to-ceiling heights to achieve a high level of internal and external amenity:
- Ground: minimum 4m for all ground floor uses in active frontage areas. 3.3m for all other areas. As per ADG for residential.
  - Level 1 and above: 3.3m for commercial. As per ADG for residential.

### ★ STRATEGY 5.3

#### **Develop controls that provide guidance on site amalgamation and isolation.**

Isolation of sites should be discouraged in cases where amalgamation presents a superior public domain and built form outcome. This is particularly the case for Key Sites.

Where a site will unavoidably be isolated, joined basements and appropriate setbacks and building separation should be provided to allow the neighbour to develop to an appropriate potential under the controls.

#### → Amendments to Planning Controls

- B** Ensure the Wollongong LEP and DCP provides flexibility to allow for the development of isolated sites.

### ★ STRATEGY 5.4

#### **Develop controls for fine grain frontages to ensure human-scale development.**

Wollongong has an established fine grain built form character along its pedestrian spine of Crown Street Mall and Crown Street and Keira Street. The traditional shop-front pattern of 6-12m should be maintained and enhanced. New developments should relate to the existing fine grain of shop-fronts, even where the typology may include taller buildings.

#### → Amendments to Planning Controls

- C** Update the Wollongong City Centre DCP to include detailed controls for Street Walls and Active Frontages, especially in existing fine grain areas.

## Direction: Strengthen and simplify planning controls to promote built form diversity in response to people and place

### ★ STRATEGY 5.5

#### **Develop ground setback controls that provide attractive interfaces and functional streetscapes.**

*Promote walk-able urban retail streets*

Retain zero setbacks for active frontages on key streets, where awnings can be provided. For key large sites which are able to achieve greater setbacks and currently have narrow footpaths, an additional setback is recommended.

#### *Protect views*

Ensure that views along streets to the city's natural setting can be maintained. (Refer to views section for more detail).

#### *Set the tone for prestigious commercial precincts*

Provide a generous dedicated setback on the southern side of Burelli Street between the station and Corrimal Street to allow for a significant public domain and planting zone, and wider setbacks on the northern side of the street to allow for tree planting.

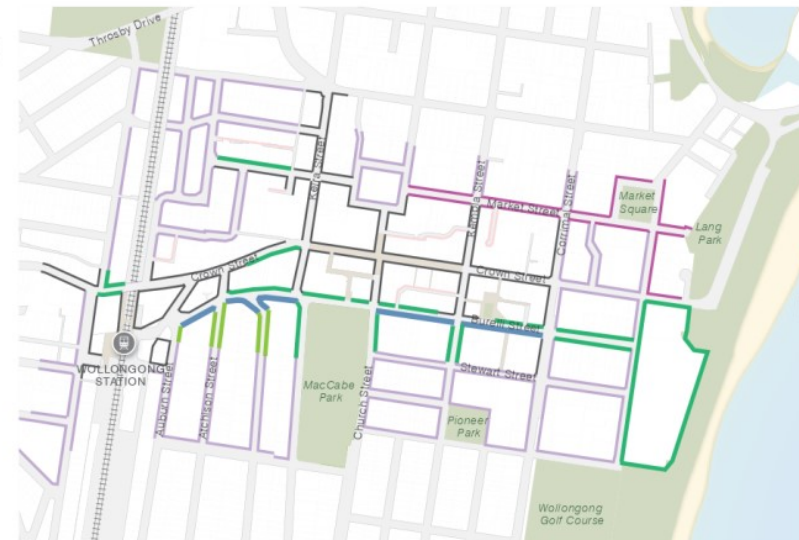
Provide wider setbacks along Market Street West to allow for greater public domain space and street tree planting on this key street of the urban services precinct.

#### *Get the mixed use interface right*

Require 3m ground and basement setback in mixed use zones. This will allow for flexibility in ground floor uses whether it be commercial or retail uses with space for outdoor seating, or residential requiring a transition zone with landscaping and amenity for residents.

### → Amendments to Planning Controls

- A** Update the Wollongong DCP with the adjacent map of Recommended ground setbacks.



Recommended ground setbacks

- 0m setback
- 2m setback for public domain
- 3m minimum setback for private domain
- 4m setback for private domain
- 4.5m setback for public domain
- 6m setback for public domain
- 2m setback for footpath access on laneways

## Direction: Strengthen and simplify planning controls to promote built form diversity in response to people and place

### ★ STRATEGY 5.6

#### Develop street wall controls that respond to character and human scale.

*Protect and enhance the character and heritage quality of Crown Street Mall, Crown Street and Keira Street*

- Establish a 2 storey street wall height, which aligns with prevailing heritage parapet heights.
- At Crown Street Mall establish a 2 storey street wall height with a generous setback above the street wall. Doing this will improve solar access to the mall from the north, allow for appreciation of the heritage buildings of the precinct, and allow the fine grain character of the street frontages to be read. The setbacks are equal on both northern and southern sides to ensure generous views to the sky from the mall.
- On Crown Street (between Darling and Keira and Kembla and Corrimal Streets) and Keira Street (north of Crown Street) establish 6m setbacks above street wall to protect the heritage and fine grain character of the streets.

*Promote the civic character of the Burelli Street commercial spine*

Establish street wall heights of 6 storeys along Burelli Street. Permit a variety of setback typologies including tower to ground.

*Ensure a human-scale interface with MacCabe Park and a transition to low scale areas.*

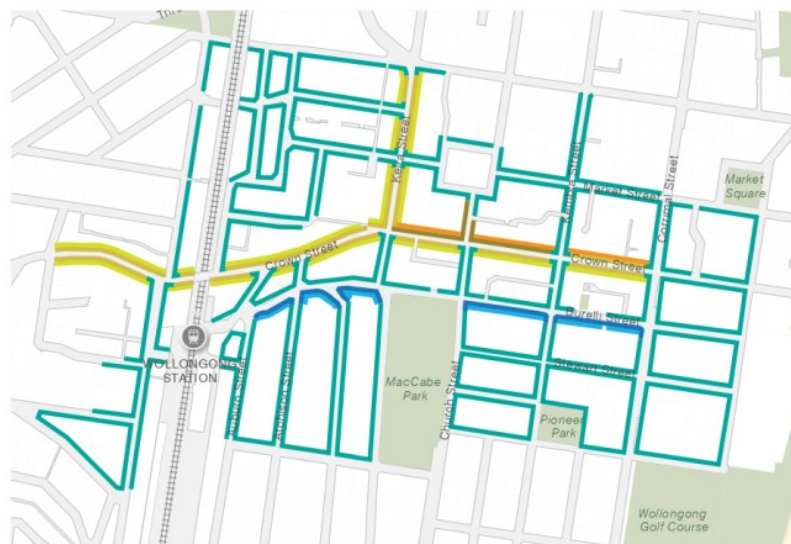
Provide a consistent treatment of park edges where land uses change through consistent 4 storey street wall height and 4m podium setbacks. Transition street wall heights from the core to the city fringe where they interface with low density residential.

#### Deliver strong and well articulated street walls

- Permit continuous street walls along Crown Street Mall, Crown Street and Keira Street to retain existing shop-front character.
- In all other areas require a maximum street wall length of no more than 55m (approximately mid-block) before which an articulation break is required to ensure human scale development and physical relief in the streetscape.

#### → Amendments to Planning Controls

- Update the Wollongong LEP and DCP with the recommended street wall height and setbacks above street wall map.
- Include Design Excellence provisions for development that exceeds Street Wall height
- Update the Wollongong DCP to include a maximum continuous street wall length of 55m in all areas apart from Crown Street Mall, Crown Street and Keira Street.



Recommended street wall height and setbacks above street wall

- |  |   |
|--|---|
| 6 storey street wall (22m) with 4m setback above street wall. Towers to ground may be considered with increased ground floor setbacks where improved public domain outcomes are demonstrated | 2 storey (8.5m) continuous street wall to align with prevailing heritage parapet with 10m setback above street wall |
| Maximum 4 storey (15m) street wall with 4m setback above street wall   | 2 storey (9m) continuous street wall to align with prevailing heritage parapet with 10m setback above street wall   |
|  | 2 storey (9m) continuous street wall to align with prevailing heritage parapet with 6m setback above street wall    |

6

## Direction: Elevate the importance of design quality in the City Centre

A key direction of the Urban Design Framework is to elevate the importance of design quality in the City Centre, by (amongst other things) strengthening commitment to design excellence and through a strong assessment process.

Development consent currently cannot be granted to any development in the Wollongong City Centre unless design excellence is exhibited in accordance with Clause 7.18 of the LEP. Currently, for developments over 35m or on Key Sites, a design review panel must be involved in the review of the development against the design excellence criteria. This two option approach does not facilitate processes which tailor to a range of scales and impact.

New controls will facilitate a tailored approach to design excellence that acknowledges the development's potential impact and significance.

### ★ STRATEGY 6.1

#### Strengthen the commitment to design excellence

All development in the City Centre and on Key Sites will continue to be required to demonstrate design excellence as defined in the LEP in order to achieve development consent.

New requirements and design review processes will be introduced for specific site or development types that require a more rigorous evaluation of design quality.

New process requirements will encourage the use of design testing and options development through masterplanning and/or built form massing prior to the lodgement of Planning Proposals and Development Applications.

Review by the DRP will involve a minimum two stage review process for high impact developments. This is to ensure masterplanning and built form massing is

resolved prior to detailed design.

For selected developments, the first stage will involve the review of a Site Specific Development Control Plan (or alternatively a Concept DA). The second stage will involve the review of the detailed pre-lodgement design.

#### → Amendments to Planning Controls

##### A Update the LEP Design Excellence Clauses to:

- Include additional Key Sites as shown in the Recommended Key Sites Map
- Consider relevant requirements of applicable development control plans
- Increase emphasis on Landscape and streetscape outcomes.

##### B Pre-lodgement review by the Design Review Panel is available to all applicants. It is required for:

- Residential development on narrow sites (less than 24m wide). This will ensure that developments on these challenging sites are appropriately reviewed and evaluated at an early stage.
- Development on a Key Site having a capital value or \$1,000,000 or more.
- Development with a building height that exceeds the maximum Street Wall Height.
- Development on a site of 2,500 m<sup>2</sup> or more.

##### C Developments subject to a requirement for a Site Specific Development Control Plan (or alternatively a Concept DA) include:

- Development on a Key Site having a capital value or \$1,000,000 or more.
- Development on a site of 2,500 m<sup>2</sup> or more.



Recommended Key Sites Map

Existing Key Sites  
Proposed Additional Key Sites

**B** Development on a site of 2,500 m<sup>2</sup> or more.





#### ★ STRATEGY 6.3

##### **Provide clarity and improve outcomes through a strong assessment process**

Continue to develop the design capability of Council's assessment teams.

Require development applications to provide clear site analysis and explicit explanation of how the proposed design outcomes respond to the site analysis.

Incorporate a requirement in the development application assessment process to provide wall sections and detailed elevations to clearly indicate materiality and key details. Incorporate adherence to these details as a condition of consent, to avoid the dilution of architectural concepts and materiality as projects progress through documentation.

#### → Amendments to Planning Controls

**A** Update the City Centre DCP Chapter to include relevant Site Analysis requirements

#### → Other Initiatives

**B** Trial and evaluate Design Advisory roles for Architects and/or Urban Designers within the Development Assessment Team

**C** Strengthen requirements to adhere to approved materials and finishes in DA consent conditions.

#### ★ STRATEGY 6.4

##### **Prepare design guidelines that communicate better design outcomes**

Develop design guidelines to improve the design quality of typologies that are developed most frequently. For example guidelines for shop top housing, designing in the vicinity of heritage structures, incorporation of fine grain retail, and ground floor residential.

Guidelines should make a more tangible link between existing character, desired future character and how architectural design can achieve it. Guidelines could leverage the design quality policies prepared by Government Architects NSW, either by adapting the guidelines to make them specific to Wollongong City Centre or incorporating them in the guidance offered to developers.

#### → Amendments to Planning Controls

**A** Incorporate more design guidance into the City Centre DCP Chapter

#### → Other Initiatives

**B** Consult with Architects, Urban Designers and Landscape Architects working within Wollongong City Centre to discern the need for and perceived benefits of specific guidelines.

**C** Develop specific guidelines in consultation with industry, as appropriate

#### ★ STRATEGY 6.5

##### **Develop specific design guidelines that demonstrate better built form outcomes on flood prone lands**

Develop a series of built form controls in the Development Control Plan that promote good design outcomes for the City in flood prone areas. This includes integrated resistance and impermanence for both residential and commercial/retail situations.

For residential developments, design principles should include:

- Retaining walls and landscaping
- Promote surveillance of the street from ground floor apartments
- Raised ground floor levels for privacy
- Provide individual residential entries to ground floor apartments
- Locate access stairs perpendicular to the footpath
- Locate ramps behind low scale walls and/or planting to limit their visual impact and extent of blank walls and balustrades.

For retail and commercial developments it is critical to ensure that finished floor levels are as close to street level as possible. This will ensure that streets are active and that commercial tenancies are visible. This may result in a level of flooding that can be managed in some part of commercial tenancies where appropriate, and subject to Council requirements. Design principles should include:

- Include an upper level transition and circulation zone for activation along the street and easy access
- Enable the capacity to link circulation zones between property to potentially contribute to a wider circulation network above flood level

- Split the overall change in level between indoor and outdoor to maintain human scale
- Include active temporary uses such as outdoor dining at lower levels to reinforce street life.
- Finished floor levels should not be determined by basement parking levels.

#### → Other Initiatives

**A** Prepare design guidelines, including good design outcomes in relation to flooding as part of the Wollongong City Floodplain Risk Management Study and Plan



## Theme

Public Domain & Connections

## Objective

### A green and walkable City

A significant increase to the City's tree canopy contributes to a green, walkable and sustainable city. Attractive and revitalised public spaces support an active and healthy community and are a catalyst for economic growth in the city. The city grid is clear and permeable and facilitates walkability.

## Directions

- 7 Strengthen the structure of the City through a permeable grid that prioritises pedestrians
- 8 Create a green network of open spaces for a sustainable, healthy and attractive city
- 9 Protect sunlight to key public spaces



7

## Direction Strengthen the structure of the City through a permeable grid that prioritises pedestrians

This section sets out the strategies required to reinforce the grid and structure of the City, increase permeability, and contribute to precinct character.

These strategies are being reinforced and tested through the development of the *Access and Movement for People Strategy* for the City Centre, utilising the Movement and Place framework in keeping with the guidelines under the *Future Transport 2056*.

### ★ STRATEGY 7.1

#### Define the role and function of streets in the City

A defined street hierarchy that reinforces precinct character and the role of each street should be implemented. The strategy for key streets is:

- Burelli Street: Civic and premier A-Grade office street defined by tall towers, key cultural destinations, large trees and generous public domain.
- Market Street West: Secondary office street with street tree planting and wide footpaths.
- Crown Street Mall: pedestrian street with commercial and retail, high quality public domain connected via a series of laneways.
- Crown and Keira Streets: Secondary retail & commercial high streets. These streets have increased pedestrian amenity through landscaping and footpaths.
- Keira and Kembla Streets: Established after-hours dining streets with outdoor seating.

### ★ STRATEGY 7.2

#### Create a permeable city grid for pedestrians

- Investigate the opportunity for a new east-west street connection between the station and MacCabe Park to break down blocks, provide new connections and improve legibility and accessibility between key destinations in the centre.
- Improve legibility of the arrival experience into Wollongong, with pedestrian connections to the centre through upgrades to Lowden Square; Crown Street and the hospital through a new station forecourt over the railway to Crown Street.
- Reinforce the laneway network with additional mid-block connections.
- Consider formalising the public/private threshold between Lang Park and the adjacent private properties by linking the disconnected streets along the park's western edge.
- Consider how Marine Drive could be modified to improve the connection between Lang Park and the foreshore for people. Include the removal of the roundabout and relocation of the bus layover in this work.
- Investigate slowing down vehicular speed limits within the City on low traffic streets.
- Continue the Blue Mile link along the foreshore south to Bank Street. Work with Venues NSW to ensure public domain is activated increasing public access, safety and enjoyment of the beach. Discuss the opportunity of additional east-west pedestrian links through the venues to connect the foreshore to the City via Burelli and Stewart Streets.

### ★ STRATEGY 7.3

#### Deliver active transport infrastructure

Provide the infrastructure for safe active transport by delivering the proposed cycle network and complete the city loop from the station by considering new routes:

- Along the new east-west connection in the rail arrival and southern precinct, through MacCabe Park and continuing along Stewart Street to connect to the extended Blue Mile link.
- Provide a safe active link north from the station along Railway Parade through the Commercial Services precinct to connect to Smith Street.

### ★ STRATEGY 7.4

#### Enable the mode shift from cars to public transport

- Prioritise bus movements at the station to provide a more efficient service for passengers and promote public transport over cars.
- Collaborate with State Government and Federal Agencies to deliver significant public transport improvements to Wollongong City Centre.
- Improve existing public transport to deliver more frequent servicing from outside the City Centre
- Link public and active transport to improve their attractiveness to users
- Consider dis-incentivising car parking in the City Centre

★ STRATEGY 7.5

**Identify roads for vehicular traffic and servicing**

- Throsby Drive / Denison Street by-pass provides the opportunity to direct through-traffic around the centre, calming traffic and discouraging cars in the core.
- Corrimal Street is a key north-south connector through the centre and subject to existing road widening conditions.
- Burelli Street is an important vehicular and bus street providing the primary east - west connection through the Centre, and will need to manage pedestrian priority with traffic needs.
- Manage vehicular movements to prioritise pedestrians by limiting driveways, vehicular and service access to key pedestrian streets including Crown Street, Burelli Street and Keira Street.

→ Amendments to Planning Controls

- A** Update DCP with recommended through site links as shown on Recommended streets and movement strategy map.
- B** Update DCP to restrict driveway access on key streets with active frontages - as shown on Recommended streets and movement strategy map.

→ Other initiatives

- C** Progress with preparing the *Access and Movement for People Strategy*, which addresses the aforementioned strategies and prioritises:
- Developing a Movement & Place Framework and road classification strategy
  - Implementation plan for the proposed Denison-Throsby by-pass.
  - Carparking strategy and link to proposed commercial incentives as set out in Strategy 1.3.
  - Implementation plan for the proposed new shared connections
  - Implementation plan for the cycle network to create a city loop.
  - Improved servicing of existing public transport
  - Provision of new public transport infrastructure
  - Continue discussions with Venues NSW, about improving accessibility, safety and activity to the Foreshore.



Recommended streets and movement strategy

Recommended interventions

- |                                     |                          |
|-------------------------------------|--------------------------|
| — Vehicular Corridors               | — Bike network           |
| — Throsby Denison Bypass            | — Road/Laneway upgrades  |
| — No additional vehicular entrances | — Pedestrian Connections |
| — Pedestrian priority core          | — Shared Connections     |

8

## Direction: Create a green network of open spaces for a sustainable, healthy and attractive city

### Street Tree Planting

Urban tree canopy is important to control urban heat, support cleaner air and water and provide local habitat. Analysis has found that tree canopy in the City is below target levels. Narrow road reserves and extensive underground services in streets present design and technical challenges to maximising planting opportunities.

This section sets out the actions required to increase greening in the City and thereby improve sustainability, comfort and character.

#### ★ STRATEGY 8.1

##### Reinforce the character of key streets and precincts with appropriate tree planting

- Improve the visual and physical amenity of streets with a consistent street tree canopy providing shade and visual continuity
- Encourage trees, shrubs and grasses for their inherent value to support coastal identity and for the environmental and ecological benefits that tree canopy offers.
- Key streets are identified for street tree planting within lot boundary set-backs- a green boulevard along Burelli Street and Market Street and Crown Street south.

#### ★ STRATEGY 8.2

##### Increase urban canopy in the City Centre

- Ensure that tree stocking rates through the City Centre are consistent with achieving the desired canopy targets as defined in the *Urban Greening Strategy*.

#### ★ STRATEGY 8.3

##### Prepare a City Centre Street Tree Masterplan

- Inform planting program and renewal
- Specify technical standards and species
- Identify appropriate locations for urban greening including street trees and green walls / roofs.
- Identify key locations and opportunities for statements planting to assist with the legibility and walkability of the City Centre.
- Include strategies for education in greening within private lands and in dense urban environments such as green walls, terraces, planter boxes and roofs consistent with Urban Greening Technical Guidelines. Align with Water Sensitive Urban Design objectives to ensure 'green', 'blue' and 'grey' infrastructure are complementary and co-designed.
- Align with the desired canopy targets in the UGS.

#### ★ STRATEGY 8.4

##### Establish a tree-centric approach to deliver greening in response to existing constraints

Review street services conditions in relation to tree planting. Provide the opportunity for greater tree planting along key pedestrian streets in the Centre, through either ground setbacks or blister parking and plantings:

- Identify services locations in the street which prevent tree planting.
- Where services in streets prevent street tree planting, the front building set-back has been increased to allow for tree planting.
- Where there are services in streets as well as a distinct existing street wall typology and heritage character, and where road width permits, trees are proposed in blisters between parking bays in the outside lanes of streets.
- Provide space, soil and water for canopy trees.



#### ★ STRATEGY 8.5

##### Leverage new development to offset the cost of greening

Redevelopment can be leveraged to deliver new greening, but can also impact on existing greening. The strategy is to:

- Use the opportunity that redevelopment presents to deliver new planting on public and private land
- Consider introducing Tree Amenity Valuation to accurately inform the replacement cost of public trees.

#### ➔ Other initiatives

- Prepare a Street Tree Masterplan for the City Centre.
- Consider preparing a tree amenity valuation framework and linking replacement with development consents
- Prepare a detailed, consolidated services map to identify locations available for tree planting on public land within the City and plan for more flexible service infrastructure in the future.



## Create a green network of open spaces for a sustainable, healthy and attractive city

### Open space

Open space is a key element of social infrastructure for our community. As the residential and worker populations densify in the City Centre, the need for additional open space increases. This is the case for all types of social infrastructure.

Analysis has found that parts of the City Centre are blessed with generous public open spaces, but that many are in need of renewal, and that other part of the City will need new green space as the City densifies.

Currently many of our open spaces also provide important community spaces, such as the Youth Centre in MacCabe Park. The Wollongong Social Infrastructure Planning Framework 2018 - 2020 identified that Population growth projected for the City Centre makes it unlikely that existing social infrastructure will have capacity to accommodate future needs. Further studies into this capacity have confirmed this, especially in relation to Local level facilities.

The creation and renewal of public open spaces in our City Centre presents an opportunity to consider the relationship between these spaces and our community facilities of the future.

This section sets out the actions required to achieve the open space required to support the vision for *A City for People*.

#### ★ STRATEGY 8.6

##### **Identify and prioritise public domain projects to catalyse renewal and encourage investment in the city**

Public open spaces provide for a wide variety of opportunities for recreational, social and cultural activities and facilities, as well as promoting healthy lifestyle and opportunities for casual and formal interaction.

The strategy is to:

- Renew the City with accessible parks and open spaces to make it attractive, safe and liveable to its residents, workers and visitors.
- Link Key Sites to public domain delivery.
- Plan for future additional open space needs by engaging with key asset owners to identify opportunities, nominate land in appropriate locations and source funding.
- Consider the co-location of community facilities and open spaces in future planning.
- Prioritise the following 3 catalyst projects:
  - Station Upgrade including Lowden Square
  - MacCabe Park
  - Foreshore Plaza

#### → Other initiatives

- A** Consider additional open space needs for the City Centre in future strategic planning and investment.
- B** Prioritise the following 3 catalyst projects in future public domain investment:
  - Station Upgrade including Lowden Square
  - MacCabe Park
  - Foreshore Plaza



Public open space strategy

- Public green open space
- Additional public open space needed
- Urban public open spaces

9

## Direction: Protect sunlight to key public spaces

### Solar access

Good solar access is a key contributor to the amenity of public spaces and streets, and the life of our trees and other vegetation, particularly during winter. Solar access controls ensure sufficient sunlight to key public spaces throughout the year.

Solar access is the ability to receive sun light to a space. Provisions are put in place to assure exposure of public spaces to the sun during a desired period of the year.

Sun access planes (SAP) are an arrangement of projected planes that are set at the same angle as the sun at specific dates and times. The SAP defines an upper building height for the land surrounding a sun access protected space.

'No Additional Overshadowing' controls protect the existing sunlight to public places already surrounded by tall development. In contrast to Sun Access Planes, 'No Additional Overshadowing' controls preserve sunlight that passes through gaps between buildings to reach public spaces.

Analysis has shown that existing solar controls protect some key public open spaces within the City Centre. However, some of the existing controls do not take into account overshadowing from all relevant sites and need to be refined. There is also a need to define new controls for unprotected spaces including:

- Crown Street Mall
- Arts Precinct
- Lang Park
- St Michael's Cathedral
- Osborne Park
- the Foreshore (east of and including the Blue Mile).

#### ★ STRATEGY 9.1

#### Protect solar access to key public spaces to maximise amenity

Clear sun access controls should be in place for key open spaces. Controls should relate to key times of the day when spaces are most used by the public. This will differ for different spaces.

The cumulative overshadowing impact of multiple developments should be prevented through built form controls and considered design response to where a building is placed in the City Centre.

Consideration should also be given to the extent to which sunlight is protected along the City Centre foreshore and beach area.

#### → Amendments to Planning Controls

Update the solar access controls in the LEP as per the adjacent map of Recommended solar access protects spaces to ensure: The existing solar access planes to MacCabe Park, Pioneer Park, Market Square and Civic Square are retained and amended to reflect best practice methodology.

#### A New solar access controls are provided in the Wollongong LEP to define solar access planes for:

- Arts Precinct: 9am - 3pm
- Crown Street Mall: 12am - 2pm
- Church St (Mall): 11am - 1pm

#### B New no additional overshadowing controls are provided in the Wollongong LEP for:

- Lang Park: 9am - 4pm
- St Michael's Church site: 9am - 4pm
- Osborne Park: 9am - 4pm
- Foreshore: 9am - 4pm

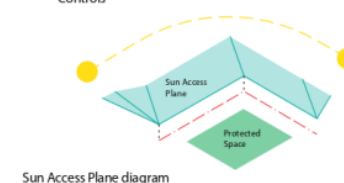


Recommended solar access protected spaces

- Areas subject to Sun Access Planes
- Existing Open Spaces protected by a SAP
- Proposed Additional Open Spaces protected by a SAP
- Proposed areas protected by No Additional Overshadowing Controls

Update the Wollongong DCP to:

- C Introduce controls to guide the protection of solar access to new public spaces.
- D Require solar access testing as part of the site analysis and development proposal for all City Centre Development Applications.
- E Introduce controls to guide the protection of solar access to communal open spaces in commercial developments.



Sun Access Plane diagram





## 03 City Structure & Precincts

A structure plan has been developed for the City which incorporates the strategies for land use, built form and public domain and connections outlined in the Urban Design Framework. The structure plan is high level and summarises the strategies into a single plan.

LEGEND

-  Public open space
-  Additional public open space required
-  Important interface
-  Key Green Streets
-  Streetscape upgrade
-  Vehicular network
-  Bike path network
-  Entry points
-  Pedestrian connections
-  Pedestrian priority areas
-  Active frontages
-  Key Sites - Masterplan
-  Commercial Core
-  Public urban open spaces
-  Heritage +Character buildings
-  Shared connections



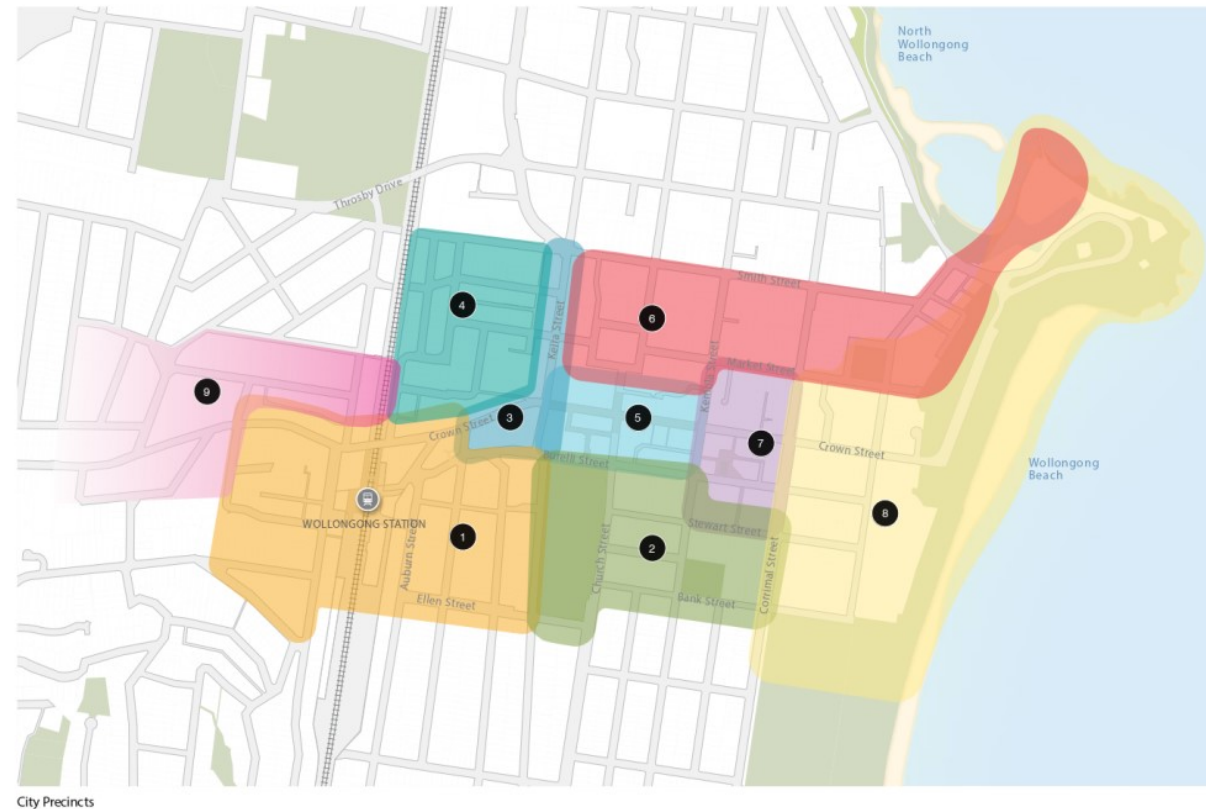
Structure plan

The structure plan for the City Centre is further developed at precinct scale, with a series of precinct character statements and objectives established to inform the desired future character of buildings and public spaces as they relate to place.

KEY

- 1 Rail Arrival and Southern Precinct
- 2 MacCabe Park Precinct
- 3 Western Crown and Keira Precinct
- 4 Market Street West Precinct
- 5 Crown Street Mall Precinct
- 6 Market Street to Harbour Precinct
- 7 Eastern Crown Street & Arts Precinct
- 8 Foreshore Precinct
- 9 Health Precinct\*

\*The Precinct Vision for the Health Precinct sits outside of the Study Area Boundary. It is recognised that this is a critical part of the City Centre, and that a collaborative process is required to develop a Health Precinct Vision in collaboration with NSW Health, the Private Hospital and other local stakeholders. This will be pursued subsequent to the Planning Strategy process.



City Precincts

## Rail Arrival and Southern District Precinct

### Future Character

This precinct is the western entrance to the City Centre and development supports the City's role as a vibrant and growing Regional City. The precinct is an inviting, high quality and well connected transport hub, with strong pedestrian links to the commercial core, MacCabe Park, the coast and hospital.

Buildings and public domain along Burelli Street and interfacing the Rail Corridor support this precinct by providing high-quality urban design outcomes that contribute to a positive first impression of Wollongong. Burelli Street is the City's premier location for A-grade office development, showcasing the highest quality, new office buildings in a well connected and high amenity location.

A new east-west laneway improves permeability connecting the Station to MacCabe Park and providing a buffer between the new office core and the supporting southern district. The provision of additional connections breaks up long east-west blocks offering high levels of accessibility to both pedestrians and vehicles.

Moving away from Burelli St, the precinct offers an eclectic mix of uses and scales. The diversity of the existing built form is maintained and complemented by new development. New buildings transition sympathetically from the taller, large scale commercial office towers along Burelli Street to lower scale, mixed uses.

### Objectives

- Improve pedestrian experience by increasing permeability from Station through to MacCabe Park and the commercial core.
- Provide a high quality public domain
- Integrate vegetation into both the public and private domain to increase canopy cover and amenity and add colour to the streets.
- Ensure excellent solar access to Lowden Square
- Promote 'A-grade' office development along Burelli Street to support Wollongong City Centre's role as the core of the Region's commercial activity.
- Create a positive first impression of Wollongong with high quality urban and architectural design
- Promote and retain diversity of land uses and built form throughout the area west of MacCabe Park
- Open up views from the station through to MacCabe Park
- Retain views to the escarpment, including along the Rail Corridor



1. Lowden Square and the new street connection provide a strong connection, and a sense of arrival into the City Centre



2. Mixed use buildings activate Atchison Street and ground floor setbacks and greening improve amenity for pedestrians



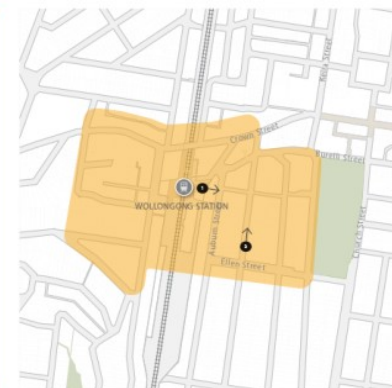
### Summary of Changes

#### LEP

- 100% commercial facing Burelli St (south side)
- 100% residential possible in B4 zone
- Heights transition down from up to 120m on Burelli St to 48m facing Ellen Street
- Floor Space Ratio defined at 6:1 throughout the commercial only areas and transitioning down to 3:1, 2.5:1 and 2:1 to the south and west. Narrow sites (>24m) can access mapped FSR.

#### DCP

- East-West shared connections
- Maximum Street Wall height of 4 storeys in the B4 mixed use zone and 6 storeys facing Burelli St
- Ground setback of 3m in the B3 mixed use zone and 6m on Burelli St





## MacCabe Park Precinct

### Future Character

MacCabe Park is approximately 5.6 hectares in size and is bounded by Burelli Street to the north, Ellen Street to the south, Keira Street to the west and Church Street to the east. MacCabe Park has been a formal city park since 1929 and has played host to a range of utility, sporting and recreational uses since that time.

Since the 1970s Council has been gradually acquiring properties along Keira Street and Ellen Street to expand the Park.

MacCabe Park is the City Centre's premier park. It is a significant green open space which is integrated with the commercial and retail core, and surrounding residential areas through a network of high-quality streets and lanes. The Park is a focal point for everyday outdoor activity, active and passive recreation, festivals and informal occasions.

MacCabe Park is a sustainable landscape acting as a green filter for the city. Development surrounding the park provides a strong urban identity built on the quality of the streets and building facades. It provides passive surveillance, good public transport, facilities and services. The Park is framed by low and medium density buildings to the south, slowly stepping up to the high-rise commercial towers of Burelli Street.

The establishment of a new street connects MacCabe Park to the Station in the west, a key transport hub. Integrated transport routes along Burelli Street facilitate a hive of activity, helping to establish a series of exciting, comfortable and activated places for meeting and socialising.

### Objectives

- Ensure MacCabe Park is welcoming, accessible and functional for all city users providing breakout areas for office workers, spaces for reflection, urban sports opportunities, and infrastructure that supports events, festivals and activities.
- Renew connections and enhance sightlines to the Park.
- Maintain and open up views from the Park to the escarpment and foreshore
- Prioritise the amenity of the Park and its users by maintaining solar access in alignment with the sun access plane provisions.
- Maintain views to the sky from the Park by creating a transition in height away from the park edges.
- Create a green network by linking tree-lined streets to the Park and other open spaces
- Residential and Commercial development around the Park provides a strong and active interface day and night, creating a safe and welcoming space.
- Any redesign of the Park retains the heritage listed Canary Date Palms and respond to their existing definition of space and role as landmarks.
- Stormwater is captured and filtered through the Park's landscaping.
- Pedestrian paths trace key pedestrian desire lines.
- Views and connections within the Park are clear and open.
- Significant heritage structures are retained and interpreted through the Park's landscape including: Canary Island Date Palms (item 6587), Monument & Memorial Arch (item 6324)



1. MacCabe Park will be a focal point for the City on the Burelli Commercial Spine linking rail to foreshore



2. The mixed use area surrounding the park will transition down in scale and include landscaped setbacks



### Summary of Changes

#### LEP

- 100% commercial facing Burelli St (south side)
- 100% residential possible in B4 zone
- Height limit increase to 65m facing Burelli Street. Height limits applied to Pioneer Park and MacCabe Park (9m). Height limit east of Pioneer Park reduced (from 48m to 32m)
- Floor Space Ratio of up to 3:1 in B4 and 6:1 in B3
- Removal of properties acquired from the Land Acquisition Map

#### DCP

- Defined street wall of 6 storeys on Burelli Street and maximum 4 storeys elsewhere
- Strengthened Solar Access Controls
- Ground setback of 4m from property boundary



## Western Crown & Keira Street Precinct

### Future Character

Western Crown and Keira Streets contribute to a regionally significant retail and entertainment precinct.

This precinct hosts a range of small and medium offers, including selected late night food and beverage offers.

The built character of the street is a result of the small lot subdivision patterns from 1800s. Clusters of fine-grain heritage and character buildings in the form of one and two-storey interwar buildings, line Crown and Keira Streets. Grand buildings of up to 3 storeys articulate key corners such the former Crown Hotel, former Marcus Clark Building, The Illawarra Hotel and former National Mutual Building.

Detailing of the existing buildings utilise traditional materials such tiles and brickwork with moulding and contrasting paint schemes to vertically articulate the facades and bring the buildings down to a human scale.

Pedestrian movement and amenity is prioritised with wide footpaths, additional through-site links, integrated seating, continuous awnings and accessible at-grade entrances, creating a pleasant walking experience linking the City to the Station and Hospital.

### Objectives

- Reinforce and emphasise the historical street proportions and street wall of main street shop typologies along Keira Street. New development preserves and responds to the existing rhythm typical of a traditional retail high-street including low scale street walls, continuous awnings, generous shopfront glazing, narrow frontages and multiple entrances at-grade.
- Continuous built edges and generous setbacks frame views north-west to the escarpment and create a street open to the sky.

- New development complements the existing landmark on the northeast corner of Market and Keira Streets (formerly the National Mutual Life Association Building).
- Shopfronts are to be expressed at a maximum width of 6m wide to retain fine grain character of the Precinct.
- The heritage listed row of early federation shops is conserved and informs the character of the surrounding precinct.
- Traditional shop facades are conserved and adapted including paintwork and possible restoration of classical detailing.
- Small tenancies continue to host local offers that are valued by the community and contribute to the vibrancy of Wollongong. Encourage further agglomeration of active uses (day and night) such as boutique restaurants, speciality shops, grocery stores, clubs and pubs (that characterise land north and south of Victoria Street).
- Shopfronts are active and clean with strong and simple signage, clear glazing and open-able facades. Over-scaled and inappropriate signs are not permitted.
- Integrate vegetation into both the public and private domain to increase canopy cover and amenity and add colour to the streets.
- Maintain the amenity of the street by maximising solar access and minimising wind effects from taller buildings.
- Preserve the curvature of Crown Street to the point where it connects to West Crown Street.



Western Crown Street will be a walkable and active high street with mixed use development set back behind fine grain retail street walls

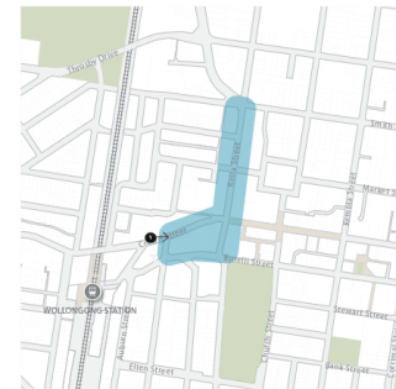
### Summary of Changes

#### LEP

- Floor Space Ratio between 1.5:1 and 3.5:1 with 30% non-residential uses required
- Existing 80 and 120m height limits reduced.
- Sun Access Plane extends to all properties with potential to impact overshadowing of MacCabe Park

#### DCP

- Fine grain active frontage controls
- Street Wall height of 2 storeys to Crown and Keira (north of Crown)
- 6m setback above Street Wall
- Flexible approach to on-site car parking requirements for commercial only development
- Additional Pedestrian Linkages proposed





## Market Street West Precinct

### Future Character

The precinct is an important place of local commerce and thrives as a supplementary commercial precinct. High density residential on the top of the hill supports this precinct by bringing a flow of people day and night. Small and interesting food and beverage offers are integrated into the commercial fabric of the precinct, and connect up to the night-time hub of small bars and eateries on Keira Street.

New public open spaces are integrated into the neighbourhood, which together with tree-lined, landscaped streets provide amenity and connectivity throughout, and contribute positively to streetscape character. Multiple pedestrian paths break up the long blocks, connecting people with new open spaces and through to upgraded station connections off Crown Street.

Mid-scale office development addresses the street providing a continuous built edge with awnings. A strong street wall of up to four storeys responds to the landmark developments at the intersection of Keira and Market.

Views to the escarpment and to the St Michael's Cathedral Spire from this precinct are retained and accentuated due to their significance.

### Objectives

- New development includes small to medium offices buildings to complement and support the mixed use employment functions of the area.
- High density residential apartment buildings maintain slender tower forms to retain significant public views west to the escarpment.
- Generous setbacks along the northern side of Market Street allow for wider footpaths and increased street tree planting.
- Long blocks are made more permeable by new pedestrian through-site links.



Market Street will continue to develop as a vibrant commercial services precinct with new open space and improved public domain

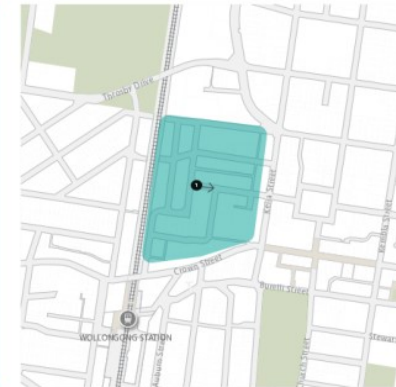
### Summary of Changes

#### LEP

- Floor Space Ratio of up to 3.5:1 with 30% non-residential uses required
- Consistent height limit of 32m applied along both sides of Market St West
- Some heights reduced from 80m to 65m to prevent further loss of views to the Escarpment.

#### DCP

- Street Wall height of 4 storeys (15m) maximum with a 6m setback above street wall
- Ground setback generally 3m for private domain. Market St (north side) to provide 2m setback for public domain.
- View corridor west to the escarpment protected
- Additional Pedestrian Linkages proposed



## Crown Street Mall Precinct

### Future Character

Crown St has been the City's high street for over a century and remains a significant contributor to the commercial and social life of the City. Crown St Mall is an urban event space, and supports activity day and night through a complementary mix of leisure, entertainment, education, arts and music.

The Mall is the pedestrian spine of the City with laneways running north-south to connect to surrounding streets. Views from the Mall to the Foreshore and Escarpment are key to orientation and appreciation of the natural landscape.

East of Church Street, clusters of two storey character buildings promote a fine grain, human scale. A variety of ornamented parapets provide visual interest and tell the story of Crown Street's commercial history. A defined street wall of up to two-storeys, continuous built edges and generous setbacks above street wall frame views and create a street that is open to the sky.

West of Church Street larger retailers provide open and active facades which offer multiple entry points and promote pedestrian activity on their edges and through larger sites.

The materiality of the street is varied and colourful, ranging from the sandstone of the Wesley Uniting Church and seating elements throughout the mall, through decorative tiled, rendered and painted shopfronts to clean and crisp commercial office lobbies.

### Objectives

- Views to the escarpment and foreshore are preserved.
- Views of St Michael's Square are maintained from Church Street and the mall looking north.
- Solar access to the Mall is protected in alignment with the sun access plane provisions in the WLEP.
- The Mall is prioritised as an active urban event space.
- Large format retail buildings are redeveloped to respond to the fine grain context.
- Small infill development is encouraged and all new development responds to the established heritage scale, fine grain character
- The materiality of new developments responds to the vibrant materiality, colour and facade treatment of the historic buildings and contemporary artworks.
- Commercial and retail uses are prioritised.
- Residential uses are setback from the street wall.
- Service and vehicle entries are consolidated on rear laneways.

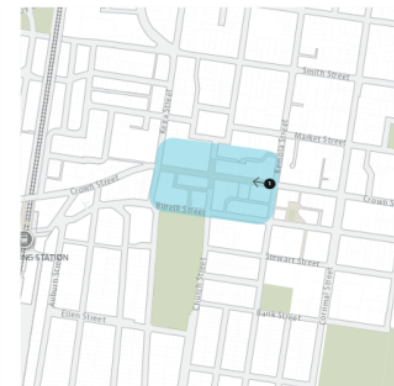


New development on Crown Street will be set back to protect the fine grain character of Crown Street Mall, and preserve solar access

### Summary of Changes

#### LEP

- Floor Space Ratio between 2:1 and 3:1 with 30% non-residential uses required
- Increase to building heights facing Burelli St (from 48m to 65m)
- New sun access plane applied to Crown St Mall DCP
- Street Wall height of 2 storeys
- 10m setback above Street Wall on northern side, 6m setback on southern side
- Flexible approach to on-site car parking requirements for commercial only development
- Additional Pedestrian Linkages proposed



## Market Street east to Harbour Precinct

### Future Character

This precinct reflects the city's first town plan of 1834. The plan integrated topography, street layout, public buildings and places and lot subdivision into one cohesive design. The layout connected Crown Street to Wollongong Harbour via an orthogonal street grid centred on Market Street and punctuated by St Michael's Cathedral Square.

A network of heritage items are connected visually and physically across the precinct. Each item retains critical significance for the identity and character of Wollongong City, both individually and in connection with the other sites.

Market Square's formal presentation and relationship with surrounding residential buildings is unique in the city centre. Views and pedestrian connections from the Square down to the Harbour and Breakwater Lighthouse connect the city centre with its economic history.

### Objectives

- Maintain the established moderate scale and civic nature of developments surrounding St Michael's Square, Wollongong Courthouse and Wollongong Public School.
- Preserve the significant view looking West along Market Street to St Michael's Cathedral and east along Market Street towards the coast.
- Maintain the courthouse clock tower and Cathedral steeples as the highest structures on the hill.
- Retain the established residential character and moderate scale of development on land surrounding Market Square.
- Solar access to Market Square is protected in alignment with the sun access plane provisions
- Enhance Market Street through public domain improvements that build upon the notable existing landscaping and mature vegetation
- Improve active transport links on Smith and Kembla Streets
- Pedestrian permeability is to be improved through the provision of new through block links.
- The historic, visual and physical link provided by Harbour Street between Market Square and Wollongong Harbour should be preserved and reinforced.
- To conserve and manage the archaeological resources that are likely to remain throughout this precinct, which provide evidence of the earliest period of colonial invasion and occupation in the Illawarra and the beginnings of the Township of Wollongong.



Market Street is the spine of the historic city, connecting key civic uses with the harbour

### Summary of Changes

#### LEP

- Floor Space Ratio between 1.5:1 and 2.5:1
- 30% non-residential uses required in B3 zone
- 100% residential permissible in B4 zone
- Heights limit applied to St Michael's Cathedral site (12/20m) and Market Square (9m)
- No Additional Overshadowing control applied to St Michael's Cathedral Site and Lang Park

#### DCP

- Street Wall height of 4 storeys along Market St
- Ground setback of 4m on Market St to allow for landscaping and view retention
- Flexible approach to on-site car parking requirements for commercial only development





## Eastern Crown Street & Arts Precinct

### Future Character

This precinct is the City's cosmopolitan civic and office core. The Arts Precinct is a welcoming and active city plaza with high amenity and a range of offers for city workers, residents and visitors. Venues including bars, live performance venues and restaurants activate the area at night.

Interconnected laneways, and streets and buildings, celebrate art, music and culture through the installation of public art. The Arts Precinct lawn provides a key passive recreation and event space, activated by surrounding cultural institutions such as the Town Hall, Gallery and IPAC.

Lower Crown Street is defined by clusters of heritage listed civic and commercial buildings. The high quality form and materiality of the building facades is complemented by the amenity of the public domain.

Mature trees line Burelli and Crown Streets and the Arts Precinct, and are integral to its public character.

Burelli Street will provide a prestigious front door to the commercial core of the city. A-grade commercial buildings define the City's commercial core and support the economy of the Regional City. Burelli Street is a key green street with generous ground setbacks, mature canopy trees and streetscape upgrades that prioritise pedestrian and active transport movement over vehicles. Generous foyers and forecourts at ground are an integral part of the commercial feel of the street, incorporating internal portions of public domain and offering opportunities to meet and interact.

Towers are slender and distributed to maximise solar access, preserve key view corridors and encourage view sharing. Canopy and vegetation cover is increased with efforts on both private and public land to achieve canopy targets. Tree-lined streets with ground setbacks frame views along streets, generous well-lit footpaths create safe and pleasant walking routes in this precinct.

### Objectives

- Art and Culture are celebrated in the public domain
- Buildings addressing Burelli Street have a high quality commercial or civic character.
- Building envelopes maximise winter solar access to the public domain
- Building envelopes sensitively transition to heritage and character items.
- Alleviate undesirable wind action on prominent public and private open spaces
- Restore and activate existing Heritage and character buildings along east Crown Street between Kembla and Corrimal Streets.
- Ground and first floor frontages of new buildings along East Crown Street from Kembla Street to Corrimal Street are sympathetic to the late 19th Century Victorian and Italianate shop front styles without creating repetition of such styles.
- The appearance of building external finishes and colour promotes a sense of unity and character that consolidates the heritage environment.
- Shop signage and lighting is sympathetic to the heritage context and is not installed above awning height.

### Summary of Changes

#### LEP

- Residential no longer permissible along selected areas facing Burelli St
- Height limit increase from 48 to 65m in Commercial Only area on south side of Burelli
- New Solar Access Plane applied to lots surrounding the Arts Precinct Lawn
- Height limit of area surrounding Arts Precinct (north and west) reduced from 48m to 24m to maximise solar access and response to Heritage character



1. A series of active lanes and public spaces connect business, cultural and civic uses



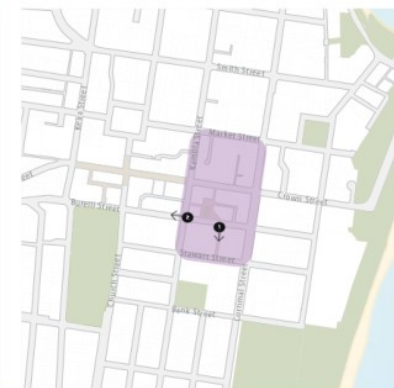
2. Burelli Street will provide a prestigious front door to the commercial core of the city - key green street with generous ground setbacks, mature canopy trees and streetscape upgrades that prioritise pedestrian and active transport movement over vehicles.



- Floor Space Ratio of up to 6:1 for commercial only and 3:1 for mixed use

#### DCP

- Tall street Wall height of 4-6 storeys along Burelli
- Reduced street wall height of 2 storeys with generous setbacks along Crown St
- Ground setback of 4-6m from property boundary to building line along Burelli
- Flexible approach to on-site car parking requirements for commercial floorspace



## Foreshore Precinct

### Future Character

The foreshore precinct is characterised by its natural setting. The continuous coastal edge and sand dune environment are complemented by the high quality landscape design of Lang Park and connective public domain of the adjacent, heavily treed streets.

Active transport networks are well maintained and used. Public transport links the precinct to other key City areas. Pedestrians are prioritised throughout the precinct, especially at the foreshore edge.

Entertainment and sporting venues are integrated with Lang Park and provide flexible venues for play, training, festivals and relaxation.

The locality has a residential, leafy character with generous side setbacks and landscaping. Residential development in this precinct is high quality and of slender proportions, preserving views in both directions to the escarpment and ocean. Mixed civic, education and retail uses create a mixed use precinct which serves residents and visitors alike.

Long views north to Flagstaff Hill, south to the steel works and Port Kembla and west to the escarpment, are significant to the identity and character of the Precinct.

### Objectives

- Development responds to and enhances the natural setting
- Views to the escarpment, foreshore and significant places are preserved
- Buildings have a landscape setting with appropriate side setbacks to allow view sharing for other buildings and pedestrians
- Tourism, recreational and cultural uses and activities are provided in appropriate locations
- Redevelopment of large format facilities opens up views and pedestrian links to the foreshore
- Large city blocks are made more permeable for pedestrians with new through block links
- Architectural diversity is increased through smaller site development
- The established Norfolk Pines along Lang Park are retained as landmarks
- Development along the foreshore is small footprint and low impact, reflecting the area's sensitive coastal and flood prone environment



The foreshore will become an important gathering place with a variety of active and passive uses

### Summary of Changes

#### LEP

- 100% residential permissible in B4 zone (where not active frontage control applies)
- Active frontages connect the Mall with the Foreshore at key corners
- 48m Height limit reduced to 32m
- Floor Space Ratio of up to 2.5:1
- New no additional overshadowing Control applied to Lang Park and the foreshore (east of the Blue Mile)

#### DCP

- Maximum Street Wall height of 4 storeys
- Ground setback of 3-4m from property boundary
- View controls protect & open up ocean views







### Where to from here?

To implement the Planning Strategy a draft Planning Proposal has been prepared to introduce changes to the Wollongong Local Environmental Plan (LEP). This will be submitted to and approved by NSW State Government, subject to the engagement received through public exhibition. A draft Development Control Plan (DCP) has also been prepared to support the LEP with more detail. The DCP is approved and implemented through Council processes and will also form part of the public exhibition.

### How can I find out more?

Council staff welcome inquiries and are open to have conversations with community, businesses and landowners about the draft Planning Policies.

Please call (02) 4227 7111 to organise a meeting or keep an eye out on the Join the Conversation page for public events.

To view the draft documents and register to receive updates visit; <https://our.wollongong.nsw.gov.au/city-centre-planning-strategy>





## WOLLONGONG CITY CENTRE - DRAFT PLANNING PROPOSAL



November 2020

Z20/224136



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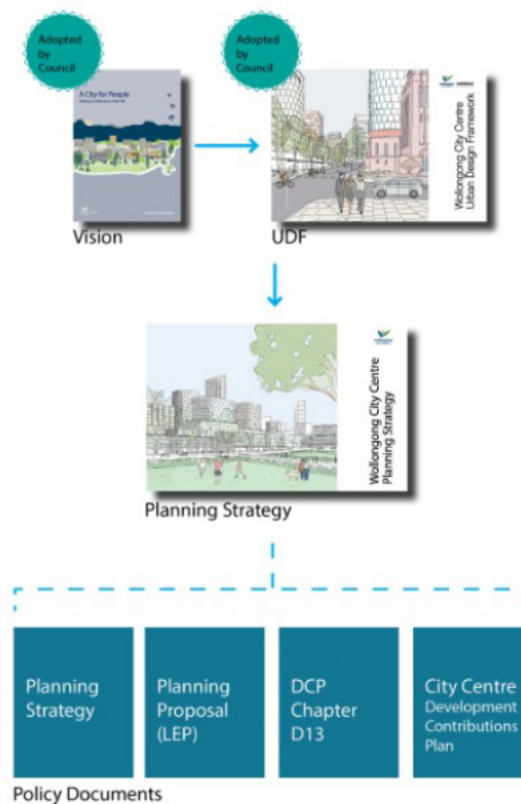
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## 1. INTRODUCTION

On 30 May 2016 Wollongong City Council endorsed a new Vision for the Wollongong City Centre – *A City for People, Wollongong Public Spaces Public Life (2015)*. This Vision set a long term aspiration for a liveable and vibrant City Centre. In 2018 Council commenced the Wollongong City Centre Planning and Design Review: Urban Design Framework (UDF) and Economic Analysis as the next step in implementing *A City for People, Wollongong Public Spaces Public Life (2015)*.

Commencing in 2017, a comprehensive urban design, planning and economic review tested built form controls to understand how policy can better guide development in the City Centre to align with its Vision. On 24 February 2020 Council endorsed the draft *Wollongong City Centre Urban Design Framework (UDF)* and Economic Analysis for exhibition. The draft UDF provides a comprehensive urban design, planning and economic review, testing built form controls to understand how policy can better guide development in the City Centre to align with its Vision. The draft documents were exhibited from 25 February to 27 April 2020. On 21 September 2020 Council adopted the *Wollongong City Centre Urban Design Framework (UDF)* to guide the preparation of a draft Planning Strategy to implement changes to planning controls for the Wollongong City Centre.

The draft Wollongong City Centre Planning Strategy progresses the Urban Design Strategy is the overarching document that summarises the proposed changes to the Wollongong Local Environmental Plan 2009 (LEP), Wollongong Development Control Plan 2009 and the Wollongong City-wide Development Contributions Plan 2020.



The purpose of this draft Planning Proposal is to seek amendment to the *Wollongong Local Environmental Plan 2009* based on the recommendations of the draft Planning Strategy, UDF and supporting documentation. It relates to sites within the Wollongong City Centre, presenting a number of key changes to land use, built form and city structure planning controls.

The draft Planning Proposal has been prepared in accordance with the Department of Planning's *Guide to Preparing Planning Proposals* 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.

On 7 December 2020 Council resolved to exhibit the draft Wollongong City Centre Planning Strategy, draft Wollongong City Centre Planning Proposal, draft DCP chapter D13 – Wollongong City Centre and draft Development Contributions amendments for comment. The formal exhibition will commence following the issuing of a Gateway determination by the NSW Department of Planning, Industry and Environment. The following process is possible:

1. Council decision to prepare and exhibit draft Wollongong City Centre Planning Strategy, draft Wollongong City Centre Planning Proposal, draft DCP chapter D13 – Wollongong City Centre and draft Development Contributions amendments
2. NSW Department of Planning, Industry and Environment – issue Gateway Determination to enable the formal exhibition of draft Planning Proposal
3. Exhibition of draft documents, and submissions made
4. Review of issues raised in submissions
5. Preparation of report on submissions to Council
6. Council determines whether to progress or amend the exhibited documents. If endorsed:
  - a. The Planning Proposal – will require further review by NSW Department of Planning, Industry and Environment and the preparation and making of an LEP amendment to the Wollongong LEP 2009
  - b. The DCP chapter D13 – Wollongong City Centre can be adopted by Council, but will rely on the notification of the LEP amendment before it can fully commence
  - c. The amendments to the Wollongong City – Wide Development Contributions Plan can commence.



## 2. BACKGROUND

### 2.1 The economic role of Wollongong City Centre

The City of Wollongong is the regional capital of the Illawarra-Shoalhaven region, and the Wollongong City Centre is its civic and economic heart. The City Centre currently supports around 22,000 jobs, which accounts for 27 per cent of all jobs in the Wollongong local government area and 16 per cent of all jobs in the region.

Between 2006 and 2016, there was an increase of 2,200 jobs in the City Centre and employment is forecast to grow by around 7,000 jobs by 2036, with job growth being focussed on population-serving and knowledge-based industries such as health and education. The Wollongong Economic Development Strategy (2019) commits Council to re-focussing jobs growth in the City Centre on higher paid professional services jobs across a range of employment categories.

The City Centre has key assets that offer significant potential to stimulate economic growth and its proximity to Sydney provides employment opportunities for residents and connections for local businesses. As Wollongong grows as a regional city and transitions to a higher order knowledge-based centre, there is a need to prioritise office and commercial jobs in the City Centre. Although the City Centre has all the foundations for a successful regional city, these need to be better leveraged to attract commercial investment and employment.

A key issue for jobs growth in the City Centre is significant job leakage with residents commuting to Sydney for highly skilled jobs. Self-containment (the proportion of people workers that live and work in Wollongong) has declined from 74 per cent in 2011 to 71 per cent in 2016.

Although the City Centre continues to play a strong role as the administrative and civic centre for the Illawarra-Shoalhaven region, the trends above underline the need for the role of the City Centre to be clearly articulated, particularly its economic role and function. The Economic Development Strategy has highlighted this need and there is significant work being completed through the work of the Invest Wollongong partnership to incentivise investment in the City Centre. Action is required to attract commercial investment and grow strategic employment as well as population-serving industries.

To attract investment and create jobs it is important to strengthen the role of the City Centre as an attractive and vibrant place to work, live, run a business and visit. Key to the City Centre's success is a framework of local planning controls that respond to and balance the needs of people, promote quality places and buildings, and ensure that there will be appropriate locations for office development.

### 2.2 The dominance of residential development in Wollongong City Centre

Residential is the most active property market in the Wollongong City Centre. Where both residential and commercial development are allowed, this has the potential to constrain future commercial development, particularly if a majority of sites are developed as residential strata with multiple owners (which makes acquisition and redevelopment difficult) or if residential development 'prices' out commercial development.

There are over 20,000 people living within the suburb of Wollongong which largely reflects area of the Wollongong City Centre - as defined by Wollongong Local Environmental Plan 2009. This is forecast to increase to over 25,000 by 2036 – an increase of 16 percent.

The significant increase in residential activity risks detracting from the character of the Wollongong City Centre as a business area, making it difficult to attract commercial activity. This further highlights the need for the role of the Wollongong City Centre to be clearly articulated to maintain its economic role and function.

### **2.3 Development Capacity**

There is significant floor space capacity for development based on the existing planning controls in Wollongong Local Environmental Plan 2009 (LEP), but only a small proportion of this capacity is feasible based in the current market. The planning controls in Wollongong LEP 2009 allow for a built form which is much greater than the current market is delivering. Capacity is determined overwhelmingly by floor space ratio (FSR) controls; however maximum building height controls are often in excess of this level by another significant margin.

Although planning controls are not a constraint on capacity; commercial development is only marginally feasible, requiring cross subsidisation with residential development to be feasible. Economic analysis suggests that for a commercial development project to progress in the City Centre, approximately 70 per cent of floor area needs to comprise residential use.

### **2.4 The commercial role and character of the Wollongong City Centre needs to be protected**

Competition between commercial and residential development is a significant issue. Land values have potentially been inflated by the permissibility of residential development making straight commercial development unfeasible. These trends warrant consideration of a commercial core zone in which residential development is prohibited or restricted.

The likely mostly residential development outcome could result in a net loss of 45,000 square metres of commercial floor space by 2036. This is a significant issue as commercial floor space is required to support the economic role of the Wollongong City Centre. If planning controls remain unchanged and residential development continues to outperform commercial development, we will see further erosion of commercial land uses in the City Centre. This will result in lost productivity to Wollongong and negatively impact the economy of the Illawarra-Shoalhaven Region.

### **2.5 Wollongong City Centre planning controls require a refresh**

The economic role of the Wollongong City Centre is too important to allow short-term imperatives driven by market cycles to undermine the economic potential of the City Centre. The main challenges are to ensure that sites in the City Centre provide for longer term employment outcomes, and a critical mass for commercial or office employment activity, while allowing for market responsive outcomes.

Configuring planning controls and implementing a long term economic development strategy is key to managing this issue.

The historical approach has been to establish commercial only (or non-residential employment) zones to ensure an employment outcome, which although may lead to the underutilisation of land in the short term, it ultimately promotes sustainable economic development. This thinking underpins a number of the proposed changes to Wollongong LEP 2009.

## 2.6 Prioritising opportunities for employment growth via planning controls

This planning proposal aims to update the planning controls for the City Centre to prioritise commercial development in the commercial and retail core, while still providing significant opportunities for residential development in appropriate locations within the City Centre.

The proposed new controls are based on a comprehensive analysis of built form and development feasibility. Proposed changes to zoning, height, floor space ratio and sun access controls interact to make the City Centre a more attractive place for employment and investment, with better places for people and high quality building design.

To achieve this, the following summary outlines changes proposed to Wollongong Local Environmental Plan 2009:

- 1 Revise the boundary of the Wollongong City Centre to condense the boundary to the B3 Commercial Core zone and B4 Mixed Use zone
- 2 Remove shop-top housing and other residential uses from the B3 Commercial Core Land Use Table (i.e. prohibit residential development in certain parts of the commercial core), but permit the uses in parts of the City Centre through an Additional Uses clause
- 3 Cap residential floor space at 70 per cent of all floor space within developments that are located in a defined area of the commercial core or require the retention of the existing quantum of commercial floorspace on site, whichever is the greater
- 4 Aligning building height and floor space ratio controls
- 5 Strengthen design excellence provisions to ensure a high level of design quality
- 6 Require the preparation of a site-specific development control plans or concept DAs for certain development
- 7 Update and expand sun protection plane controls to protect additional key public places in the Wollongong City Centre.
- 8 Make other minor amendments to improve the operation of the LEP or to clarify the intent of clauses
- 9 Make consequential minor amendments.

Proposed controls will increase certainty by providing a more coherent planning control framework for the City Centre. By simplifying and aligning key development standards such as FSR and building height, controls are able to respond better to the projected demand for commercial floor space, while still providing generous capacity for population growth. These changes are further supported by land use and design excellence provisions that prioritise employment uses and invigorate the City Centre.

## 2.7 Key changes proposed to Wollongong Local Environmental Plan 2009

The changes in this planning proposal that will have the most significant positive impact on jobs and City revitalisation are:

- 1 Redefine the boundary of the Wollongong City Centre (as defined by the LEP) to be a more compact area.
- 2 Redefine the boundaries of the B3 Commercial Core and B4 Mixed Use zones to clarify the purpose and intent of each zone.
- 3 The introduction of a designated commercial-only area where residential development is prohibited. Commercial uses include retail, office premises, business premises and tourism accommodation. This will ensure that development is more strongly aligned with the intended objectives of B3 Commercial

Core Zone - providing opportunities for higher grade office space in a precinct designated for commercial land uses only.

- 4 Requiring that a minimum percentage of non-residential floor space is allocated to development in the City Centre retail core; that is – a minimum of 30% of the gross floor area of new development must be a non-residential use, or that the quantum of non-residential floor space currently on a site is retained, whichever is the greater.
- 5 Strengthening commitment to design excellence by revising design requirements to ensure that development is subject to more rigorous design review; site-specific development controls plans are required for development on sites exceeding 2,500 square metres; and a requirement that development proposals go through a competitive design process on sites exceeding 5,000 square metres.

This planning proposal is the outcome of detailed economic and urban design analysis in the following supporting documents:

***A City for People, Wollongong Public Spaces Public Life (2016)***

In 2014, Council commenced a review of the *Revitalising Wollongong City Centre Strategy (2007)* and its associated suite of planning controls. To inform the review of the Revitalisation Strategy, Council engaged Gehl Architects and McGregor Coxall to partner in the preparation of *A City for People - Public Spaces and Public Life Study (2016)*. The resulting Study set a City-wide vision for the future - a people-oriented, sustainable and liveable city. *A City for People* has a clear focus on people, experience of the public domain, and design quality.

***Wollongong City Centre Urban Design Framework (Architectus and Andrew Burns Architecture 2020)***

An Urban Design Framework (UDF) was prepared by Architectus and Andrew Burns Architecture, as the next step in implementing *A City for People*. The framework provides a detailed analysis of the current state of the city and recommends strategies to facilitate:

*“...a thriving commercial core that attracts investment and maintains Wollongong’s role as a regional city; vibrant retail streets supported by housing in the right places; and an improved human scale and public spaces that will invite people to stay.”*

On 24 February 2020 Council endorsed the draft UDF for exhibition. The draft UDF was exhibited from 25 February to 27 April 2020. On 21 September 2020 Council adopted the *Wollongong City Centre Urban Design Framework (UDF)* to guide the preparation of a draft Planning Strategy to implement changes to planning controls for the Wollongong City Centre.

***Wollongong City Centre Planning Review: Economic Analysis (SGS 2019)***

The UDF was underpinned by detailed economic analysis that found there is a clear need for change, particularly to mitigate the impact of residential development on sites that are better suited to commercial uses. The key finding by SGS is that development feasibility is a major barrier to growth of commercial floor space within Wollongong City Centre because residential projects provide the highest return in the current market.

The key recommendation made by SGS in relation to land use in the Wollongong City Centre is to introduce a commercial core where residential development is prohibited in close proximity to Wollongong railway station, Crown Street Mall and public open space.



Specifically SGS recommends to:

*“Exclude residential development within a portion of the B3 Commercial Core zone. Given the long term aspirations which Council has for the Wollongong City Centre, it will be important not to lose this land to residential development. There is also likely to be sufficient capacity for residential development across the rest of Wollongong, and more broadly Wollongong LGA. This would provide a clear commercial address which will increase the market for commercial development. It will also likely place downward pressure on land values which will increase the feasibility of development.”*

and

*“Restrict residential development within a portion of the B3 Commercial Core Zone with a requirement that a threshold amount of non-residential floorspace be achieved before residential development can be included in the development proposition.”*

The Economic Analysis was exhibited with the draft UDF in 2020.

#### ***Draft Wollongong City Centre Planning Strategy (2020)***

The draft Planning Strategy Planning Strategy recommends detailed changes to planning controls, based on the strategies outlines in the UDF. This will ensure that the Wollongong City Centre will maintain its role as the centre of economic activity in the Illawarra-Shoalhaven region and builds upon its strengths, by fine tuning planning controls that already are working well. It revises those that are have demonstrated to promote poor planning outcomes or that restrict opportunities for the economic growth of the City Centre, the Wollongong local government area and the region.

The draft Planning Strategy is based on the UDF sets clear policy recommendations to guide development in the City Centre aligned with its Vision.

#### ***a Land Use Strategy: A vibrant and growing Regional City***

Planning controls promote land use diversity to encourage a vibrant mix of offers throughout the City Centre, day and night. Jobs and population growth support Wollongong’s role as a Regional City. Wollongong is an attractive place to live, work, visit and invest. The directions are:

- 1 Prioritise jobs growth and establish a resilient commercial core
- 2 Define active commercial streets that respond to character
- 3 Plan for a variety of housing to support a lively and inclusive city.

#### ***b Built Form Strategy - An attractive and diverse city in a unique natural setting***

Clear planning controls preserve the unique character of Wollongong’s precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline that celebrates the natural setting and responds to human scale.

- 4 Grow a legible city that supports a distinctive and evolving character
- 5 Strengthen and simplify planning controls to promote built form diversity in response to people and place.



6 Elevate the importance of design quality in the City Centre

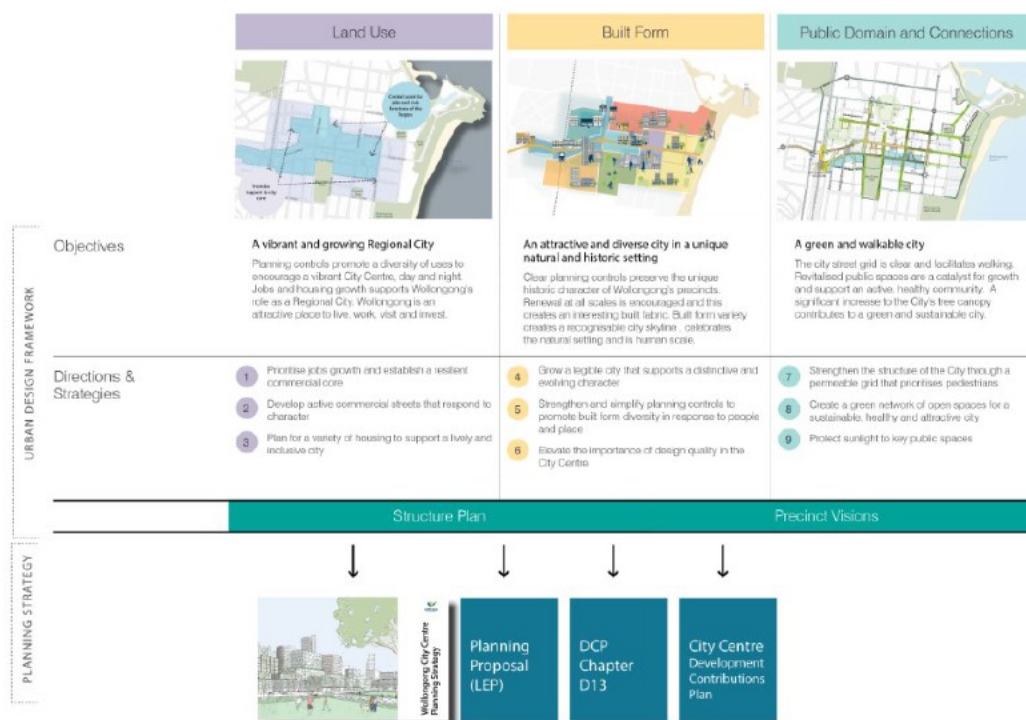
**c The Public Domain and connections Strategy - A green and walkable city**

A significant increase to the City's tree canopy contributes to a green, walkable and sustainable city. Attractive and revitalised public spaces support an active and healthy community and are a catalyst for growth in the city. The city grid is clear and permeable and facilitates walkability.

7 Strengthen the structure of the City through a permeable grid that prioritises pedestrians

8 Create a green network of open spaces for a sustainable, healthy and attractive city

9 Protect sunlight to key public places.



On 7 December 2020 Council endorsed the Draft Wollongong City Centre Planning Strategy for exhibition.

### 3. SITE IDENTIFICATION

The draft Planning Proposal primarily relates to the area within the Wollongong Local Environmental Plan 2009 City Centre Boundary, which acknowledges the symbolic and operational boundaries of the City Centre including the foreshore to the east and the Wollongong Hospital to the west.

The focus of the majority of planning control changes sought by this planning proposal is the shaded study area in Figure 1 below which comprises largely of the B3 Commercial Core and B4 Mixed Use zones. However, some of the proposed changes have implications beyond the City Centre.

The City Centre is the specific boundary as described by Wollongong Local Environmental Plan 2009. It is noted that this draft Planning Proposal seeks to amend this boundary so that it generally aligns with the study area boundary.

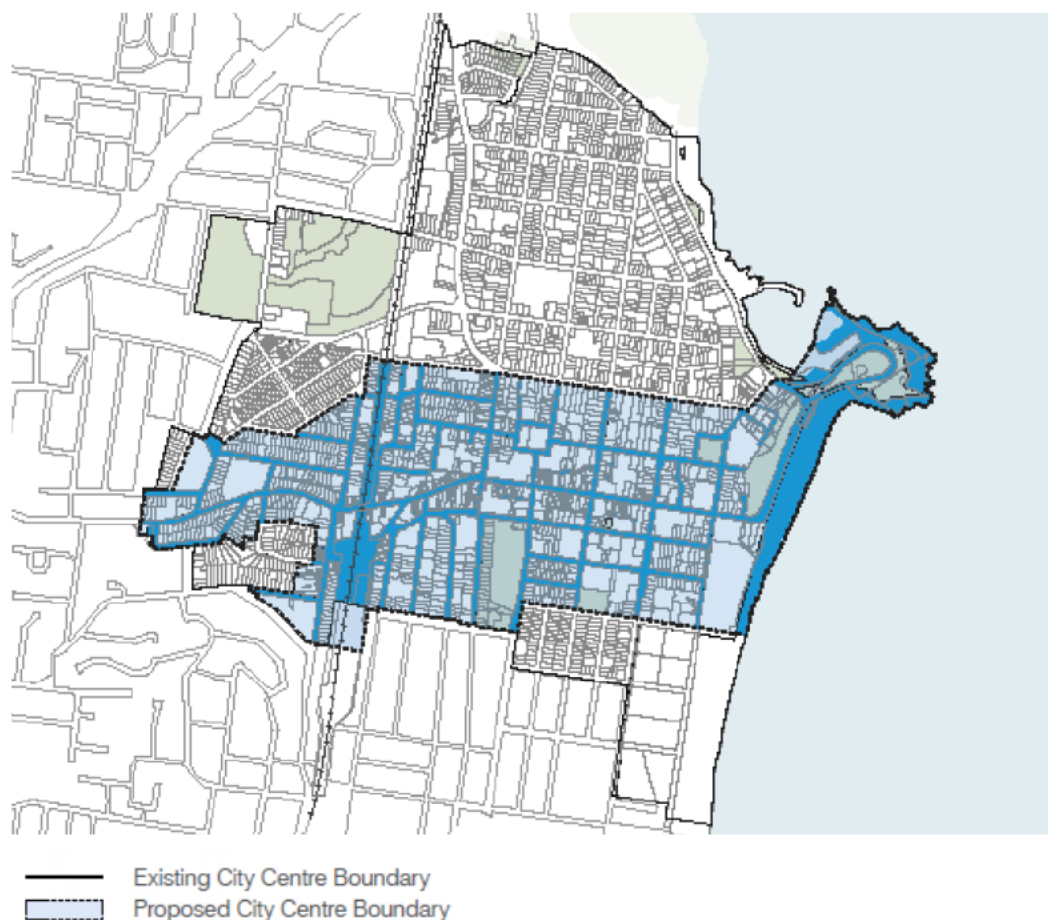


Figure 1 The Wollongong City Centre and Study Area Boundary

## 4. THE PLANNING PROPOSAL

### PART 1: OBJECTIVES OR INTENDED OUTCOMES

**The objectives of this Planning Proposal are:**

- Ensure that there is a simple, clear and consistent planning control framework that promotes high quality built form that is balanced with sustainable economic development of the Wollongong City Centre.
- Prioritise opportunities for the growth of employment floor space in the Wollongong City Centre.
- Limit the replacement of employment floor space by residential development in appropriate parts of the Wollongong City Centre.
- Provide better differentiation between intended land use outcomes in the B3 Commercial Core and B4 Mixed Use Zones.
- Ensure that employment and other non-residential uses continue to be the predominant land uses in the B3 Commercial Core Zone by redefining its boundaries and managing land uses within this boundary.
- Ensure the ongoing provision of employment and other non-residential floor space to meet Wollongong's employment needs, as necessary to maintain its economic role in the Illawarra-Shoalhaven Region.
- Require a minimum proportion of commercial and floor space within buildings in certain parts of the B3 Commercial Core Zone.
- Ensure that key development standards respond to place and promote the desired character of the Wollongong City Centre.
- Ensure that key public parks and places have sun access throughout the year to safeguard public enjoyment of this land.
- Ensure diversity and flexibility of built form and a diversity of uses in the Wollongong City Centre.

**The intended outcomes of this Planning Proposal are:**

- A strengthened role for the Wollongong City Centre as the regional business, employment, retail and cultural centre of the Illawarra Shoalhaven Region.
- Design excellence is integral to the development process for all scales and types of development.
- A more compact Wollongong City Centre that with a more focussed commercial core.
- There is sufficient capacity for a diversity of employment uses in the Wollongong City Centre to meet demand over the next 20 years and beyond.

- The Wollongong City Centre continues to have generous capacity to meet demand for residential floor space over the next 20 years and beyond.
- Key public spaces will be protected from overshadowing.
- Strengthen the commitment to design excellence.
- Stronger and simpler planning controls that promote high quality buildings.
- A legible city that supports a distinctive and evolving character.
- Height and Floor Space Ratio controls are better aligned so that development better responds to street character and function.
- Increased certainty for landowners and developers seeking to develop land in Wollongong City Centre.

## PART 2: EXPLANATION OF THE PROVISIONS

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

The proposed amendments to *Wollongong Local Environmental Plan 2009* (LEP) are sought to facilitate the Objectives and Intended Outcomes in Part 1 of this Planning Proposal.

The Objectives and Intended Outcomes align with the key recommendations in the *draft Planning Strategy* and *Urban Design Framework* that seek to effect changes to land use controls, and the *Wollongong City Centre Planning Review: Economic Analysis*, which provides the economic context for the proposed changes. The economic analysis gives consideration to the Wollongong City Centre's floor space capacity, feasibility of and the forecast growth of commercial and residential floor space over the next 20 years.

The *draft Planning Strategy* recommends a range of changes to land use controls in the Wollongong City Centre to accommodate forecast growth in commercial, retail and residential floor space and to ensure (amongst other things) that development is appropriately located, that there is alignment between heights and building density, and that the design quality of buildings is a key consideration in development assessment. The *draft Planning Strategy* recommends a shift in the distribution and organisation of land uses across the Wollongong City Centre, largely through the refinement of height and floor space ratio controls, and also through the redefinition of the B3 Commercial Core Zone to reinforce the employment role of the Wollongong City Centre.

New controls are a matter of priority, as is necessary to ensure the protection and growth in employment floor space, and to ensure that this growth is balanced with good built form outcomes that preserve the amenity of the Wollongong City Centre's streets and public places.

The proposed controls focus on land use, built form and the public domain. In addition, there are a number of minor miscellaneous changes proposed to the City Centre controls in Wollongong LEP 2009 that are largely of a "housekeeping" nature.

### Strategic Merit

The Planning Proposal is deemed to have strategic merit, based on:

#### *i Consistency with the Illawarra Shoalhaven Regional Plan (2016)*

As defined by the Illawarra Shoalhaven Regional Plan, Wollongong City Centre is the economic and cultural heart of the Illawarra, and is Australia's tenth largest city. In accordance with the Regional Plan, much of the future prosperity of the Region will be built on the potential to generate jobs from the integration of education, health care, business and tourism precincts in Metro Wollongong. The City Centre is key to achieving this.

The current land use strategy for the Wollongong City Centre embedded in Wollongong LEP 2009 compromises diversity and long term commercial growth opportunities. There is a lack of distinction between business zones in the City Centre, with objectives and permissible land uses in the B3 Commercial Core and B4 Mixed Use Zones being broadly the same. Planning controls that better promote and protect the growth of commercial development are necessary to strengthen Wollongong's economic role within the Illawarra Shoalhaven region.



Competition between commercial and residential development is a significant issue. The significant increase in residential activity detracts from the role of the Wollongong City Centre as a business area, making it more difficult to attract commercial activity. The proposed controls will ensure that opportunities for the continued growth of commercial floor space, while at the same time maintaining opportunities for new residential development in appropriate locations.

**ii Keeping Policy Relevant**

Current controls in the City Centre were established in 2007. Over 10 years have passed, and it is important to revisit the merit of these controls and update them to reflect current market trends, correct anomalies, and reflect the evolving needs of the City.

**iii Consistency with endorsed Plans**

Wollongong City Council endorsed a new Vision for the Wollongong City Centre in May 2016 – A City for People. This Vision set a long term aspiration for a liveable and vibrant City Centre. In 2018 Council commissioned the Urban Design Framework (UDF) and Wollongong City Centre Planning Review: Economic Analysis as the next step in implementing A City for People.

On 21 September 2020 Council adopted the Wollongong City Centre Urban Design Framework (2020). The UDF and accompanying Economic Analysis demonstrate strategic merit for policy change. This comprehensive urban design and planning policy test built form controls and identify key issues where policy is misaligned with the strategic objectives for the City.

On 7 December 2020 Council endorsed the Draft Wollongong City Centre Planning Strategy for exhibition.

**iv Wollongong Local Planning Panel Review**

On 14 June 2019, the Wollongong Local Planning Panel reviewed the draft Urban Design Framework and proposed amendments to the Wollongong LEP 2009. The Panel recommended that the following advice be provided to Council as part of a report on the draft Planning Proposal:

***The Wollongong Local Planning Panel has reviewed and supports the proposed Planning Proposal for the Wollongong City Centre. The Planning Proposal has strategic merit as it is supported by an Urban Design Framework, an Economic Study, a 3D model and thorough analysis, and implements Council's 2016 Vision for the City.***

Appendix 1 contains a copy of the Panel's advice and comments on the proposed LEP amendments presented to the Panel.

Since 2019, the draft UDF was exhibited and adopted, and a draft Planning Strategy prepared, which has resulted in some changes to the proposed amendments presented to the Panel.

## A LAND USE STRATEGY

### Summary of proposed amendments to land use controls in Wollongong Local Environmental Plan 2009

- Amend the boundary of the Wollongong City Centre
- Amend the boundaries of the B3 Commercial Core and B4 Mixed use zones
- Amend provisions for the B3 Commercial Core Zone to promote commercial land uses as follows:
  - Amend B3 Commercial Core Zone objectives
  - Amend the boundary of the B3 Commercial Core Zone
  - Remove or restrict permissibility of shop-top housing and other residential uses in parts of the B3 Commercial Core Zone.
- Cap residential development to 70% of the gross floor area in certain parts of the Wollongong City Centre that have an active commercial street character
- Replace Clauses 7.13 with clause 7.19 and an Active Street Frontages Map to ensure that activity is focussed on key active commercial streets

### A1 Amend the boundary of the Wollongong City Centre

The boundary of the Wollongong City Centre as defined by Wollongong LEP 2009 covers an area of 400 hectares and includes almost 3,000 properties. A large proportion of this land is currently zoned R1 General Residential Zone. Figure 2 below shows the current boundary of Wollongong City Centre as defined by Wollongong LEP 2009.

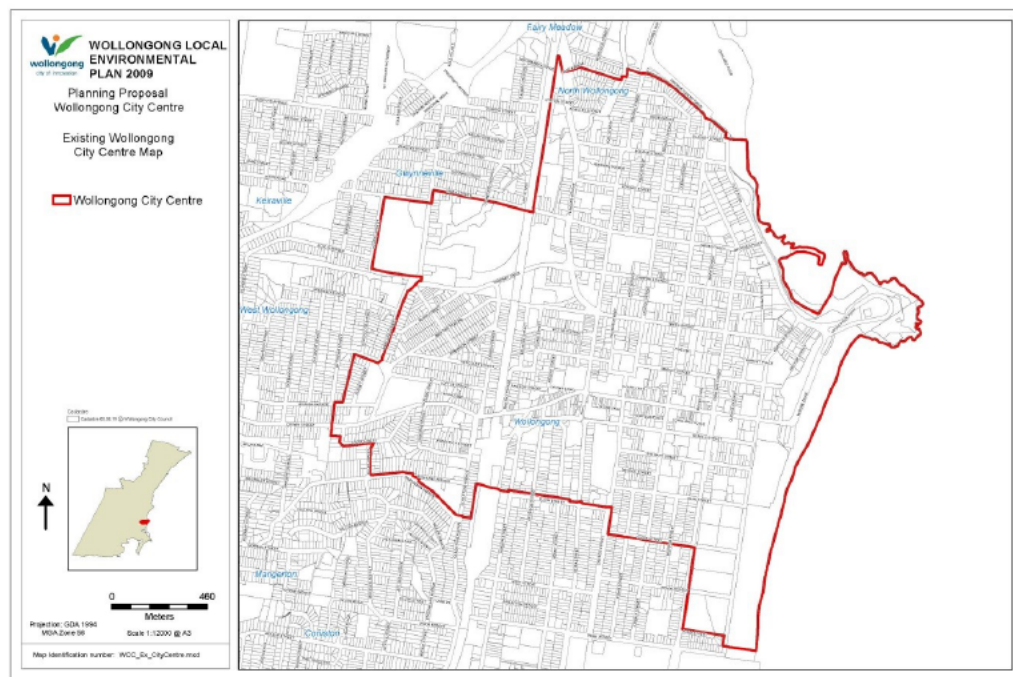


Figure 2 The Wollongong City Centre as currently defined in Wollongong LEP 2009

### Strategic Merit/Justification

The boundary of the Wollongong City Centre is inconsistent with the predominantly commercial uses and functions normally associated with a City Centre. It is appropriate to amend the boundary of the Wollongong City Centre to better align with the non-residential zones within the true City Centre of Wollongong which comprises largely of the B3 Commercial Core Zone, the B4 Mixed Use Zone, and complementary RE1 Public Recreation Zone.

### Proposed amendments to Wollongong LEP 2009

Revise the boundary of the Wollongong City Centre to better articulate the City Centre's role as strategic employment centre.

### Suggested drafting Instructions

Replace the Wollongong City Centre Map with an updated Wollongong City Centre Map reflecting the boundary as outlined in red in Figure 3 below.

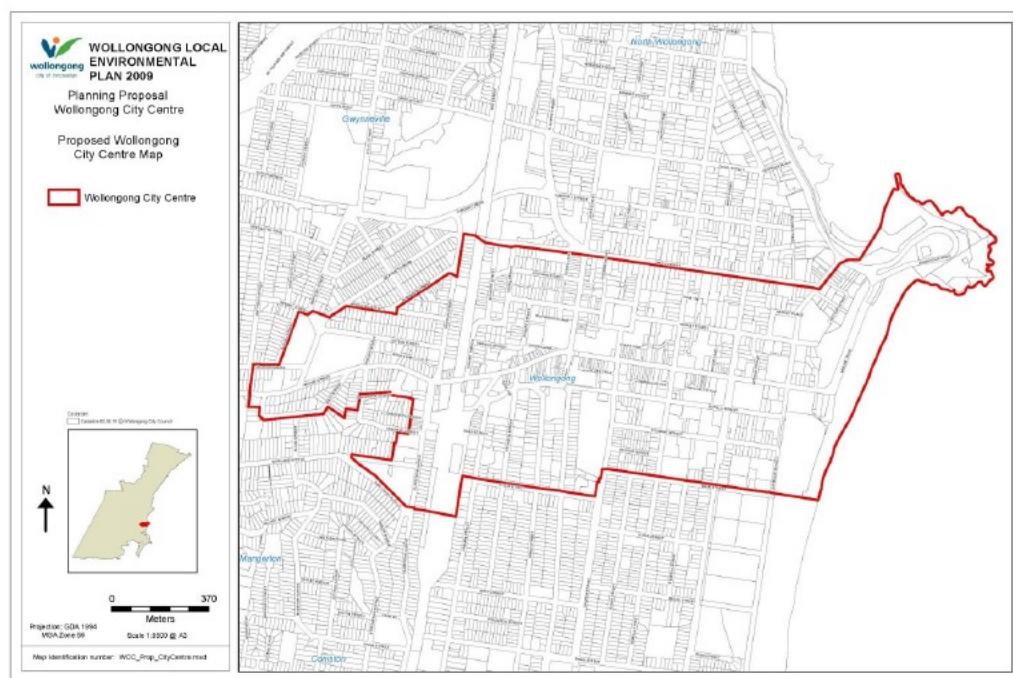


Figure 3 Proposed Wollongong City Centre boundary

### A2 Amend provisions relating to the B3 commercial Core Zone

Within the Wollongong City Centre, the B3 Commercial Core zone applies to some 577 lots and an area of 48.5 hectares. The extent of the zone is a consequence of the merger of the former Wollongong LEP 1990 zones 3(c) Regional Business and 3(a) General Business by the Wollongong City Centre LEP 2007.

This section comprises of three parts:

- 2(a) - Amend the B3 Commercial Core zone objectives
- 2(b) - Amend the boundary of the B3 Commercial Core and B4 Mixed Use zones
- 2(c) – Prioritise commercial development in the B3 Commercial Core zone by prohibiting and limiting shop-top housing and other residential uses as permissible uses certain areas.

#### **A2(a) AMEND THE B3 COMMERCIAL CORE ZONE OBJECTIVES**

The current objectives of the B3 Commercial Core zone are:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra region.*
- *To provide for high density residential development within a mixed use development if it—*
  - (a) *is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and*
  - (b) *contributes to the vitality of the Wollongong city centre.*

#### **Strategic Justification/Merit**

The fifth objectives for the B3 Commercial Core Zone make special provision for high density residential development. Although this objective promotes a blend of residential and non-residential floor space within mixed use development, it has resulted in development within the zone that does not align with the intent of the B3 Commercial Core. Development of shop-top housing is permitted in this zone, resulting in buildings that mainly comprise of residential dwellings located above one or two floors of commercial floor space, rather than a mix of retail, business, office, entertainment, community land uses.

It is proposed to remove this fifth objective from the B3 Commercial Core zone because residential development in the commercial core is increasingly compromising the commercial character of the Wollongong City Centre. The removal of this objective sends the message that commercial development is a priority in the B3 Commercial Core Zone and that land use outcomes are clearly different to the B4 Mixed Use Zone; that is the B3 zone predominantly focussed on commercial development, not residential.

This will also bring the objectives of the B3 Commercial Core Zone in line with the recommended objectives in the *Standard Instrument—Principal Local Environmental Plan* (Standard Instrument) and consistent with B3 Commercial Core Zone objectives in other local environmental plans in key Sydney metropolitan and NSW regional commercial centres such as Parramatta and Newcastle.

The objective to be removed appears to be inconsistent with Direction 1 of the Standard Instrument which states that “*Additional objectives may be included in a zone at the end of the listed objectives to reflect particular local objectives of development, but only if they are consistent with the core objectives for development in the zone as set out in the Land Use Table.*”



### Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed to delete the objective relating to residential development from the B3 Commercial Core Zone.

The proposed objective changes also affect land zoned B3 Commercial Core outside the Wollongong City; including land in the Dapto and Warrawong Town Centres. The removal of the objective will not affect residential development in those other centres, as residential land uses will remain permissible.

### Suggested Drafting

The following objective be removed from the B3 Commercial Core Zone:

- *To provide for high density residential development within a mixed use development if it:*
  - (a) *is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and*
  - (b) *contributes to the vitality of the Wollongong City Centre.*

### A2(b) – AMEND THE BOUNDARY OF THE B3 COMMERCIAL CORE AND B4 MIXED USE ZONES

The B3 Commercial Core zone applies to some 577 lots and an area of 48.5 hectares (excluding roads). The B4 Mixed Use zone applies to some 273 lots and an area of 27 hectares (excluding roads), as shown in Figure 4.

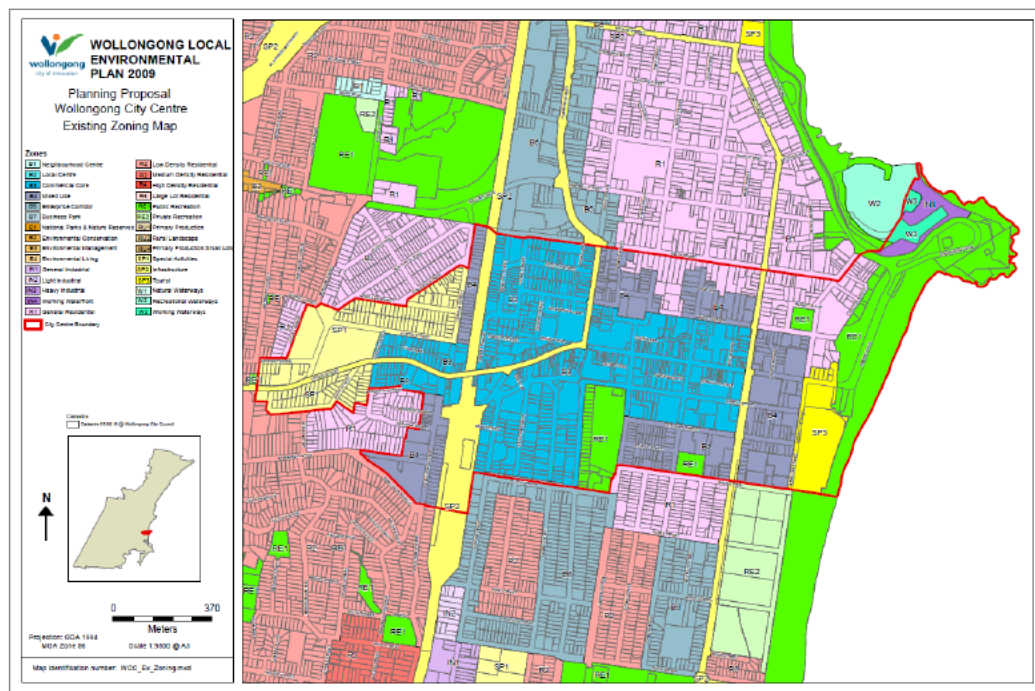


Figure 4 Existing Land Zoning Map



### Strategic Justification/Merit

The existing B3 Commercial Core zone in Wollongong City Centre is too large, lacks definition and does not provide sufficient protection or incentives for commercial land. To facilitate a focused commercial core while allowing a range of development outcomes in the broader city, it is appropriate to amend the boundary of the B3 Commercial Core Zone and revise controls that will facilitate opportunities for commercial development, including placing limitations on residential uses in locations where employment uses are more important.

The reduction in the B3 Commercial Core zone, will result in a corresponding increase to the B4 Mixed Use zone.

### Proposed amendments to Wollongong LEP 2009

To amend the zone boundaries, the Land Zoning Map needs to be amended as shown in Figure 5 below.

It is proposed that 181 lots be rezoned from B3 Commercial Core to B4 Mixed Use, an area of 20.7 hectares.

It is proposed that 20 lots along the eastern side of Keira Street, north of Market Street and west of Thomas Street, and St Michaels Square (2 lots) be rezoned from B4 Mixed Use to B3 Commercial Core, in recognition of the properties being part of the commercial core and part of the main retail precinct.



Figure 5 Proposed Land Use Zoning changes

### Suggested drafting Instructions

Amend the Land Zoning Map to reflect the boundary as outlined in red in Figure 6 below.

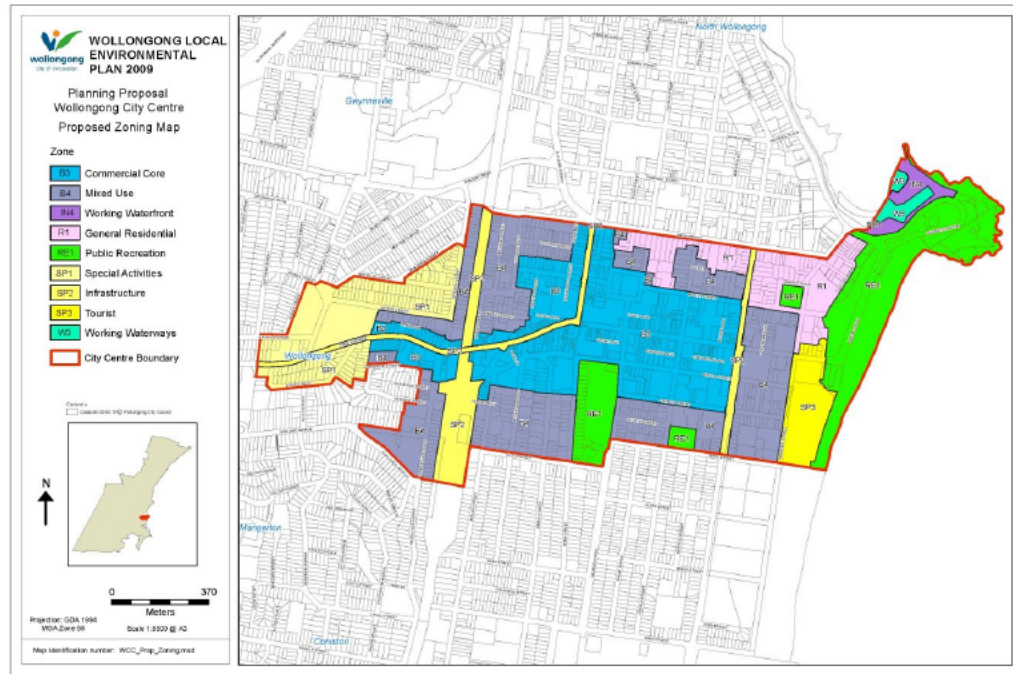


Figure 6 Proposed Land Use Zoning

### A2(c) – PRIOTISING COMMERCIAL DEVELOPMENT IN THE B3 COMMERCIAL CORE ZONE

The B3 Commercial Core Zone currently permits a range of commercial uses (retail, business and office premises) and residential uses including shop top housing. Residential Flat Buildings (RFBs) are not permitted, but in effect the permissibility of shop-top housing largely mimics RFBs. As a result of the permissibility of shop-top housing, there is a high proportion of residential development in the City Centre and there is little distinction between development within the B3 Commercial Core Zone and the B4 Mixed Use Zone.

#### Strategic Merit/Justification

Residential development is currently permissible as shop-top housing within the B3 Commercial Core, and as a result there is a high proportion of residential development activity within the core. If this activity continues at current rates it poses a significant threat to long term employment growth and the role of the Wollongong City Centre as a focus of economic activity and it's potential to compete with other regional Cities NSW.

Shop-top housing was introduced into the B3 Commercial Core zone to increase the vitality and safety of the City Centre. However as there has been intense short term pressure for residential development shop top housing has is increasingly squeezing out commercial potential. Demand for dwellings within the area is currently high, given its proximity to services, transport, employment, recreation and entertainment. Significant development has been taking place, with major projects at the eastern side of the City Centre and

around Rawson Street, adding a significant supply of dwellings. This is in addition to the development of residential flat buildings in a dispersed pattern throughout the R1 General Residential Zone to the north of the City Centre.

The prevalence of shop top housing throughout the City Centre jeopardises the availability of commercial space in the future. This is demonstrated in the findings of SGS' economic analysis, where commercial development in the City Centre was found to be only marginally feasible in comparison to residential, requiring significant cross subsidisation with residential development.

In response to this, SGS' recommends to:

*"Exclude residential development within a portion of the B3 Commercial Core zone. Given the long term aspirations which Council has for the Wollongong City Centre, it will be important not to lose this land to residential development. There is also likely to be sufficient capacity for residential development across the rest of Wollongong, and more broadly Wollongong LGA. This would provide a clear commercial address which will increase the market for commercial development. It will also likely place downward pressure on land values which will increase the feasibility of development."*

SGS have identified the following benefits of taking an approach where a defined commercial area where residential development is prohibited:

- The identification of a commercial only areas in the core reflects the role of the Wollongong City Centre and provides a clear signal to the market
- Provides a clear commercial address which will increase the market for commercial development;
- Provide policy consistency
- Provides certainty to developers around controls
- Puts downward pressure on land values which may increase feasibility of development
- Ensures there is adequate land to accommodate growth in employment in the long term and provide for changes in the market
- The existing commercial core lacks definition and does not provide sufficient protection or incentives for commercial land. In particular, the permissibility and feasibility of residential shop-top development throughout the commercial core threatens its role. To facilitate a focused commercial core while allowing a range of development outcomes in the broader city, it is appropriate to quarantine certain areas within the commercial core from residential development
- This approach to land use will better articulate Wollongong City Centre's focus on economic activity and employment and mitigate the degradation of the commercial function of the city. Protecting the commercial office core in specific parts of the city will result in office areas that do not compete with residential shop-top housing uses and are more suitable for higher grade offices.

#### **Proposed amendments to Wollongong Local Environmental Plan 2009**

It is proposed to amend Wollongong LEP 2009 to quarantine the Burrelli Street precinct of the B3 Commercial Core zone from residential land uses; that is – residential accommodation will be prohibited in one part of the B3 Commercial Core Zone.

The Burrelli Street precinct is intended to attract A grade office towers with large footprints, a premium street address, proximity to the train station, and access to MacCabe Park and Crown Street Mall. The creation of dedicated commercial areas is a signal to the market that the City remains a business core.

The boundary of the precinct is based on current character and desired future character in the precinct analysis undertaken in Architectus' Urban Design Framework, as well as giving consideration to recommendations in SGS' economic analysis to exclude residential development within a portion of the B3 Commercial Core. In addition, a number of submissions during the exhibition of the draft UDF commented on the proposed commercial only precinct. The draft UDF also proposed a second commercial only precinct along Market Street (west) which is not being proposed.

This condensed commercial core should be located in areas where office buildings are best located; that is - in proximity to Wollongong railway station to ensure accessibility to public transport; in proximity to Crown Street Mall to ensure accessibility to retail, hospitality and other services for workers; and in proximity to public open space.

### **Suggested Drafting**

The mechanism to prevent residential uses where it is not desired will be to amend the zoning table in Wollongong LEP 2009 for the B3 Commercial Core Area by removing the following uses as being "Permitted With Consent" from the B3 Commercial Core Zone, noting that none of these uses are mandated by the Standard Instrument:

- Boarding houses
- Seniors housing
- Shop top housing.

These residential uses will remain permissible in the B3 Commercial Core zone, outside the Burelli Street precinct, through an Additional Use clause:

#### **27 Residential development on certain B3 Commercial Core zone land within Wollongong City Centre**

(1) *This clause applies to land identified as the Residential Cap Area in the Wollongong City Centre Precinct Map*

(2) *Development for the purposes of a boarding house, seniors housing or shop top housing is permitted with development consent if:*

- i. *the gross floor area of a site that is currently used for purposes other than a boarding house, seniors housing or residential component of shop top housing is retained and used for another purpose as permitted by the Land Use Table; or*
- ii. *no more than 70% of the gross floor area of development is used for purposes of a boarding house, seniors housing or residential component of a shop top housing development;*

*whichever is the greater.*

The option of further reducing the B3 Commercial Core zone to just to apply to the office-only precinct along Burelli Street, and expanding the B4 Mixed Use zone to apply to the rest of the City was considered but not supported, as it would not signal where the commercial and retail priorities of the City are located.

This change will also affect B3 Commercial Core Zone land at Dapto and Warrawong. An additional use provision is proposed to be included to enable residential development in these areas and parts of the City Centre to continue to be permitted.



## **28 Residential development on B3 Commercial Core zone land at Dapto and Warrawong**

- (1) *This clause applies to land B3 Commercial Core zone at Dapto and Warrawong*
- (2) *Development for the purposes of a boarding house, seniors housing and shop top housing is permitted with development consent as part of a mixed use development.*

## **A3 Cap Residential Development in certain parts of the Wollongong City Centre Strategic Justification/Merit**

Economic analysis has found that Wollongong City Centre floor space ratio controls are not a constraint on floor space capacity; however opportunities for commercial development are limited because residential development will almost always be more feasible. For a commercial project to be feasible, there is often a need for significant cross subsidisation with residential uses; that is – a significant proportion of residential floor space is required in a development project for it to progress. SGS' economic analysis estimates that approximately 70% of total floor space is residential before a mixed use project is feasible in the Wollongong City Centre.

Under current market conditions, the amount of commercial floorspace which can be feasibly delivered on sites is likely to be small and not meet projected demand. SGS' modelling has found that under the existing planning controls and existing market conditions, that in a best case scenario there will be a shortfall of 86,000 sqm of commercial floorspace by 2036. However the most likely outcome (under the "maximum capital yield" scenario) SGS project that there will be an undersupply of 165,000 sqm of commercial floor space.

With feasibility of development being a major barrier to growth within Wollongong City Centre, it will be important that any future opportunities for the growth of all types of commercial floor space are protected and encouraged. This includes A Grade office floor space as well as other grades of commercial floor space. This provides a diversity of commercial opportunities for different market segments, and means that B and C grade commercial floor space can be co-located in residential developments where a higher status commercial address is not a key locational factor.

### **Proposed amendments to Wollongong Local Environmental Plan 2009**

To further support the objective of strengthening the commercial core, it is proposed to that new developments must have a prescribed minimum of non-residential floor space within the retail core as mapped in Wollongong LEP 2009; that is – a minimum of 30% of the gross floor area of new development must be non-residential; or non-residential floor space currently on a site is retained – whichever is the greater. This area to which this provision will apply is shown in Figure 7 below as the Residential Cap Area.

For clarity, a provision is to be included in Wollongong LEP 2009 that will require development in the retail core to have a minimum proportion of 30% commercial/non-residential floor space; that is – a maximum of 70% of all gross floor area can be used for residential purposes. If the quantum of commercial floor space on the site already exceeds this proportion, then the existing amount of commercial floor space is to be retained in a future development.

The cap will limit the floor space used for residential purposes to 70% of the sum of:

- Floor space permitted by the Floor Space Ratio Map

- Additional floor space that may be achieved via a competitive design process or other design excellence process, as proposed elsewhere in this planning proposal.

The clause is to apply all development within the mapped precinct including change of use, alterations and additions. No upper limit will be placed on the proportion of permissible floor space that can be used on a site for employment-based purposes.

#### **Suggested Drafting**

This will require that Schedule 1 - Additional uses in Wollongong LEP 2009 is amended so that boarding houses, seniors housing and shop top housing are included as additional permitted uses in *Schedule 1 Additional Permitted Uses*. It is suggested that the provision be worded as follows:

#### **27 Residential development on certain B3 Commercial Core zone land within Wollongong City Centre**

- (1) *This clause applies to land identified as the Residential Cap Area in the Wollongong City Centre Precinct Map*
- (2) *Development for the purposes of a boarding house, seniors housing or shop top housing is permitted with development consent if:*
  - iii. *the gross floor area of a site that is currently used for purposes other than a boarding house, seniors housing or residential component of shop top housing is retained and used for another purpose as permitted by the Land Use Table; or*
  - iv. *no more than 70% of the gross floor area of development is used for purposes of a boarding house, seniors housing or residential component of a shop top housing development;*

*whichever is the greater.*

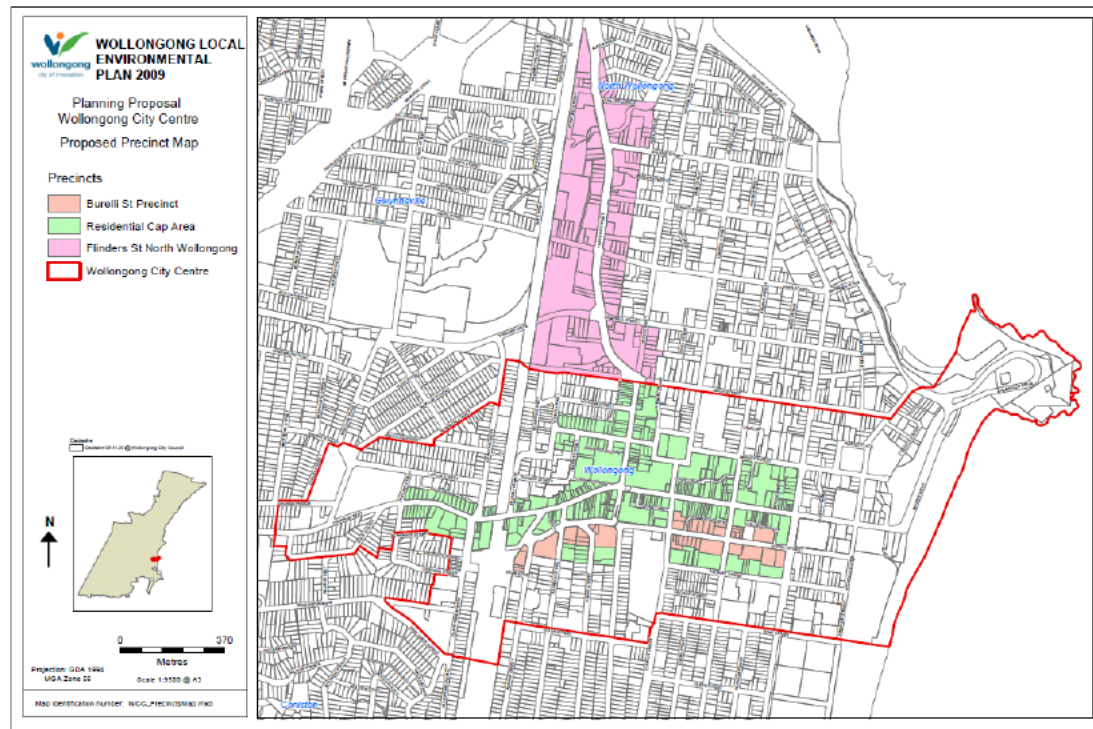


Figure 7 Proposed Precinct Map

#### A4 Activation of Ground Floor Uses on Active Commercial Streets

Clause 7.13 Certain land within business zones, in Wollongong LEP 2009 requires development within the B4 Mixed Use zone and B3 Commercial Core zone 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 7.19 Active street frontages was introduced in 2018 and is an alternate method for encouraging /controlling active street frontages. The clause is linked to the Active Street Frontages Map, which shows the location of required active street frontages.

#### Strategic Justification/Merit

The objective of this amendment is to focus active uses only on key commercial streets within the City Centre to protect the retail and commercial character of these streets. This change will ensure that non-residential uses are appropriately located and support commercial streets in the City Centre, rather than being dispersed across the City.

The current approach in Clause 7.13 does not discriminate whether development is located within precincts characterised by retail and commercial uses, and as a consequence is eroding the significance and role of the traditional high streets such as Crown and Keira Streets. Under the current approach all street frontages (including lanes) are required to have active street frontages. This is not appropriate in all locations.

### Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed that the provisions of Clause 7.13 Certain land within business zones, be replaced via the mapping of the active street frontages on the Active Street Frontages map under Clause 7.19 Active Street frontages. This will mean that clause 7.13 no longer applies to the revised boundaries of the Wollongong City Centre. Active street frontages will be required where ground floor commercial character is appropriate within the City Centre, and identified on the Active Street Frontages map. It is noted that this approach will continue to require ground floor residential uses outside of mapped areas within the City Centre.

### Suggested Drafting

Amend the Active Street Frontages map to include the City Centre area as shown in Figure 8, with reference to Clause 7.19 of Wollongong Local Environmental Plan 2009

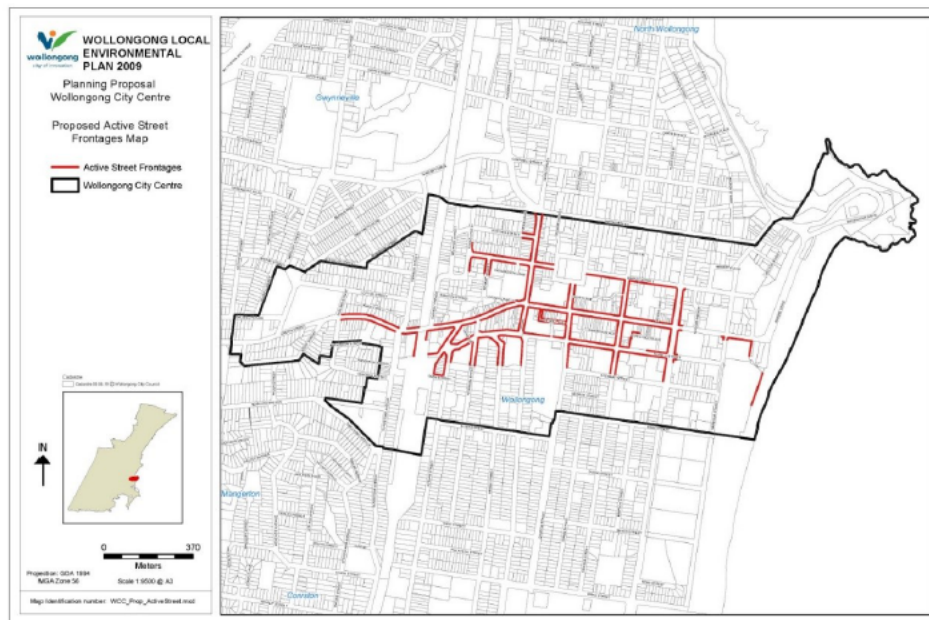


Figure 8 Proposed Active Street Frontages

## B BUILT FORM STRATEGY

Summary of proposed amendments to built form controls

- Amend height of building controls to reflect precinct character in the Wollongong City Centre and to better align with floor space ratio controls by amending the Height of Buildings Map.
- Simplify floor space ratio controls by:
  - a Removing the “sliding scale” approach embedded in Clause 4.4A Floor space ratio – Wollongong City Centre
  - b Amending the Floor Space Ratio Map



- Amend Clause 7.18 Design excellence in Wollongong City Centre and at key sites - to improve design quality outcomes and processes in the Wollongong City Centre
- Introduce new provisions requiring the preparation of site-specific development control plans or concept DAs
- Amend clauses 8.4 Minimum building street frontage, and clause 7.14 Minimum site width
- Amend Clause 8.6 to remove building separation controls for residential development.

## **B1 Amend Height of Buildings Map**

### **Strategic Justification/Merit**

A key challenge for the Wollongong City Centre is to balance the effects of growth with the need to retain the existing and desired character of its various precincts. To promote better places for people, buildings should respond appropriately to the street character and function. Building height is one of the key determinants of the quality of place.

There is a need to revise existing height controls to ensure that height and density controls align. This will facilitate the efficient use of land, provide greater certainty about desired built form outcomes and remove unachievable height controls that are artificially inflating land value and in effect creating an impediment to growth.

Although the current built form controls attempt to promote the principle of 'human scale', there is implementation across the City Centre has resulted in generally poor building and streetscape outcomes, which fail to respond to precinct character. The amenity of a number of streets are at risk from the development of large and bulky street wall buildings of varying heights. This is particularly true of areas within the B3 Commercial Core zone where a disparate range of street wall heights creates ambiguity and inconsistency of built form across the zone.

Maximum permissible heights vary across the City Centre, ranging from 9m to 120m as follows:

- Tallest permissible heights (60m, 65m, 80m, 120m) generally concentrated in the B3 Commercial Core zone east and south-east and north of Wollongong Railway Station
- Mid-rise permissible heights (32m-48m) are generally located to the north and south of the Crown Street spine in the existing B3 Commercial Core zone
- Lower building heights (20m-24m) are located in other parts of the City Centre, generally in the B4 Mixed Use zone.

Height controls allow for the tallest buildings to concentrate west of Keira Street around the Wollongong Railway Station and are more restrictive in the centre of the City. The tallest buildings are currently permitted on the highest topographic point, impacting views to the escarpment and giving the impression that these buildings are the centre of the City. East of Keira Street the centre has a relatively flat monotonous skyline. The controls result in a 'table top' outcome. Height controls also do not consider and protect the fine grain low scale character of Keira and Crown Streets.

The current heights were introduced by the State through the Wollongong City Centre LEP 2007, and the rationale is unclear, as they do not align with FSR controls, do not promote 'human scale' outcomes, and have generated poor building and streetscape outcomes that fail to respond to local context.

The heights also appear to be inconsistent with recommended heights in *Revitalising Wollongong - City Centre Plan* (2007) which outlines a more balanced height strategy - where building heights respond better to character and natural topography and provide an appropriate transition to lower scale development closer to the foreshore. The heights were not reviewed as part of the transition of controls to the Wollongong LEP 2009.

Permitted building heights (combined with building bulk) allows for development that impacts views to the escarpment and ocean. As a consequence, a number of developments fail to consider their impact on the surrounding natural and urban context, leading to the partial or complete loss of views to either the escarpment or coast from the City Centre.

Revising the height controls provides an opportunity to better plan for a variety of precincts within the City Centre. The proposed controls allow precincts to develop their own unique character and a built form that will provide variety and legibility to the City skyline. The proposed changes to height controls will promote a scale of development which is appropriate to the City Centre's environmental and topographical context and better align with what is feasibly achievable.

Proposed building heights have been informed by the following principles:

**1 Create a legible city skyline that concentrates height around the office core**

An east-west spine of height along Burelli Street, between the station, MacCabe Park and the Arts Precinct, denotes the commercial and civic core of the city. Heights on the City Centre fringes are reduced to maintain views to key natural features and transition to low scale areas.

**2 Protect the amenity key public space**

New solar access planes inform reduced street wall heights and increased setbacks above street wall on Crown Street Mall, and reduced heights in the Arts Precinct, and on the block bound by Crown Street, Atchison Street, Burelli Street and Keira Street.

**3 Ensure heights reflect character of precincts**

Reduced street wall heights on Crown Street and Keira Street protect the fine grain, human scale character. Market Street sites in the Market St West precinct with significantly taller heights have been reduced in-keeping with the character of the smaller office buildings in this area. Heights have been increased along the south side of Burelli Street and in some locations on the north side to denote this as an A-Grade commercial precinct suitable for larger footprint, taller office towers and incentivise commercial development.

**4 Limit residential capacity in flood prone areas**

Changes to land use permissibility that allow residential uses at ground floor will result in a minor increase to residential floor-space. Heights have been reduced in these areas to limit residential capacity, ensuring alignment with 9.1 Ministerial Direction for Flood Prone Land (formerly section 117c of the EP&A Act).

**5 Align heights to development potential.**

Excessive height controls on sites around the station have been reduced to align the height controls with the floor-space achievable. This better reflects likely development outcomes and prevents the inflation of land values based on unachievable heights.

Sites need to have a site area of at least 5,000 square metres to enable a 120 metre commercial tower based on maximum achievable FSR (using 1000sqm floorplates). A residential outcome, using 750sqm floorplates, would require an 8,300sqm site to reach the 120m limit. For sites around the station which don't have this base footprint potential, the 120 metre height has been reduced to balance the height with the density achievable.

In testing a series of amenity criteria, including solar access to MacCabe Park, views from key locations and character assessment and in consideration of the City Centre height strategy, it was found that the height of 120 metres across some sites was excessive and that an 80 metre building height control be applied.

Figure 9 provides an overview of the changes that are proposed to height controls in Wollongong LEP 2009 reflecting the abovementioned principles, showing general locations where height will increase and decrease.



Figure 9 Height Strategy for Wollongong City Centre

Building heights have only been reduced from existing controls where:

- 1 The resulting built form will have adverse amenity impacts, such as overshadowing key open space or will block significant views
- 2 Built form needs to provide a sensitive transition to heritage buildings or low scale character areas

- 3 There is a significant mismatch between the building heights and the FSR (i.e. site density) achievable
- 4 Sites are subject to constraints such as flooding.

### Summary of Amendments

The Map below identifies sites which will be affected by changes in height controls. The extent of change and rationale is provided in the accompanying table.

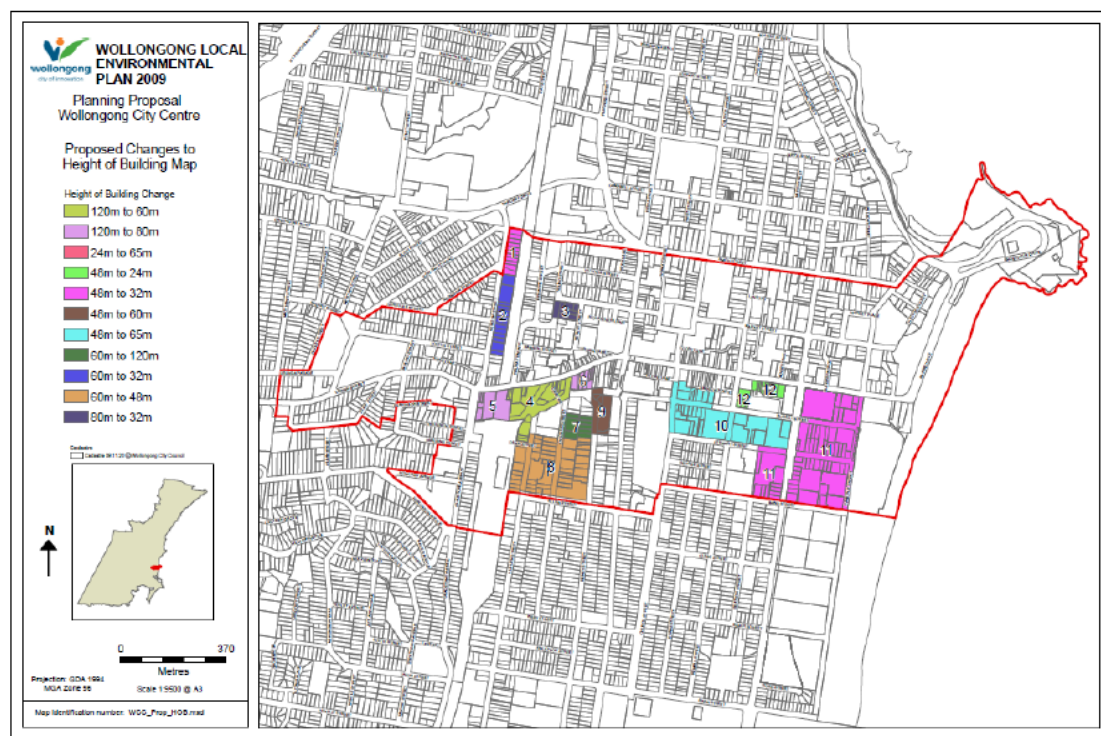


Figure 10 Summary of Height Amendments

	Proposed Building Height Amendment	Comment
1	Denison Street 48m to 32m (-16m)	Protect Amenity - These sites are important in retaining visual connections to the escarpment. Heights have been reduced to protect important views.  Legible City Skyline - Current heights are inconsistent with the height strategy which seeks to focus height in the Commercial only area and provide transition to surrounding lower density.  Align heights to development potential - Built form testing resolved that 48 metre height was not aligned with permissible FSR. This area sees more residential outcomes, applying the residential incentive FSR under the current LEP delivers a lower height outcome.
2	Denison Street 60m to 32m (-28m)	Protect Amenity - These sites are important in retaining visual connections to the escarpment. Heights have been reduced to protect important views.



	Proposed Building Height Amendment	Comment
		<p>Legible City Skyline - Current heights of 60 metres are inconsistent with the height strategy which seeks to focus height in the Commercial Core.</p> <p>Align heights to development potential - Built form testing resolved that 48 metre height was not aligned with permissible FSR. This area sees more residential outcomes, applying the residential incentive FSR under the current LEP delivers a lower height outcome.</p> <p>This is supported by evidence in recent DAs which have been lodged at 32 metres height.</p>
3	Market Street (south) 80m to 32m (-48m)	<p>Ensure heights reflect character of precincts – this site sits in the Market Street West precinct which has key views east to the Cathedral and west to the escarpment.. The height has been reduced in-keeping with the character of the smaller office buildings in this area and the dominant permissible height</p> <p>Align heights to development potential – the reduction in height better aligns with the FSR for this site.</p>
4	Rail Precinct 120m to 60m (-60m)	<p>Align heights to development potential – built form testing identified that a site area of 5,000 square metres is required to achieve a 120 metre tower. These three City Centre blocks have areas less than 5,000 square metres. Therefore it is recommended to reduce the permissible height to align with the proposed FSR.</p> <p>Create a legible City skyline that concentrates height around the office core – to respond to this strategy, heights are proposed to be reduced to 60 metres to support the east-west spine of height along Burelli Street, between the station, MacCabe Park and the Arts Precinct.</p>
5	Crown Street – (Piccadilly and Rail) 120m to 65m (-55m)	<p>Align heights to development potential – built form testing has resolved that the Piccadilly site does not have a sufficient site area of 5,000 square metres to deliver a 120 metre tower. Feasibility modelling and urban design testing identified an optimal height of 80 metres.</p> <p>To protect views to Escarpment.</p> <p>Create a legible city skyline that concentrates height around the office core – to respond to this strategy, heights across both the Piccadilly and Rail corridor lands are proposed to be reduced to 80 metres.</p>
6	Crown Street – (Atchison Street) 120m to 80m (-40m)	<p>Through testing and review of height controls, it was identified that two sites have excessive height limits of 120 metres and that 80 metres is appropriate within their context. It is understood that the 120 height limit results from the translation of 2007 LEP controls into the current Wollongong LEP 2009 and was not based on detailed design analysis.</p>
7	Atchison Street – Kenny Street (north west) 60m to 120m (+60m)	<p>Create a legible city skyline that concentrates height around the office core – These sites have been integrated into the commercial only precinct, the east-west spine of height along Burelli Street, between the station, MacCabe Park and the Arts Precinct. Additional height reflects this status.</p>
8	Auburn Street - Atchison Street – Kenny Street - South Wollongong 60m to 48m (-12m)	<p>Legible City Skyline - Current heights of 60m are inconsistent with the height strategy which seeks to focus height in the Commercial Core. Reducing heights to 48 metres reinforces the City Centre spine while retaining feasible development outcomes.</p>

	Proposed Building Height Amendment	Comment
		Limit residential capacity in flood prone areas - Changes to land use permissibility (allowing residential at ground) have resulted in an increase to residential floor-space permitted in flood affected areas. Heights have been reduced in these areas to limit residential capacity, in alignment with 9.1 Ministerial Direction for flood prone land To provide a transition to lower height precincts to the south.
9	Kenny Street (north east) 48m to 60m (+12m)	Create a legible city skyline that concentrates height around the office core – These sites have been integrated into the commercial only precinct, the east-west spine of height along Burelli Street, between the station, MacCabe Park and the Arts Precinct. Additional height reflects this status. Protect Amenity – Testing of solar access impacts to MacCabe Park have identified that additional height to 60 metres can be supported. Increasing height above this would start to impact solar access to MacCabe Park.
10	Burelli Street – Stewart Street 48m to 65m (+17m)	Create a legible City skyline that concentrates height around the office core – These sites have been integrated into the commercial only precinct, the east-west spine of height along Burelli Street, between the station, MacCabe Park and the Arts Precinct. Additional height reflects this status and to better align with the proposed FSR.
11	East of Corrimal Street 48m to 32m (-16m)	This area sees more residential outcomes, set in a landscape setting. Ensure heights reflect character of precincts - These sites are important in retaining visual connections to the beach and transitioning height down to the foreshore. Heights have been reduced to protect important views and promote a high quality residential outcome. It is noted that changes in zoning and FSR both contribute to allowing residential outcomes in this mixed use precinct, including residential to ground.
12	Lower Crown 48m to 32m (-16m)	Protect the amenity key public space – The Arts Precinct is an important public space in the City Centre. Solar access planes have been tested to ensure this public space receives sunlight. Testing revealed that a series of sites north of the Arts Precinct, located along Crown Street, will overshadow the space if built to the current height of 48 metres. A reduction in building height is therefore proposed. To reflect the character and heritage significance of the precinct.

#### Proposed amendments to Wollongong Local Environmental Plan 2009

Update the Height of Buildings Map to show the height of buildings controls.

#### Suggested drafting Instructions

Amend the Height of Buildings Map to show the height of buildings shown in Figure 10.

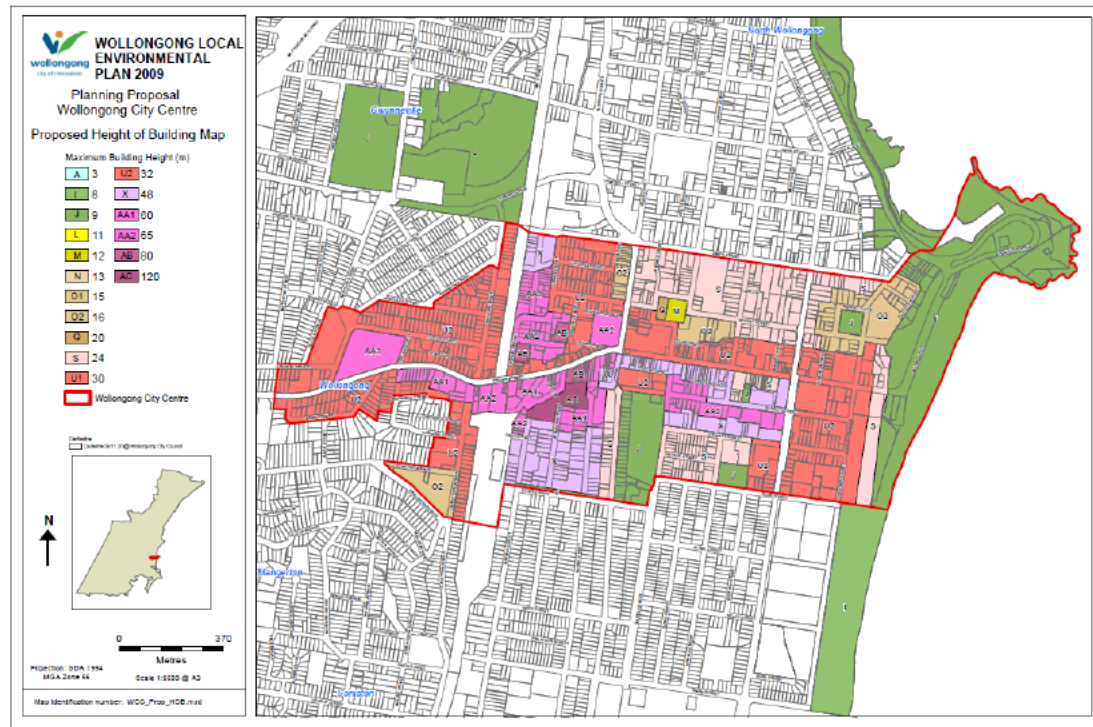


Figure 11 Proposed Height of Building controls

## B2 Amend Floor Space Ratio (FSR) controls and Map

Under current controls in Wollongong LEP 2009, the maximum FSR that may be achieved above the “base” (i.e. mapped) FSR control of 1.5:1 is prescribed by Clause 4.4A Floor space ratio—Wollongong City Centre. This maximum may vary on a single site depending on a combination of site characteristics and land use factors. Street frontage width, site size, and the proportion of residential to non-residential uses within a building all can influence the FSR that may be achieved.

This control presents an unclear and confusing measure of FSR across City centre sites.

### Strategic Justification/Merit

The UDF identifies the following key problems with the FSR controls in Wollongong LEP 2009:

- The blanket “base” control of FSR 1.5:1 does not correspond to the variety of permissible heights.
- Under clause 4.4A FSR is calculated solely on site area and land use, rather than being spatially distributed with regard to height controls.
- The sliding FSR scale in clause 4.4A does not incentivise development on small sites, which could provide valuable infill opportunities and create fine grain streets.
- FSR is confusing to calculate. The current sliding scale FSR is dependent on land use and site size and favours non-residential uses.
- The incentives for commercial which allow an increased FSR of up to 6:1 are not being taken up regularly due to feasibility issues.

- Controls don't respond to the specific place, context or character within different parts of the City.
- The outcomes permissible under the controls can result in very different buildings, depending on land-use, which results in uncertainty. There are also cases where building envelope controls are in conflict with permissible floor space and not able to be realised, leading to false expectations and inflated land values.
- There are inconsistencies between built form controls in the Wollongong LEP 2009 and WDCP2009, particularly in relation to street wall and setback controls in the B4 Mixed Use zone.
- FSRs are not available to small or narrow sites, rendering them undevelopable.

To address these issues, there is a need to simplify FSR controls to better align with height, and to provide greater emphasis on design quality and the character of precincts within the City Centre.

#### **Clause 4.4A Floor space ratio - Wollongong City Centre**

Generally, a maximum FSR of 3.5:1 is available to residential development and maximum FSR of 6:1 to non-residential development across the City Centre – this can only be realised when the building height control is sufficiently high to “contain” the maximum permissible FSR on a site. From the analysis undertaken in the UDF it was demonstrated that height and FSR controls are commonly mismatched, one preventing the other from being realised. Under the proposed controls, maximum FSRs are better aligned with permissible heights, desired land use and building typology.

Under existing controls, large sites and non-residential developments are able to achieve the highest FSRs. As site area increases, the maximum achievable FSR increases proportionately. Similarly, as the proportion of non-residential land-uses increase, the maximum achievable GFA also increases proportionately. Despite this, sites with street frontage widths of less than 20m cannot exceed the base FSR of 1.5:1, despite other site characteristics (such as site depth) that may provide opportunities for additional floor space.

Table 1 – *Theoretical Wollongong City Centre FSRs* below shows the FSRs that may be achieved under the existing FSR controls in Wollongong LEP 2009 within the B3 Commercial Core and B4 Mixed Use Zones for a number of different scenarios, giving consideration to site size, land use and street frontage factors.

Site Size	Less than 20m street frontage width (B3 & B4)	More than 20m street frontage - Max FSR Residential (B3) (assumes 100%)	More than 20m street frontage - Max FSR Non-Residential (B3) (assumes 100%)	Max FSR Residential (B4) (assumes 100%)	Max FSR Non-Residential (B4) (assumes 100%)
Small (less than 800sqm)	1.5:1	2.1	3.5:1**	2.5:1	3.5:1
Sites 800-2000 sqm	1.5:1	Sliding scale formula in clause 4.4A	Sliding scale formula in clause 4.4A	2.5:1	3.5:1
Sites larger than 2000sqm	1.5:1	3.5:1**	6:1	2.5:1	3.5:1

Table 1 – Theoretical Wollongong City Centre Floor Space Ratios (Wollongong LEP 2009)

\*\*It is noted that technically 100% residential uses cannot be achieved in the City Centre because Wollongong LEP 2009 requires ground floor non-residential uses. As a result, the maximum percentage of residential uses is most likely to be around 95% will result in a marginal reduction in residential FSRs.



The following observations can be made for the B3 Zone in the City Centre from Table 1 above:

- Sites with a street frontage width of less than 20 metres cannot exceed an FSR of 1.5:1 for any land use
- A small site comprising wholly of commercial uses may achieve an FSR of 3.5:1, or 2:1 if wholly residential
- All other sites comprising wholly of commercial uses may achieve an FSR of 6:1 or 3.5:1 if wholly residential
- For small sites there is effectively an FSR incentive of 0.5:1 FSR for residential development and 2:1 for non-residential development
- There is a “second tier” FSR bonus above this for all other sites of an additional 1.5:1 for residential development and 2.5:1 for non-residential development.

In the B4 Mixed Use Zone site size does not factor into FSR calculations. FSR is determined by street frontage width and land use mix. That is – the FSR is 1.5:1 for any site with a street frontage of less than 20m, and for all other sites, the maximum FSR achievable is 3:1 for commercial uses and a 2.5:1 for residential uses. Effectively this is a small 0.5:1 incentive for commercial uses.

As a result of the economics of development in the current market, large residential sites are highly desirable from a profitability perspective; that is - current City Centre controls encourage development on larger sites, and effectively serve to “force” site consolidation. Although this can be desirable outcome in terms of the efficient use of land, it also undermines opportunities for finer grain developments.

#### **Proposed amendments to Wollongong Local Environmental Plan 2009**

Through detailed precinct planning, building envelope testing and an appreciation of local character, a series of floor space ratio controls have been established to respond to place. This work establishes a clear direction for maximum FSRs to be mapped across the City Centre. A series of FSRs are proposed, between 1.5:1 through to 6:1.

The new controls will prescribe maximum FSRs only, removing the current mapped “base” FSR of 1.5:1 and the “sliding scale” FSR incentive approach embedded in Clause 4.4A Floor space ratio – Wollongong City Centre. Site size/area will no longer be the most influential determinant of the achievable FSR, but FSR controls will better reflect character, context and place.

The changes will create opportunities for more flexible and diverse built form outcomes and a more equitable approach to FSR allocation, particularly on smaller sites.

#### ***Protect and Incentivise Commercial Capacity***

To encourage commercial development, the existing approach to commercial FSRs will effectively be preserved; that is - a maximum FSR of 6:1 will be maintained in parts of the City Centre where large office buildings are appropriate (i.e. on sites along Burelli Street where residential development will be prohibited).

#### ***Unlocking Development Potential of Narrow Sites***

Notwithstanding the above, it is proposed to amend Wollongong LEP 2009 to clarify development on sites with narrow street frontage widths (i.e. residential below 24 metres, commercial below 20 metres in width) may not be able to achieve the maximum FSR as a result of the site constraints arising from narrow site width and small lot size. A provision will specify a number of considerations that must be addressed before the

consent authority will permit an FSR above 1.5:1 on these sites, making it clear that the maximum FSR may be difficult to achieve and is not “as of right”.

#### **Implications for FSR amendments**

To understand the net change in FSR proposed, analysis was undertaken to define the range of FSR permitted on each site in the City Centre. FSR was calculated based on zone, site width, and site area, applying the FSR calculator to ascertain a maximum FSR. Where adjoining sites were identified to be in the same ownership, sites were merged, and calculations were made to determine maximum FSR based on an assumed amalgamation. Three scenarios were tested:

**Option 1 – Mixed Use:** FSR was calculated for each site based on a series of land use mix options, including - 100% Commercial on areas defined in Commercial Core which prohibit residential, 5% Commercial/ 95% Residential across the mixed use zone, and 30% Commercial/ 70% Residential across the retail core as proposed. These identified land use ratios were used as they best reflect the range of land use outcomes proposed by the UDF and this Planning Proposal.

**Option 2 – 100% Commercial:** This scenario assumes full commercial across the commercial core and mixed use sites, and is a comparison with the optimal FSR yield for sites as derived under the current FSR control.

**Option 2 – 95% Residential:** This option assumes a 5% Commercial yield across sites. Note that this is not a workable outcome through the Commercial Core as proposed. This Option yields the lowest FSR under the current LEP.

The results demonstrate that:

- Consideration of overall FSR outcomes as they relate to place will result in both an uplift and reduction in FSR entitlements across the City Centre. The extent of change is influenced by individual site circumstances
- Small sites are ‘unlocked’ with development potential for both commercial and residential outcomes less than 20 metres, and for residential sites under 24 metres down to 14 metres
- Residential to ground in the mixed use zones allow for a direct comparison with a 95% mixed use outcome. This is generally translating to a neutral outcome, as residential is allowed to ground level
- Commercial Core along Burelli Street sets a 6:1 FSR which is consistent with the maximum commercial outcome. This results in a neutral outcome
- A number of larger sites in the Mixed Use zone will have a reduction in FSR at the 95% residential outcomes. This variation needs to be considered in context of the sites achieving residential to ground. As such, the yield of these sites is largely unchanged
- Sites west of the railway line, along Denison Street will see a reduction in FSR for residential outcomes. This is to reflect a reduction in height and strategic intent to protect character and view lines to the escarpment
- A number of sites will experience a reduction in permissible FSR in the highest yield commercial comparison. Some areas, specifically Crown Street, see a reduction in commercial FSR. This acknowledges that the 6:1 commercial FSR for these sites was inconsistent with the character of place and would result in an overdevelopment of sites.

#### **Suggested drafting Instructions**

- 1 Amend Clause 4.4A Floor space ratio—Wollongong City Centre, by adding text in *red italics* and delete text in ~~red strikethrough~~ as follows:
  - (1) This clause applies to land within the Wollongong City Centre, *and the B6 Enterprise Corridor zone along Flinders Street, North Wollongong (as shown on the Precincts Map).*
  - (2) Despite clause 4.4, the maximum floor space ratio for a building on land within a zone specified in Column 1 of the Table to this subclause, on land with a site area and street frontage specified opposite that zone in Column 2 of the Table, is—
    - (a) the amount specified opposite that zone in Column 3 of the Table, if the building is used only for residential purposes, or
    - (b) the amount specified opposite that zone in Column 4 of the Table, if the building is used only for purposes other than residential purposes.

Table

Column 1	Column 2	Column 3	Column 4
<del>Zone B3 Commercial Core</del>	<del>Site area of any size and no street frontage equal to or greater than 20 metres</del>	<del>1.5:1</del>	<del>1.5:1</del>
<del>-</del>	<del>Site area less than 800 square metres and a street frontage equal to or greater than 20 metres</del>	<del>2:1</del>	<del>3.5:1</del>
<del>-</del>	<del>Site area equal to or greater than 800 square metres and less than 2000 square metres and a street frontage equal to or greater than 20 metres</del>	<del>As set out in subclause (3)</del>	<del>As set out in subclause (3)</del>
<del>-</del>	<del>Site area equal to or greater than 2000 square metres and a street frontage equal to or greater than 20 metres</del>	<del>3.5:1</del>	<del>6:1</del>
<del>Zone B4 Mixed Use</del>	<del>Site area of any size and no street frontage equal to or greater than 20 metres</del>	<del>1.5:1</del>	<del>1.5:1</del>
<del>-</del>	<del>Site area of any size and a street frontage equal to or greater than 20 metres</del>	<del>2.5:1</del>	<del>3.5:1</del>
Zone B6 Enterprise Corridor	Site area of any size and no street frontage equal to or greater than 20 metres	1.5:1	1.5:1
	Site area of any size and a street frontage equal to or greater than 20 metres	2.5:1	3:1
Zone SP1 Special Activities	Site area of any size and a street frontage of any size	1.5:1	3:1

- ~~(3) — For land within Zone B3 Commercial Core with a site area equal to or greater than 800 square metres and less than 2,000 square metres and a street frontage equal to or greater than 20 metres, the maximum floor space ratio for any building on that site is—~~

~~(a)  $(2 + 1.5X):1$  —if the building is used only for residential purposes, or~~

~~(b)  $(3.5 + 2.5X):1$  —if the building is used only for purposes other than residential purposes,~~

~~where—~~

~~X is  $(\text{the site in square metres} - 800) / 1200$ .~~

- ~~(4) —The maximum floor space ratio for a building on land within a business zone under this Plan, that is to be used for a mixture of residential purposes and other purposes, is—~~

~~$(NRFSR \times NR/100) + (RFSR \times R/100):1$~~

~~where—~~

~~NR is the percentage of the floor space of the building used for purposes other than residential purposes.~~

~~NRFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for purposes other than residential purposes.~~

~~R is the percentage of the floor space of the building used for residential purposes.~~

~~RFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.~~

~~Note—~~

~~The following gives an example of how a maximum floor space ratio is to be calculated for a building on land, having a site area equal to or greater than 2,000 square metres and a street frontage equal to or greater than 20 metres, that is within Zone B3 Commercial Core, 30 per cent of which is to be used for purposes other than residential purposes and 70 per cent of which is to be used for residential purposes—~~

~~$(NRFSR \times NR/100) + (RFSR \times R/100):1$~~

~~$((6 \times 30/100) + (3.5 \times 70/100)):1$~~

~~$(1.8 + 2.45):1$~~

~~4.25:1 is the maximum floor space ratio.~~

- (5) For a building on land within Zone SP1 Special Activities that is to be used for the purposes of hospitals, medical centres or other like uses or a combination of such uses, the maximum floor space ratio is 3:1.
- (6) In this clause—
- residential purposes, in relation to the use of a building, means using the building for the purposes of residential accommodation or serviced apartments or a combination of such uses.



- 2 Replace the Floor Space Ratio Map with the one shown in Figure 11 below.

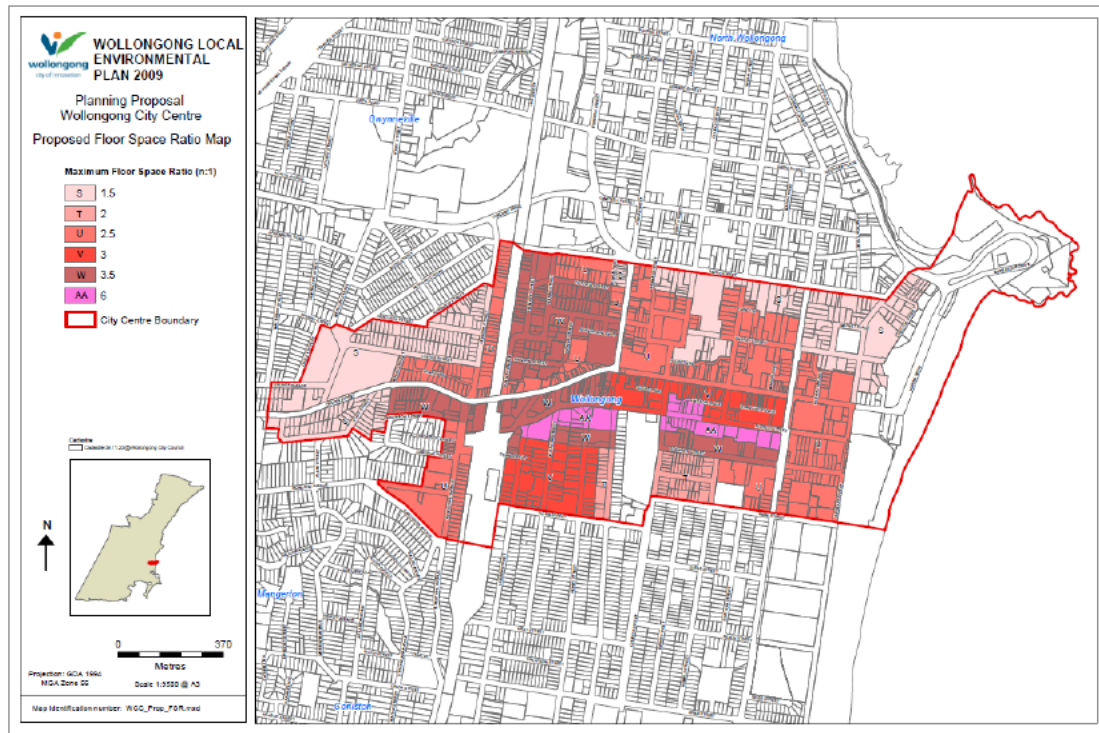


Figure 12 Proposed Floor Space Ratios

### B3 Amendments to improve Design Quality

#### Strategic Justification/Merit

A key direction of the Urban Design Framework and draft Planning Strategy is to elevate the importance of design quality in the City Centre, by (amongst other things) strengthening commitment to design excellence and through a strong assessment process.

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, where Council must have regard to a range of criteria. Generally, design excellence is determined for more significant developments by Clause 7.18 (5) which requires that that a design review panel reviews the design of development above 35 metres, on key sites or at an applicant's request.

In some cases, the impact of one development is deemed to have more influence than another. This may be due to a number of factors including its location, scale or intended use. In these cases there is a need to apply an increased rigor to the resolution of the design and to strengthen the way that design excellence is taken into account in the development process.

### Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed to update design excellence provisions in Wollongong LEP 2009 to reinforce existing controls and provide new requirements and design review processes for large sites and for key sites that require a more rigorous evaluation of design quality beyond the matters that council must “have regard” to specified in clause 7.18(4).

Several key changes are proposed to improve design quality in the Wollongong City Centre as follows:

- Amend the Clause 7.18 *Design excellence in Wollongong City Centre and key sites* to ensure that the following types of development are subject to more rigorous design review in order to exhibit design excellence:
  - development that exceeds the street wall heights in certain areas of the Wollongong City Centre; and
  - Residential development on sites with narrow street frontage widths (at the front building line).
  - Development on sites over 2500 square metres
  - Key Sites
- Map additional Key Sites subject to the provisions of clause 7.18 *Design excellence in Wollongong City Centre and key sites*.
- Require the preparation of a site-specific development control plan (or alternative Concept DA as per EP&A Act section 4.23 (2)) for development on sites with a site-area of 2,500 square metres or more.
- Provide a set of minimum criteria that must be addressed by a site-specific development control plan.
- Provide applicants who are required to complete a site specific DCP with the option to pursue a bonus 10% FSR through a competitive design process, following approval of the DCP (or alternative Concept DA).

### Suggested Drafting

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

#### 7.18 Design excellence in Wollongong City Centre and at key sites

- (1) The objective of this clause is to deliver the highest standard of architectural, ~~and~~ urban, ~~and~~ landscape design.
- (2) This clause applies to development on any of the following land involving the construction of a new building or external alterations to an existing building:
  - (a) land within the Wollongong City Centre,
  - (b) land shown edged heavy black and distinctively coloured on the [Key Sites Map](#) (a key site).

- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence
- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
  - (c) whether the proposed development detrimentally impacts on view corridors,
  - (d) whether the proposed development ~~detrimentally~~ overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,
  - (d) any relevant requirements of applicable development control plans,*
  - (e) how the proposed development addresses the following matters:
    - (i) the suitability of the land for development,
    - (ii) existing and proposed uses and use mix,
    - ~~(iii) heritage issues and streetscape constraints,~~ *Historic and cultural assets*
    - (iv) Streetscape character and function*
    - (v) 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,
    - (vi) bulk, massing and modulation of buildings,*
    - (vii) street frontage heights,*
    - (viii) environmental impacts such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise,* wind and reflectivity,
    - (ix) the achievement of the principles of ecologically sustainable development,*
    - (x) pedestrian, cycle, vehicular and service access, circulation and requirements, including the permeability of any pedestrian network,*
    - (xi) impact on, and any proposed improvements to, the public domain,*
    - (xii) achieving appropriate interfaces at ground level between the building and the public domain,*
    - (xiii) excellence and integration of landscape design.*
    - (xiv) the impact on any precinct character area*

*(xv) the incorporation of high quality public art into the fabric of buildings in the public domain or in other areas to which the public has access*

- (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 **prior to lodgement of the development application or development control plan (where applicable):**

- ~~(a) — development in respect of a building that is, or will be, greater than 35 metres in height,~~
- (a) development having a capital value of more than \$1,000,000 on a key site,
- (b) development for which a site specific development control plan is required to be prepared,*
- (c) development with a building height that exceeds the Street Wall height shown on the Street Wall Height Map,*
- (d) residential development on a site that has a street frontage width of more than 14 metres and less than 24 metres, or*
- ~~(e)~~ (e) 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.

- 2 Update the Key Sites Map in Wollongong LEP 2009 to include proposed Key Sites as shown on the map below:

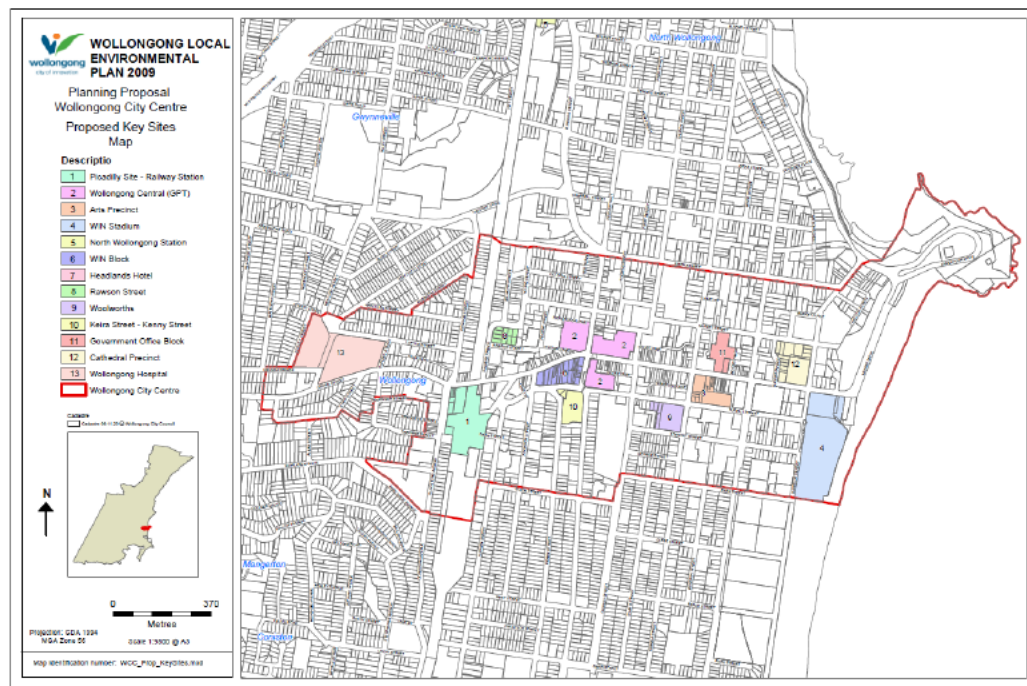




Figure 13 Proposed Key Site Map

3 Add Street Wall Height Map to Wollongong LEP 2009 as shown in Figure 13 below:

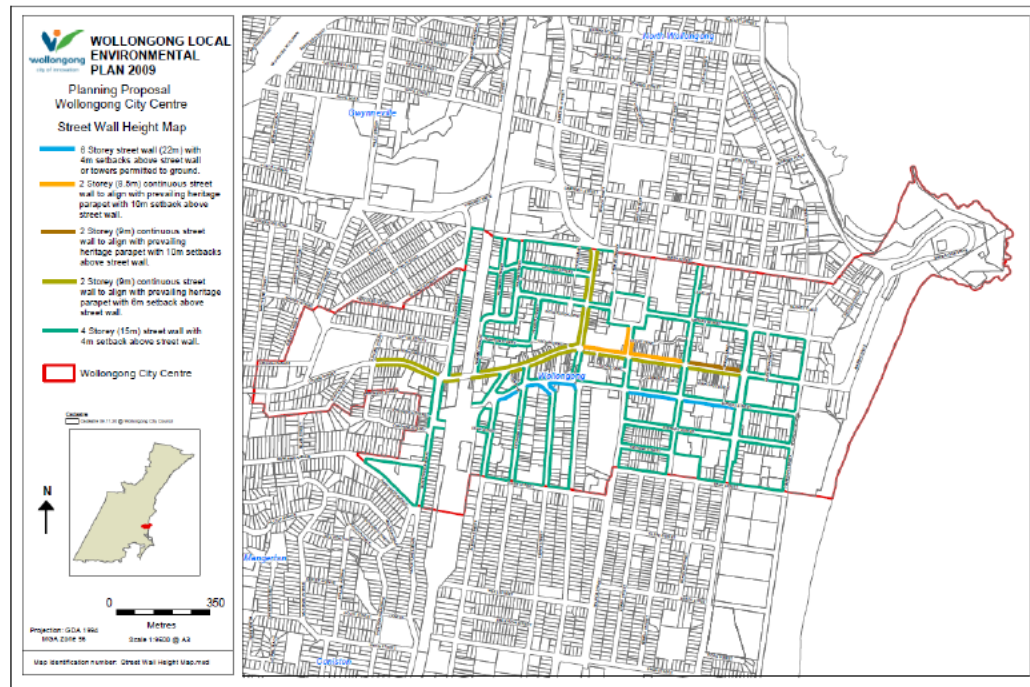


Figure 14 Proposed Street Wall Height Map

#### 7.18A Additional provisions relating to certain land at Wollongong City Centre

(1) Development consent must not be granted to development to which this clause applies on the following land unless a development control plan that provides for the matters in subclause (2) has been prepared for development on the following land:

- (a) land in the Wollongong City Centre that, if the site area for the development is more than 2,500 square metres or if the development will result in a building with a height greater than 48 metres above ground level (existing),
- (b) land shown edged heavy black and distinctively coloured on the Key Sites Map (a key site) with a capital investment value of \$1,000,000 or more.

Section 4.23 (2) of the Environmental Planning and Assessment Act 1979 provides that if an environmental planning instrument requires the preparation of a development control plan before any particular or kind of development is carried out on any land, that obligation may be satisfied by the making and approval of a concept development application in respect of that land.

(2) The development control plan must provide for all of the following:

- (a) requirements as to the form and external appearance of proposed development so as to improve the quality and amenity of the public domain,

- (b) *requirements to minimise the detrimental impact of proposed development on view corridors,*
- (c) *requirements to ensure the proposed development does not overshadow an area shown distinctively coloured and numbered on the Sun Plane Protection Map,*
- (d) *how proposed development addresses the following matters:*
- (d) *any relevant requirements of applicable development control plans,*
- (e) **how the proposed development addresses the following matters:**
  - (i) *the suitability of the land for development,*
  - (ii) *existing and proposed uses and use mix,*
  - (iii) *Historic and cultural assets,*
  - (iv) *Streetscape character and function,*
  - (v) *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,*
  - (vi) *bulk, massing and modulation of buildings,*
  - (vii) *street frontage heights,*
  - (viii) *environmental impacts such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,*
  - (ix) *the achievement of the principles of ecologically sustainable development,*
  - (x) *pedestrian, cycle, vehicular and service access, circulation and requirements, including the permeability of any pedestrian network,*
  - (xi) *impact on, and any proposed improvements to, the public domain,*
  - (xii) *achieving appropriate interfaces at ground level between the building and the public domain,*
  - (xiii) *excellence and integration of landscape design.*
  - (xiv) *the impact on any precinct character area*
  - (xv) *the incorporation of high quality public art into the fabric of buildings in the public domain or in other areas to which the public has access*

#### **7.18B Architectural Design Competition**

- (1) *Development on land required to complete a Development Control Plan under clause 7.18A may chose to complete an Architectural Design Competition to improve the potential design outcome of the development. Development consent must not be granted to the following development in*

*Wollongong City Centre to which this Plan applies unless a competitive design process (architectural design competition) has been held in relation to the proposed development:*

- (2) *The consent authority may grant consent to the erection or alteration of a building to which this clause applies that has a floor space ratio of not more than 10% greater than that allowed by clause 4.4 (FSR Map Control) ~~or a height of not more than 10% greater than that allowed by clause 4.3 (Height Map Control)~~, but only if additional floor space has approved as part of the required Development Control Plan (or alternative Concept DA) .*

- (4) *In this clause:*

*architectural design competition means a competitive process conducted in accordance with the NSW Government Architects Design Excellence Competition Guidelines as updated from time to time (Current version at time of writing: DRAFT May 2018)*

*capital investment value has the same meaning as in the Environmental Planning and Assessment Regulation 2000.*

#### **B4 Amendments to Minimum Building Street Frontage and Minimum Site Width controls**

Currently Clause 8.4 Minimum building street frontage, requires that development in the Wollongong City Centre (as currently defined) must have a street frontage width of at least 20 metres; that is – development may not be permitted unless it can meet this standard or if it is “not physically possible” for a building to be erected.

The intent of the control as it is currently written appears to be to primarily promote “efficient” use of land on larger sites, presuming that it will encourage sites to amalgamate to meet the 20 metre street frontage threshold.

##### **Strategic Justification/Merit**

Drawing from analysis in the UDF, it was found that within a number of City Centre precincts, sites with a minimum street frontage width of above 14 metres are able accommodate residential buildings with good external and internal amenity, and that can contribute to local character - particularly if supported by robust building envelope controls in Wollongong Development Control Plan 2009.

The exception to this is an area within the City Centre generally east of Kembla Street and south of Burelli Street where a typology of buildings with narrow street frontage widths would conflict with intended character. Buildings in this area are better located within a landscape setting. Building separation is critical in this precinct, where larger lot sizes that can sustain bulkier buildings and site-densities also provide opportunities for visual breaks and better permeability.

From UDF analysis it was found that a 24 metre site width is more suited to achieve this character. It is noted that that this aligns with the requirement in Clause 7.14 Minimum site width which applies to residential buildings throughout the Wollongong local government area

##### **Proposed amendments to Wollongong Local Environmental Plan 2009**

It is proposed to amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the Wollongong City Centre with the exception of the area generally east of Kembla Street and south of Burelli Street where a higher site width threshold is appropriate.

It is also proposed to amend Clause 7.14 Minimum site width so that it incorporates incidental changes arising from the revision of the boundary of the Wollongong City Centre boundary (i.e. site the B6 Enterprise Corridor Zone will no longer fall within the City Centre) and to eliminate any confusion and inconsistencies regarding the meaning of “minimum building street frontage” and “minimum site width” engendered by Clauses 7.14 and 8.4.

It is understood that in some cases sites may not be able to comply with the provisions of this clause, so provision is provided for variation based on undertaking a design excellence process as discussed earlier in this planning proposal.

#### Suggested Drafting

- 1 Replace Clause 8.4 Minimum building street frontage with:

#### **8.4 Minimum site width at the building line**

- (1) *The objectives of this clause are to:*

- (a) *ensure that residential buildings in the Wollongong City Centre are located on sites with a minimum street frontage width to provide for the efficient development of land and design of buildings; and*
- (b) *enable opportunities for non-residential buildings on sites with narrow street frontage widths if:*
  - i. *the scale and height of proposed buildings is compatible with the character of the locality, and*
  - ii. *there will be no significant adverse impact on the amenity of any existing nearby development.*

- (2) *Development consent must not be granted to the erection of a ~~residential~~ building on a site that has a street frontage width of less than:*

- (a) *24 metres within the Burelli Street precinct on the Precinct Map*
- (b) *14 metres anywhere else within the Wollongong City Centre.*

- 2 Add wording in *red italics* and delete wording in ~~strikethrough~~ in Clause 7.14 Minimum Site Width:

#### **7.14 Minimum site width *at the building line***

- (1) Development consent must not be granted for development for the purposes of multi dwelling housing unless the site ~~area~~ on which the development is to be carried out has a ~~dimension site width~~ *measured at the building line* of at least 18 metres *measured at the building line*.



- (2) Development consent must not be granted for development for the purposes of a residential flat building unless the site ~~area~~ on which the development is to be carried out has a ~~dimension site width measured at the building line~~ of at least 24 metres.
- (3) *Development consent must not be granted for development for any use on land within the B6 Enterprise Corridor Zone identified as the Flinders Street Precinct on the Precinct Map unless the site on which the development is to be carried out has a site width of at least 20 metres measured at the building line.*

## B5 Amendments to Building Separation controls

Clause 8.6 Building separation within zone B3 Commercial Core or zone B4 Mixed Use, aims to ensure sufficient separation of buildings within business zones in the Wollongong City Centre for reasons of visual appearance, privacy, and solar access.

### Strategic Merit/Justification

The provisions in the clause relate to both commercial development and residential development (including residential flat buildings and shop top housing). However separation requirements for residential flat buildings and shop top housing have been superseded by State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings, which is implemented by the NSW Government's Apartment Design Guide (ADG).

### Proposed changes to Wollongong LEP 2009

Remove building separation provisions that apply to residential development Zone B3 Commercial Core and Zone B4 Mixed Use in Wollongong City Centre, as they have been superseded by the Apartment Design Guide.

Remove the requirement for separation at the ground floor as it discourages lanes, will not apply to residential flat buildings in the B4 Mixed Use zone, and will not apply to commercial only towers in the commercial only zone.

Include a note clarifying that separation from "any other building" includes sites adjoining and across a road or laneway. The separation across a road is consistent with the proposed setbacks contained in the draft Wollongong City Centre DCP chapter.

### Suggested Drafting

Remove subclause 2(a) and (3) from clause 8.6 Building separation within Zone B3 Commercial Core or Zone B4 Mixed Use. Add a note clarifying the term separation from "any other building".

The clause will still require commercial buildings to be separated above the street wall height.

The proposed changes are indicated by adding text in *red italics* and delete text in ~~strike through~~ as follows:

#### 8.6 *Building separation within Zone B3 Commercial Core or Zone B4 Mixed Use*

- (1) *The objective of this clause is to ensure sufficient separation of buildings for reasons of visual appearance, privacy and solar access.*
- (2) *Buildings on land within Zone B3 Commercial Core or B4 Mixed Use must be erected so that—*

- ~~(a) — there is no separation between neighbouring buildings up to the street frontage height of the relevant building or up to 24 metres above ground level whichever is the lesser, and~~
- (b) there is a distance of at least 12 metres from any other building above the street frontage height and less than 45 metres above ground level, and
- (c) there is a distance of at least 28 metres from any other building at 45 metres or higher above ground level.
- ~~(3) — Despite subclause (2), if a building contains a dwelling, all habitable parts of the dwelling including any balcony must not be less than —~~
- ~~(a) — 20 metres from any habitable part of a dwelling contained in any other building, and~~
- ~~(b) — 16 metres from any other part of any other building.~~
- (4) For the purposes of this clause, a separate tower or other raised part of the same building is taken to be a separate building.
- (5) In this clause —
- street frontage height means the height of that part of a building that is built to the street alignment.
- Any other building** means any building on any surrounding site, including sites not adjoining the subject site, and including sites located across a road reserve from the subject site

## C PUBLIC DOMAIN STRATEGY

### Summary of proposed amendments to land use controls in Wollongong Local Environmental Plan 2009

- Introduce a new overshadowing control for Crown Street Mall East and the Arts Precinct Lawn Introduce provisions to manage overshadowing to Crown Street Mall West

#### C1 Amendments to the Sub Protection Plane

Clause 8.3 Sun plane protection protects a number of specified public open spaces from excessive overshadowing by restricting the height of buildings. Development to which this clause applies is prohibited if it results in a building projecting above a sun access control set out in this clause. Currently this clause protects MacCabe Park, Civic Square, Pioneer Park and Market Square from overshadowing.

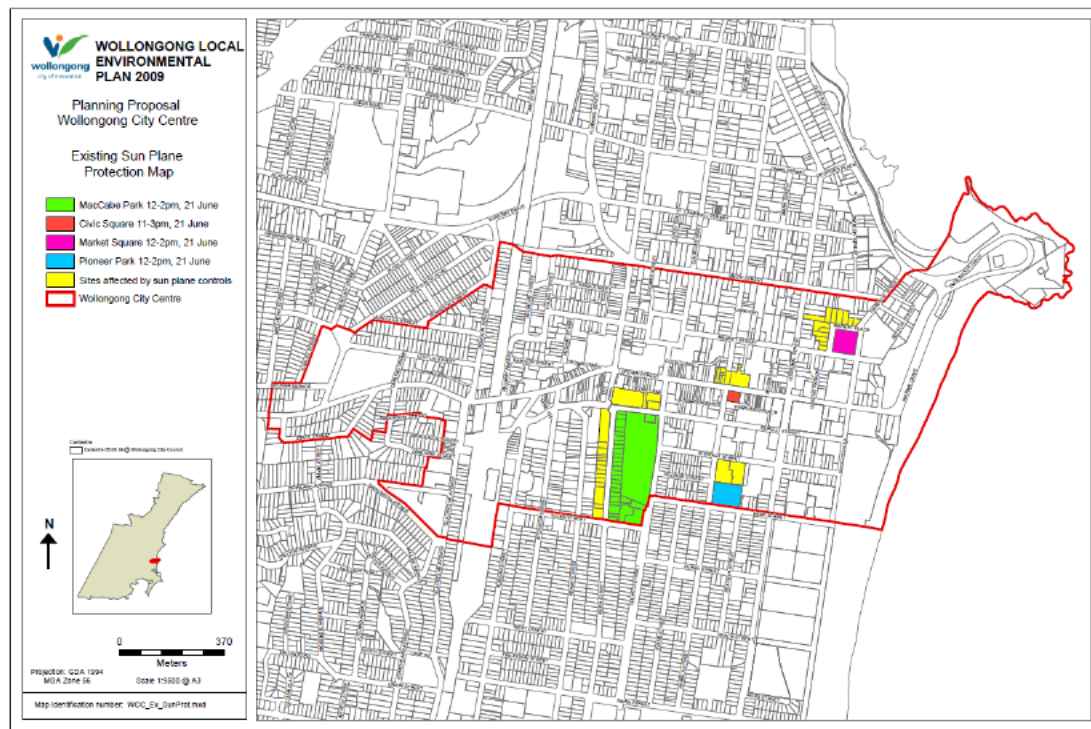


Figure 15 Existing Sun Plan protection map

### 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.

The cumulative impact of multiple developments on overshadowing should be prevented. Controls should minimise the impact of protection on the strategic development potential of the Wollongong City Centre. As the Wollongong City Centre continues to grow, there is increasing pressure on height limits from new development.

In response to this, the intent and efficacy of the existing Sun Protection Controls to protected parks and places have been reviewed as part of by Architectus. The analysis has shown that existing solar controls aim to protect most public open spaces within the Wollongong City Centre. There are no sun access controls for Crown Street Mall and Arts Precinct (which are key public spaces) and key east west streets (Burelli Street, Crown Street, Market Street).

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 City Centre.

### Proposed Amendments to Wollongong Local Environmental Plan 2009 (Sun Plane Protection)

It is proposed to amend Clause 8.3 to ensure that:

- Key public open space potentially overshadowed by buildings are protected by sun access planes during critical time periods;
- Sun access plane descriptions in Wollongong LEP 2009 are revised to ensure improved accuracy in determining planar surface heights and the extent of impact; and
- Sun access planes are constructed as a consolidated set of connected planes so that there are no gaps or overlaps between separate planes protecting the same space.

The aim of the proposed sun access planes is to define the boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox, and the summer solstice. This ensures that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticeably steeper.

The proposed changes are summarised below. Reference should be made to the Appendix 3 for a detailed rationale and the technical analysis that informs the amended controls.

#### **Suggested Drafting**

Sun Access Planes are to be refined in accordance with the technical data within Appendix 3 of this planning proposal. The diagrams relevant to each protected Park or Place are referenced in below. The descriptions in Wollongong LEP 2009 are to accurately reflect the technical detail and coordinates of the diagrams for each Sun Access Plane.

In summary, this requires that Clauses 8.3(4) to 8.3(11) and the Sun Plane Protection Map are revised to achieve the protection for parks and places as described below:

- MacCabe Park - Intended period of protection 12noon - 2pm, all year
- Civic Square - Intended period of protection 11am-3pm, all year
- Pioneer Park - Intended period of protection 12noon - 2pm, all year
- Market Square - Intended period of protection 12noon - 2pm, all year
- Crown Street - Intended period of protection 12noon - 2pm, all year
- Church Street - Intended period of protection 11am - 1pm, all year
- Arts Lawn - Intended period of protection 9am - 3pm, all year

This new provision will not be subject to variation under Wollongong LEP 2009 Clause 4.6 - Exceptions to development standards. Accordingly it will be listed in Clause 4.6(8)(ca).

#### **8.3 Sun plane protection**

- (1) The objective of this clause is to protect specified public open space from excessive overshadowing by restricting the height of buildings.
- (2) This clause applies to land coloured yellow on the Sun Plane Protection Map.
- (3) Development on land to which this clause applies is prohibited if the development results in any part of a building projecting above a sun access control set out in this clause.



- (4) **MacCabe Park** The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "MacCabe Park ~~Burelli Street~~" is—
- (a) ~~32 metres above the point, or~~
- (b) ~~if the point is within 26.4 metres of the boundary of Burelli Street~~  $16 + (0.6061 \times D)$  ~~metres above the point,~~
- where ~~D~~ is the shortest distance in metres between the point and the boundary of ~~Burelli Street~~.
- (a) Intended period of protection 12noon - 2pm, all year
- (b) [to be drafted by the Parliamentary Counsel Office based on Appendix 3]
- (5) ~~The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "MacCabe Park Keira Street" is—~~
- (a) ~~24 metres above the point, or~~
- (b) ~~if the point is within 4.4 metres of the boundary of Keira Street~~  $20 + (0.9091 \times D)$  ~~metres above the point,~~
- where ~~D~~ is the shortest distance in metres between the point and the boundary of ~~Keira Street~~.
- (5) **Arts Lawn** The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Arts Lawn" is—
- (a) Intended period of protection 9am - 3pm, all year
- (b) [to be drafted by the Parliamentary Counsel Office based on Appendix 3]
- (6) **Civic Square** The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Civic Square" is—
- (a) ~~32 metres above the point, or~~
- (b) ~~if the point is within 30.6 metres of the boundary of Crown Street~~  $12 + (0.6535 \times D)$  ~~metres above the point,~~
- where ~~D~~ is the shortest distance in metres between the point and the boundary of ~~Crown Street~~.
- (a) Intended period of protection 11am-3pm, all year
- (b) [to be drafted by the Parliamentary Counsel Office based on Appendix 3]
- (7) **Pioneer Park** The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Pioneer Park" is—
- (a) ~~24 metres above the point, or~~
- (b) ~~if the point is within 19 metres of the boundary of Pioneer Park~~  $16 + (0.6154 \times (D - 6))$  ~~metres above the point,~~

~~where  $D$  is the shortest distance in metres between the point and the boundary of Pioneer Park.~~

- (a) Intended period of protection 12noon - 2pm, all year
- (b) [to be drafted by the Parliamentary Counsel Office based on Appendix 3]

- (8) **Market Square** The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Market Square—North" is—

- ~~(a) 16 metres above the point, or~~
- ~~(b) if the point is within 10.6 metres of the northern boundary of Market Place—  
 $12 + (0.6061 \times (D - 4))$  metres above the point,~~

~~where  $D$  is the shortest distance in metres between the point and the northern boundary of Market Place.~~

- (a) Intended period of protection 12noon - 2pm, all year
- (b) [to be drafted by the Parliamentary Counsel Office based on Appendix 3]

- ~~(9) The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Market Square—West" is—~~

- ~~(a) 16 metres above the point, or~~
- ~~(b) if the point is within 9.4 metres of the western boundary of Market Place—  
 $12 + (0.7407 \times (D - 4))$  metres above the point,~~

~~where  $D$  is the shortest distance in metres between the point and the western boundary of Market Place.~~

- (9) **Crown Street** The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Crown Street" is

- (a) Intended period of protection 12noon - 2pm, all year
- (b) [to be drafted by the Parliamentary Counsel Office based on Appendix 3]

- (10) **Church Street** The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Church Street" is

- (a) Intended period of protection 11am - 1pm, all year
- (b) [to be drafted by the Parliamentary Counsel Office based on Appendix 3]

- (11) If a calculation for a sun access control for a point gives a figure of zero or less, the sun access control is taken to be at the same height as the point.

- (12) A reference in this clause to a **point on land** means a point at ground level (existing) on the land.

- (13) This clause does not apply to development if it is the refurbishment of a building.

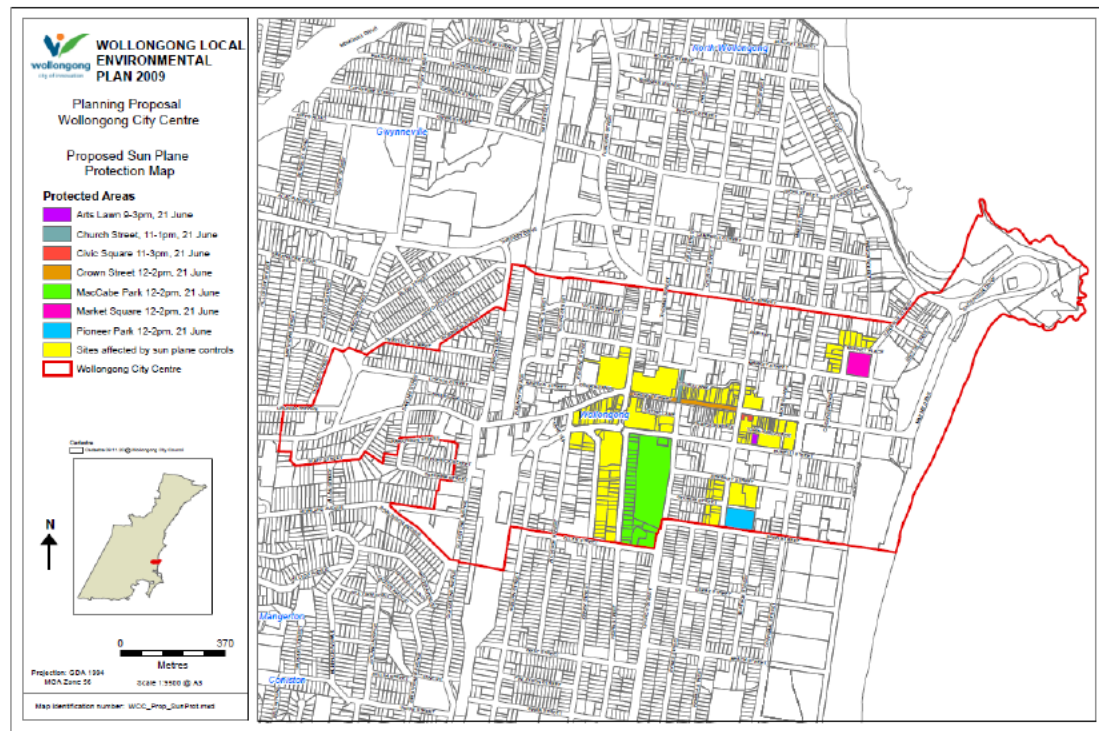


Figure 16 Proposed Sun Plane Protection Map

## D MISCELLANEOUS “HOUSEKEEPING” AMENDMENTS

### D1 Clause 4.6 Exceptions to Development Standards

Clause 4.6 enables some flexibility or variation to development standards in the assessment of development applications. For example a minor variation to the Height of Buildings or Floor Space Ratio controls. Subclause (8) lists provisions which cannot be varied under clause 4.6, including clauses 4.2A, 5.4, 6.1 and 8.3. Clause 8.3 is the Sun Plane Protection clause that applies to the Wollongong City Centre.

It is proposed to also include the following additional exclusions:

- 8.3 Sun plane protection

### D2 Land Reservation Acquisition Map

The Land Reservation Acquisition Map identifies land intended to be acquired for a public purpose (Figure 17).

Clause 5.1 identifies the agency responsible for the acquisition.

Clause 5.1A limits development on land intended to be acquired for a public purpose, as identified on the Land Reservation Acquisition Map, specified in the table within Clause 5.1A, and that has not yet been acquired by Council.

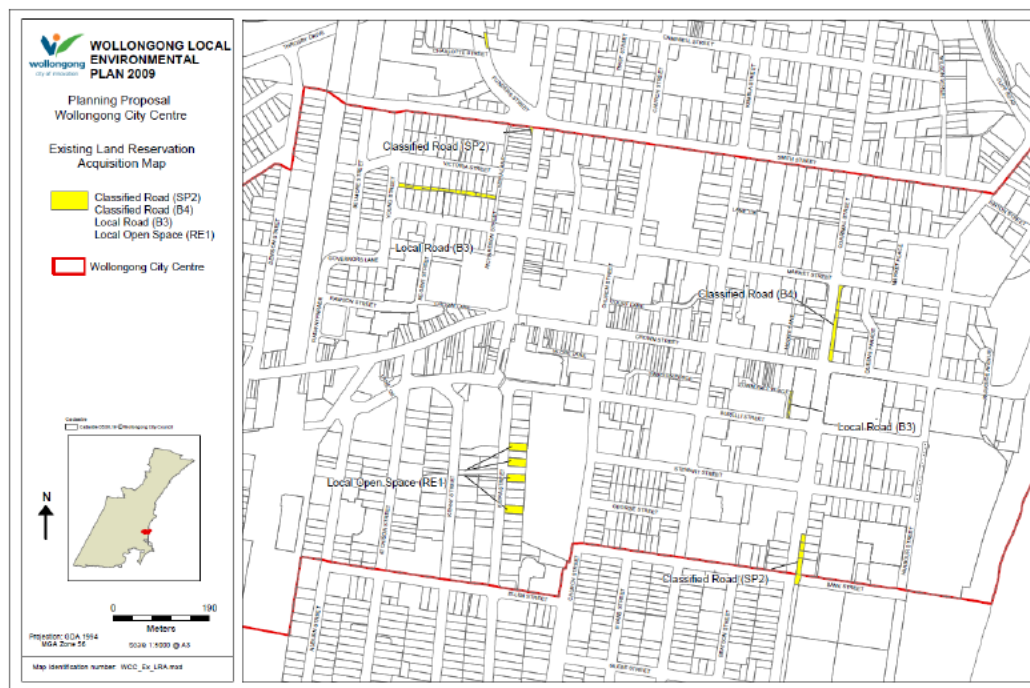


Figure 17 Existing Land Reservation Acquisition Map

The following properties have been acquired within the existing Wollongong City Centre in recent years, and are proposed to be removed from the Land Reservation Acquisition Map. Refer to the Map Book in Appendix 2.

Address	Lot DP	Acquired by
263 Keira Street, Wollongong (MacCabe Park)	Lot 2 DP 153132	Council
275 Keira Street, Wollongong (MacCabe Park)	Lot 1 DP 152048	Council
Widening of Town Hall Place adjacent to 51 Crown Street, Wollongong	Now Road reserve	Council
Widening of Corrimal Street adjacent to: <ul style="list-style-type: none"> <li>119 Corrimal Street, Wollongong</li> <li>121-125 Corrimal Street, Wollongong</li> <li>17 Market Street, Wollongong</li> </ul>	Now Road reserve	Transport for NSW
Widening of Keira Street, Wollongong, adjacent to 100, 102-104, 106-108 Keira Street, Wollongong	Lots 4,5,6 DP 528468	Transport for NSW

### Suggested Drafting

The Land Reservation Acquisition Map be amended by removing the land listed in the above table.



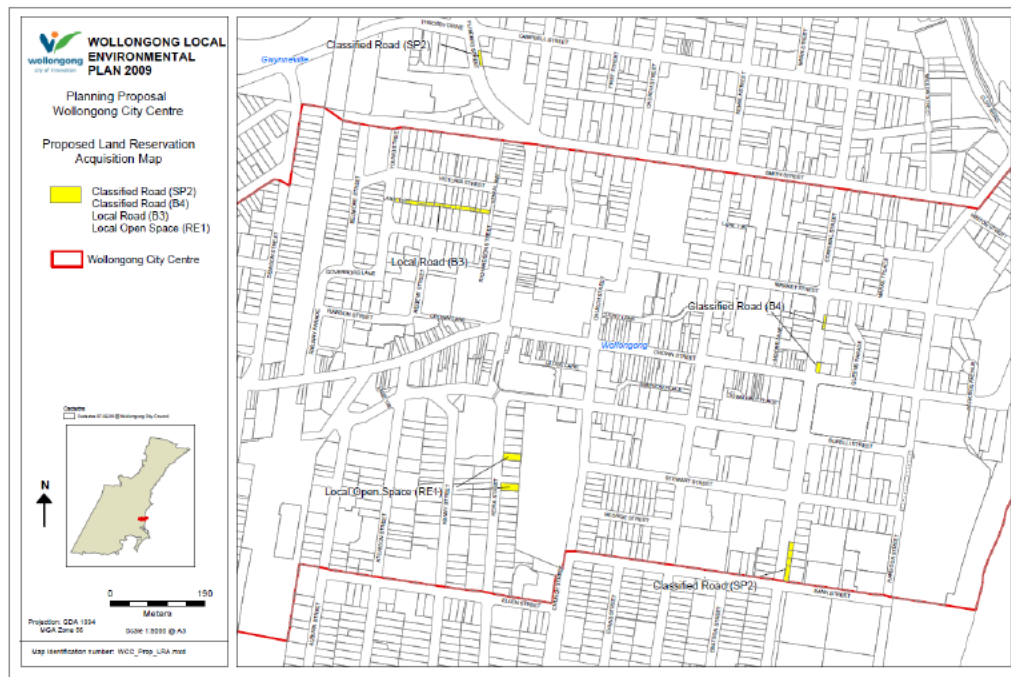


Figure 18 Proposed Land Reservation Acquisition Map

### D3 Height of Buildings Map – RE1 Public Recreation and RE2 Private Recreation Zones

The Height of Buildings Map for the current City Centre area, does not contain any height limits for structures within the RE1 Public Recreation and RE2 Private Recreation zones. This is a consequence of the translation of the Wollongong City Centre LEP 2007 Height of Buildings Map directly into the Wollongong LEP 2009.

Height of Building limits apply to the RE1 Public Recreation and RE2 Private Recreation zones within the rest of the Wollongong LGA, and are typically 9m.

A Height of Building limit of 9m has been proposed for the RE1 Public Recreation areas within the new City Centre boundary, which includes MacCabe Park, Rest / Pioneer park, Lang Park, Market Square, the Wollongong Foreshore, Flagstaff Hill.

Similarly, it is proposed to introduce a Height of Building limit of 9m for RE1 Public Recreation area located within the current City Centre boundary and the proposed City Centre boundary – to ensure all reserves are covered. This would apply to Osborne Park, Beaton Park, Wisemans Park, and the foreshore from Belmore Basin to North Wollongong.

The western part of the Wollongong Golf Course currently has a height limit of 8m. The eastern foreshore part which is Crown Land does not have a height limit. It is proposed to extend the 8m height limit over the Crown Land.

The proposed height limits are shown on the draft Height of Buildings Map.

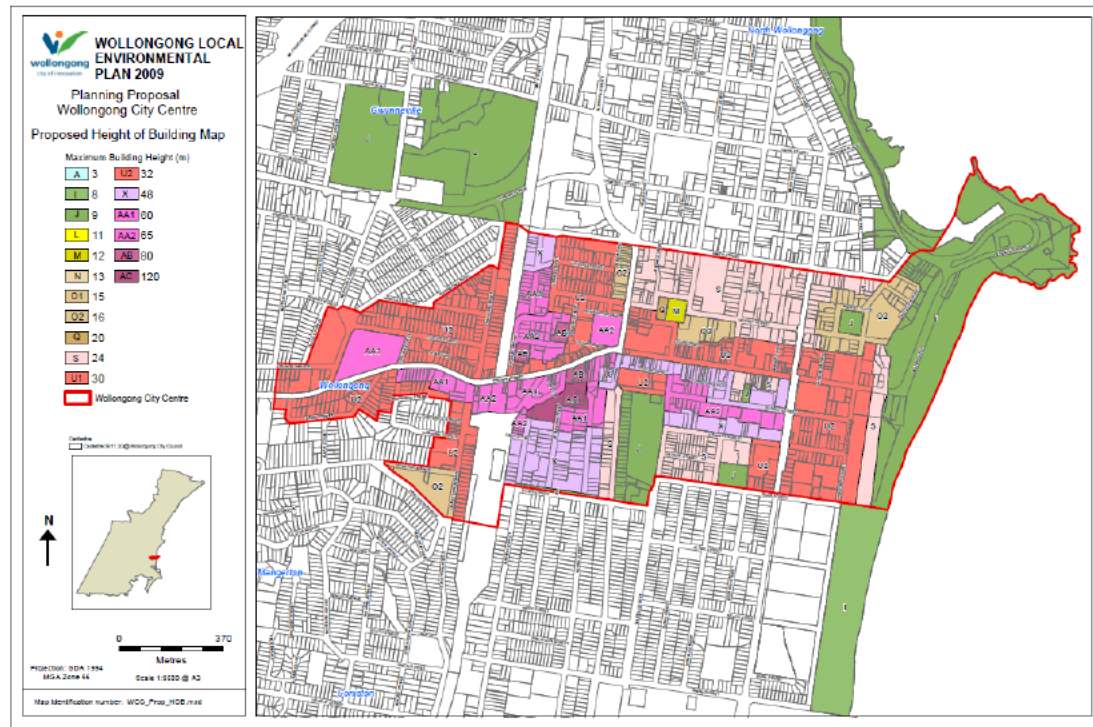


Figure 19 Proposed Height of Buildings controls – open space areas

#### D4 Natural Resource Sensitivity Map

The dunal vegetation on the City Beach foreshore is currently mapped on the Natural Resource Sensitivity Map (Figure 23) as containing the MU50 Beach Sands Spinifex and MU45 Coastal Sand Scrub, Endangered Ecological Communities. The mapping was prepared in 2002 through the Bioregional Assessment Study – Native Vegetation of the Illawarra Escarpment and Coastal Plain (DECCW 2002). The mapping no longer reflects the extent of the vegetation community, for example it reflects the existence of the former Wollongong Surf Club (demolished in 2003) and extends on to Marine Drive in places.

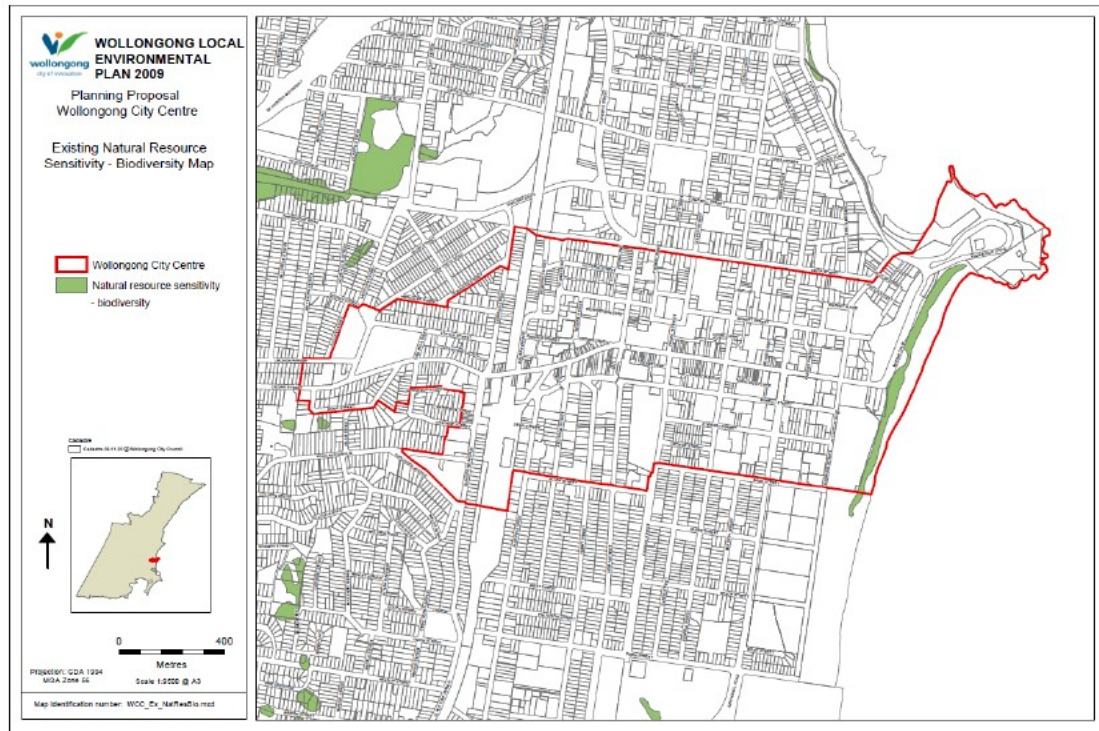


Figure 20 Natural Resource Sensitivity – Biodiversity map - existing







Figure 21 City Beach air photo comparison 2001 and 2018

As part of the preparation of the draft Planning Strategy vegetation survey has been conducted to better define the boundaries of the vegetation community. The proposed revised map is shown below. The coastal vegetation community is transient in nature, being washed away in coastal storms and then re-establishing. It has also been cleared and re-established.



Figure 22 2003 view of City Beach





Figure 23 City Beach vegetation communities

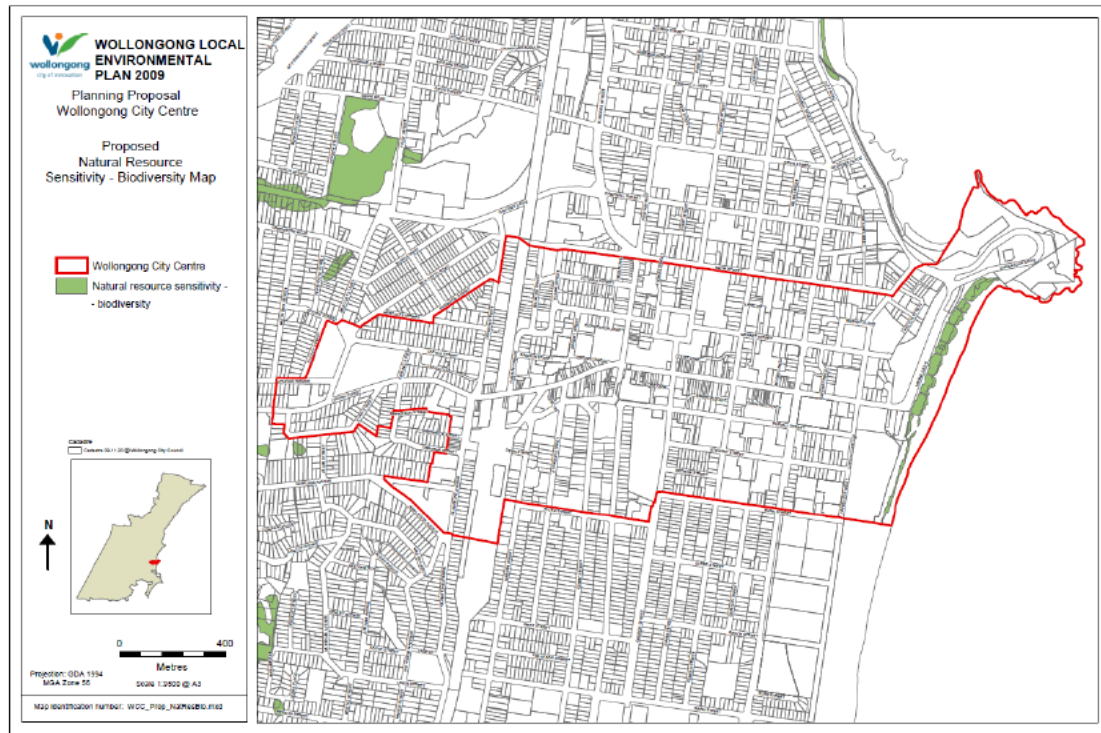


Figure 24 Proposed Natural Resource Sensitivity Map

## D5 Clause 1.8 Repeal of Wollongong LEP 1990

Clause 1.8 Repeal of planning instruments applying to land of the Wollongong LEP 2009 lists planning instruments that no longer apply.

A consequential housekeeping amendment is required to add Wollongong LEP 1990 to the list which no longer applies to any land in the LGA.

### Suggested drafting

At the end of clause 1.8 Repeal of planning instruments applying to land, the following words be included:

(d) Wollongong Local Environmental Plan 1990

## D6 Clause 1.8A Savings Provision

Clause 1.8A Savings provisions relating to development applications, of the Wollongong LEP 2009 enable development applications lodged prior to the commencement of an LEP amendment will continue to be assessed under the existing LEP controls. It is proposed to add the City Centre LEP amendment to this list, to enable a period of transition between the current and future controls.

### Suggested drafting

Include the following wording in clause 1.8A (2) after "(Amendment 19)":

*"or Wollongong Local Environmental Plan 2009 (Amendment XX)"*

## D7 Clause 1.9 Application of SEPPs

Clause 1.9 Application of SEPPs indicates the relationship of the SEPPs to the Wollongong LEP 2009. Subclause 1 indicates that SEPPs prevail over the LEP. Subclause (2) indicates that SEPP No. 1 Development Standards does not apply to land within the LGA. Subclause (2A) indicates that SEPP No.71 Coastal Protection does not apply to land within the current Wollongong City Centre boundary.

On 23 March 2018 SEPP No. 71 was repealed and replaced by SEPP Coastal Management 2018. The NSW Department of Planning, Industry and Environment spatial viewer indicates that the SEPP Coastal Management 2018 applies to the coastal part of the Wollongong City Centre, and the City Centre is no longer excluded. The SEPP applies to land east of the red line.

Although, subclause (1) indicated that SEPPs prevail over LEPs, to avoid confusion a housekeeping amendment should be made to subclause (2A) to remove the reference to SEPP No.71.

### Suggested drafting

In clause 1.9 remove subclause (2A) SEPP No. 71 Coastal Protection.

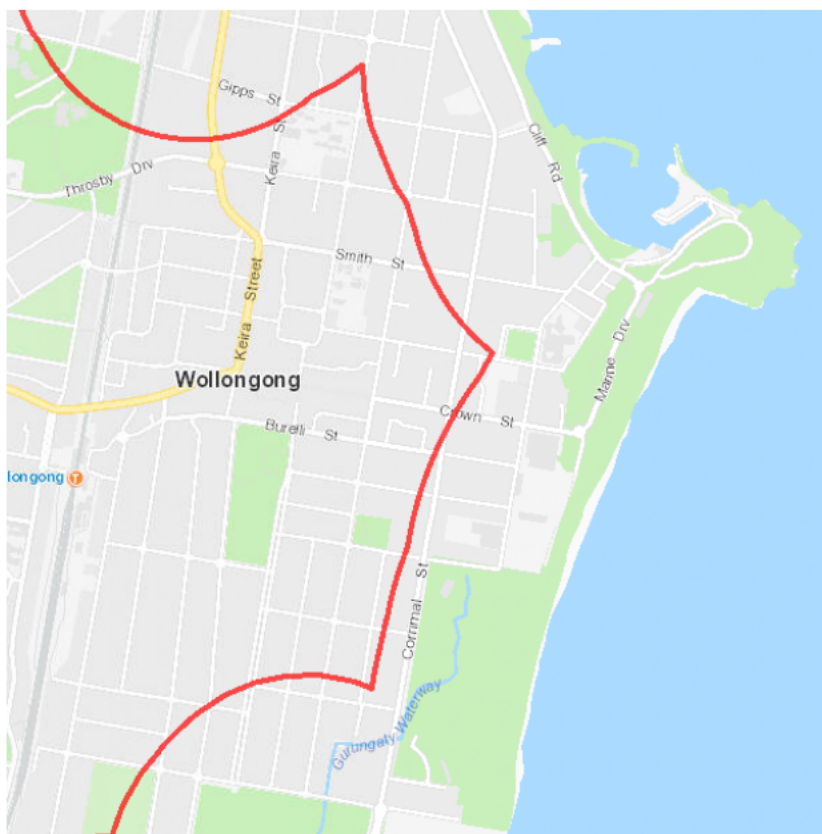


Figure 25 SEPP Coastal Management 2018 - Land Application Map



## D8 Clause 25K Environmental Planning and Assessment Regulation 2000 – Development Contributions

Clause 25K of the Environmental Planning and Assessment Regulation 2000 lists locations where development contributions under Section 7.12 of the Environmental Planning and Assessment Act 1979, can exceed a 1% development contribution.

### 25K Section 7.12 levy—maximum percentage

- (1) The maximum percentage of the proposed cost of carrying out development that may be imposed by a levy under section 7.12 of the Act is—
- (a) in the case of development other than development specified in paragraph (b)—
    - (i) if the proposed cost of carrying out the development is up to and including \$100,000—nil, or
    - (ii) if the proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000—0.5 per cent of that cost, or
    - (iii) if the proposed cost of carrying out the development is more than \$200,000—1 per cent of that cost, or
  - (c) in the case of development on land specified in the Table to this paragraph—the percentage specified in Column 2 of the Table opposite the relevant proposed cost of carrying out the development listed in Column 1 of the Table.

Column 1	Column 2
Proposed cost of carrying out the development	Maximum percentage of the levy
<b>Land within the Commercial Core zone under Wollongong City Centre Local Environmental Plan 2007</b>	
Up to and including \$250,000	Nil
More than \$250,000	2 per cent

The table enables a development contribution of 2% for development with a capital values greater than \$250,000. The table within the clause still refers to the B3 Commercial Core zone as mapped under the Wollongong City Centre LEP 2007. This LEP was repealed in February 2010 with the commencement of the Wollongong LEP 2009.

The B3 Commercial Core zone applies to some 577 lots and an area of 63 hectares.

Wollongong City Centre is one of 7 centres listed in the table to the clause. The following table provides a comparison of the centres, their maximum percentage rates, the applicable zones and approximate area that the clause applies too.

Centre	Max Rate %	Zones	Applicable Area (approx)
Wollongong	2	B3	63 ha
Newcastle	3	B3, B4, R3	162 ha
Parramatta	3	B3, B4	153 ha
Liverpool	3	B3, B4, R4, IN2	214 ha
Chatswood	3	B3, B4, B5, R2, R3, R4	57.5 ha
Gosford	4	B3, B4, R1	200 ha
Burwood	4	B4	48.3 ha



The comparison indicates that the Wollongong rate is the lowest, and covers a smaller number of zones and area than many of the other centres.

As part of the draft Planning Strategy, it is proposed that:

- the rate be applied to both the B3 Commercial Core and B4 Mixed Use zones within the revised City Centre boundary. This would mean that an additional 273 properties (estimated 27 hectares) would be subject to the 2% development contribution levy.
- Apply a 1% discount to Commercial-only development (including retail premises, office premises, business premises, tourism accommodation, education establishments). If residential development is included the 2% rate will apply. This change will be introduced via a resolution of Council.

#### Suggested drafting

Amend the table to clause 25K to refer to both the B3 Commercial Core and B4 Mixed Use zones within the Wollongong City Centre.

Column 1	Column 2
Proposed cost of carrying out the development	Maximum percentage of the levy
Land within the Wollongong City Centre B3 Commercial Core and B4 Mixed Use zones under Wollongong City Centre Local Environmental Plan 2007 2009	
Up to and including \$250,000	Nil
More than \$250,000	2 per cent

## **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?**

The planning proposal is the outcome of the following strategic studies and reports:

#### ***A City for People: Wollongong Public Spaces Public Life (2016)***

In 2014, Wollongong City Council committed to commence a review of the Revitalising Wollongong City Centre Strategy (2007) and its associated suite of planning controls. To inform the review of the Revitalisation Strategy, Council engaged Gehl Architects and McGregor Coxall to partner in the preparation of a Public Spaces and Public Life Study.

The resulting Study sets a City-wide vision for the future - a people-oriented, sustainable and liveable city.

The Study establishes 12 vision statements under four themes to support growth towards this vision:

- 1 Celebrate the uniqueness
- 2 Develop a human scale city
- 3 Grow a living city
- 4 Create an accessible, pedestrian friendly city

The City for People Study provides a strong direction for Wollongong, with a clear focus on people, experience of the public domain, and design quality. The need to undertake a planning and design review of the city and its controls to achieve the vision was identified.

#### ***Wollongong City Centre Urban Design Framework (2019)***

An Urban Design analysis of the Wollongong City Centre has been prepared by Architectus for the as the next step in implementing A City for People. This planning proposal is the first stage of the implementation of the recommendations of the Urban Design Framework.

This study includes the following components and methodology:

#### **1 Urban Design Analysis**

An understanding of the physical attributes of the city was established. Opportunities and constraints were recorded as key findings.

#### **2 Testing the existing controls**

To understand the impact of the existing planning controls (LEP and DCP) on delivering the vision and capacity for the city, a 3D model of the City Centre was built. The model excluded sites which were identified as constrained and less likely to redevelop, including recently constructed (within 5 years), existing heritage items, existing residential subject to strata over 5 storeys, existing commercial over 10 storeys, special uses and recreational land, and isolated lots. Remaining lots were modelled under an amalgamated scenario to achieve minimum lot frontage and lot size dimensions

### **3 Precinct Analysis**

The City was divided into 9 precincts. Detailed analysis, observation and research was used to establish the character of 8 of the precincts. Strengths and weaknesses in the current land use, built form and public domain were identified, and the capacity of the existing controls to support the character of each precinct were determined.

### **4 Key Findings**

Following urban design testing and analysis, a series of key land use, built form and public domain key findings were identified.

### **5 Developing the Urban Design Framework and Recommendations**

Based on the key findings for the city, land use, built form and public domain scenarios were tested to address the key findings.

### **6 Objectives**

High-level objectives relating to land use, built form and public domain were prepared. These objectives were identified following the city-wide and precinct-wide analysis as a result of the key findings in each area.

### **7 Directions and Strategies**

The Urban Design Framework includes directions to achieve the objectives. To achieve the directions, the framework outlines strategies.

### **8 Recommendations for Implementation**

Key recommendations for implementation which include policies and legislation that needs to be made or amended; supporting studies that need to be undertaken, the next steps for engagement and consultation. This includes recommendations for LEP and DCP controls.

### **9 Structure Plan**

A structure plan incorporates the strategies for land use, built form and public domain and connections.

### **10 Precinct Master Plans**

Desired future character statements were developed for each precinct. Proposed changes to controls were analysed at precinct scale for their capacity to support the desired future character and deliver high quality places for people within the city.

The relevant actions and directions, strategies and recommendations in the UDF and SGS' Economic Analysis that this planning proposal seeks to achieve are:

#### **LAND USE**

##### **Objectives**

*A vibrant and growing Regional City:* Planning controls promote land-use diversity to encourage a vibrant mix of offers throughout the City Centre, day and night. Jobs and population growth support Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.

#### **Directions & Strategies**

##### ***Prioritise employment growth and establish a resilient commercial core***

- 1.1 Define and strengthen the role of the B3 Commercial Core for employment
- 1.2 Investigate incentives for commercial development
- 1.3 Communicate a clear economic vision and jobs targets for the City Centre.

##### ***Plan for a variety of housing to support a vibrant city***

- 3.1 Guide residential development in the City Centre in the right locations
- 3.2 Leverage opportunities for public benefit improvements through development
- 3.3 Encourage a diversity of housing in the city including Affordable Housing and Student Housing.

##### ***Define a thriving retail network that responds to character and supports a range of offers***

- 2.1 Only require non-residential ground floors on key retail streets
- 2.2 Protect the character and role of key retail streets and precincts

#### **BUILT FORM**

##### **Objectives:**

An attractive and diverse city in a unique natural setting: Clear planning controls preserve the unique character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline that celebrates the natural setting and responds to human scale.

##### **Directions & Strategies:**

##### ***Strengthen and simplify planning controls to promote built form diversity in response to people and place.***

- 4.1 Develop ground setback controls that provide attractive interfaces and functional streetscapes.
- 4.2 Develop street wall controls that respond to character and human scale.
- 4.3 Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks.
- 4.6 Develop controls for fine grain frontages to ensure human-scale development.

##### ***Grow a legible city that supports a distinctive and evolving character***

- 5.1 Plan for diversity in form and renewal at all scales



5.2 Plan for building envelopes that preserve amenity and support the desired future character

5.3 Preserve views to the escarpment, ocean, natural and built heritage.

***Elevate the importance of design quality in the City Centre***

6.1 Strengthen the commitment to design excellence

6.2 Encourage innovation and design quality in the local design and development industry

6.3 Provide clarity and improve outcomes through a strong assessment process

6.4 Prepare design guidelines that communicate better design outcomes

**PUBLIC DOMAIN**

**Objectives:**

A green and walkable city: A significant increase to the City's tree canopy will contribute to a green, walkable and sustainable city. Attractive and revitalised public spaces support an active and healthy community and are a catalyst for growth in the city. The city grid is clear and permeable and facilitates walkability.

***Protect sunlight to key public places***

9.2 Protect solar access to key public spaces to maximize amenity

***Wollongong City Centre Planning Review: Economic Analysis (2019)***

SGS Economics and Planning undertook theoretical capacity testing, development feasibility testing, forecasting and testing of potential feasibility levers.

Under the existing planning controls there is significant capacity (1.3 million square metres) for development within the City Centre. However, limited feasibility of commercial development is a significant barrier for commercial growth. Based on SGS findings, demand for commercial floor space significantly exceeds feasible capacity.

Over the next 20 years, SGS has projected demand for an additional:

- 120,000 sqm of commercial floor space; and
- 195,000 sqm of residential floor space

Currently only 34,000sqm of commercial floor space in the City Centre is feasible. This is likely to result in an estimated shortfall of 86,000 sqm of commercial floor space by 2036 (based on forecast demand for 120,000 sqm floor space). The delivery of commercial floor space requires significant cross-subsidisation with residential development.

Conversely, the capacity for residential development significantly exceeds projected demand.

Using the residual land value model to test feasibility, SGS found that residential shop top housing is the most feasible development type in the City Centre business zones. This results in residential and mixed use development being the predominant development type in the City Centre, which has potential to constrain future commercial development.

SGS found that barriers to feasibility include increased construction cost associated with taller buildings, estimated land acquisition costs, high construction costs associated with basement car-parking, risk in the DA process, and the development contributions levy.

SGS has determined that if the dominant mixed use development scenario was to continue unheeded, there would be a net loss of 45,000 square metres of commercial floor space in the City Centre. This is under the assumption that existing commercial would be redeveloped to shop-top housing, in line with the dominant trend and permissibility of shop top housing under the B3 Commercial Core. This is a significant issue as commercial floor space is required to support the economic role of Wollongong.

SGS identified that retail demand is relatively low in the City Centre. The requirement for active ground floor uses across the City Centre has the potential to result in an oversupply of retail floorspace.

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

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

**Section B – Relationship to strategic planning framework**

**Q3 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

***Illawarra Shoalhaven Regional Plan 2015***

The Illawarra-Shoalhaven Region Plan (the Region Plan), prepared by the Department of Planning and Environment (DP&E), provides a clear direction for planning and development over the next 20 years in the Wollongong City centre and surrounding region. This document identifies the Wollongong City Centre as part of a regional Metropolitan City (referred to as Metro Wollongong).

The Plan envisages Metro Wollongong as the economic and cultural core of the region and a nationally significant city. The importance of growing employment in Metro Wollongong, especially in health, education and knowledge intensive industries, and the delivery of housing in and around the City Centre are noted in the Plan as key drivers to increase the national significance of Wollongong.

The Wollongong City Centre largely falls in the Commercial Core identified by the Plan. The Commercial Core centres on Crown Street as the focus for retail, office, tourism and cultural activity. The Waterfront Precinct to the east is intended to be a focal point for tourism activity, anchored by the stadium, entertainment centre and beaches.

A key action within the Region Plan is to create new and innovative opportunities for commercial development in the commercial core by making it more attractive for investment and business (Action 1.1.1). It states that the Department of Planning and Environments will work closely with Council to:

- *Examine opportunities to change planning and development controls to create more flexibility, to attract commercial investment and business activity*

- *Improve the public domain through planning contributions and by investigating other potential funding opportunities.*

This highlights a clear focus on attracting commercial investment and improving amenity.

The planning proposal is significant in implementing the goals of the Illawarra Shoalhaven Regional Plan, particularly Goal 1: *A Prosperous Illawarra-Shoalhaven*.

As such, this proposal is strongly aligned with Direction 1.1: *Grow the national competitiveness of Metro Wollongong to provide jobs and housing*.

The following actions have been identified in relation to the proposal (under the direction).

*Action 1.1.1 Create new and innovative opportunities for commercial development in the commercial core by making it more attractive for investment and business*

*Action 1.1.3 Improve the productivity and liveability of Metro Wollongong by connecting and integrating the individual precinct*

*Action 1.1.6 Establish a governance framework to guide the ongoing delivery of the Plan's vision for Metro Wollongong*

**Q4 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?**

***Our Wollongong 2028 Community Strategic Plan***

The proposal is consistent with the Community Strategic Plan's visions particularly that of *Goal 2 We have an innovative and sustainable economy*. As the proposal seeks to strengthen the important economic role of the City Centre, it is aligned with the majority of the objectives and strategies as listed below.

- *Objective 2.1 Local employment opportunities are increased with a strong local economy*
  - *2.1.1 Support educational and employment opportunities that retain young people and local talent, attract new workers and provide opportunities for the unemployed*
  - *2.1.2 Grow the national competitiveness of Metro Wollongong to drive economic growth, employment and diversification of the region's economy*
  - *2.1.3 Cross-sector initiatives are coordinated and implemented to increase and attract business investment, supporting small businesses and encouraging jobs growth*
- *Objective 2.3 The profile of Wollongong as a regional city of the Illawarra is expanded and improved*
  - *2.3.2 Continue to build Wollongong as a vibrant, modern city with a revitalised City Centre and an active evening economy*

The following measures from the goal's community indicators are relevant to the proposal.

- *Increase in the number of jobs within the City of Wollongong*
- *Increase proportion of resident workers of the City of Wollongong who are employed locally*
- *Increase the proportion of people working within Wollongong's CBD*
- *Increase Wollongong City's Gross Regional Product by 1.5% each year till 2028*
- *Decrease unemployment rate to align with the Illawarra (SA4) average by 2028*

**Q5 Is the planning proposal consistent with applicable state environmental planning policies?**

An assessment against all applicable State Environmental Planning Policies is provided in the table at Appendix 4 of this planning proposal.

**Q6 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The Minister for Planning, under section 9.1 of the EP&A Act issues directions that relevant planning authorities must follow when preparing Planning Proposals for new Local Environmental Plans. The directions cover the following broad categories:

- employment and resources;
- environment and heritage;
- housing, infrastructure and urban development;
- hazard and risk;
- regional planning;
- local planning making; and
- Metropolitan planning.

A complete assessment of the Planning Proposal's consistency against all s.9.1 Directions is provided at Appendix 4 of this planning proposal.

**Section C – Environmental, social and economic impact**

**Q7 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 built up area. As such, the Planning Proposal is unlikely to adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.

**Q8 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 in fact provide a positive contribution to the environmental conditions in Wollongong City Centre. In particular, proposed amendments to sun protection controls will ensure sunlight and the amenity of public places are given priority consideration in the assessment of development proposals.

The proposed revisions to sun access controls will serve to ensure good sunlight access to existing and proposed public parks and places in perpetuity. Other than making these places desirable places for recreational activities, this will ensure the healthy growth of trees, grass and other vegetation.

**Q9 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 significant positive and direct impact on the economic growth within the Wollongong City Centre and the Illawarra Shoalhaven Region.



### ***Supporting employment growth***

Based on feasibility analysis undertaken by SGS, under the existing controls with no change, the most likely scenario for the City Centre over the next 20 years is a net loss of 45,000 sqm of commercial floor space. SGS also found that even in the most ideal circumstances for commercial development, growth of commercial floorspace in the City Centre will not be able to meet forecast increases in demand over the medium term.

Action is required to change the trajectory of the City Centre, to attract commercial investment and grow strategic employment as well as population-serving industries. Long term commercial growth opportunities are currently being compromised by the current controls.

Because residential is the most active property market in the Wollongong City Centre (where both residential and commercial development are allowed), this has the potential to constrain future commercial development if the majority of sites are developed as residential strata or if residential development 'prices' out commercial development.

Whilst there is enough feasible capacity under both the proposed and existing controls for commercial floorspace to meet demand, it requires heavy cross-subsidisation to from residential development to be feasible. Consequently, this would not facilitate the development of individual sites into A-Grade commercial floorspace. Owing to its increased profitability, the existing planning controls would likely result in the delivery of residential development to the detriment of commercial outcomes.

The significant increase in residential activity risks detracting from the character of the Wollongong City Centre as a business area, and by extension making it more difficult to attract commercial activity. These trends warrant a commercial core zone in which residential development is prohibited or restricted. Intervention is required to promote growth and highlights the need for potential incentives or levers to be considered that could address these feasibility constraints.

The planning proposal largely does this by this by protecting land for high-grade commercial land use and functions in appropriate locations in the City Centre and by capping the proportion of residential development in the retail core.

Proposed controls will manage competition between commercial and residential land uses. As such, new controls will ensure that there is adequate land to accommodate long term growth in employment and provide flexibility in a changing market. The proposed controls will also provide greater certainty to developers through the reduction of risks associated with commercial development in the City Centre.

### ***A focussed city centre and commercial core***

The permissibility and attractiveness of residential development also highlights the need for the role of the Wollongong City Centre to be clearly articulated, particularly its economic role and function. The City Centre continues to play a strong role as the administrative and civic centre for the Illawarra-Shoalhaven region. The planning proposal will do this redefining the boundary of the city centre so that its focus is business zones and related uses, and to will also better identify the retail core.

As the retail core is the heart of merchant activity in the city, providing a well-defined compact location close to services will benefit the economic market in the long term. Its strategic location will allow for the maximisation of commercial activity and provide an increase in both employment opportunities and wider

commercial options for the population, which encompasses both local residents and external visitors. This provides a strong foundation for economic growth and strengthens the economic importance of Wollongong.

#### ***Realistic FSR and height controls***

Although there is significant capacity for development within the City Centre based on the existing planning controls, feasibility analysis has highlighted that only a small proportion of this capacity is feasible based on the current market. Economic analysis undertaken by SGS found that planning controls in Wollongong LEP 2009 allow a built form which is much greater than the current market is delivering. Given that the maximum theoretical capacity is determined overwhelmingly by the FSR control, the maximum building height controls are in excess of this level by another significant margin. The planning proposal addresses this unintended economic effect by ensuring height and floor space controls are better aligned.

#### **Section D – State and Commonwealth interests**

##### **Q10 Is there adequate public infrastructure for the planning proposal?**

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

##### **Q11 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

The Gateway determination will advise the full list of public authorities that will need to be consulted with as part of the planning proposal process. It is requested that public authority consultation be undertaken concurrently with community consultation.

Public authority consultation will be as directed by the Gateway determination. It is proposed that the following authorities be consulted in relation to the Planning Proposal as part of public authority consultation:

As part of the preparation and exhibition of the Urban Design Frameworks and the preparation of the draft Planning Strategy, Council has consulted with:

- Transport for NSW
- NSW Health
- NSW Department of Planning, Industry and Environment – Southern Regional office
- Venues NSW

These agencies and others will be further consulted during the exhibition process.

## **PART 4: MAPPING**

The Map Book, shown at Appendix 2 includes maps for the purpose of public consultation. Where relevant, maps show existing controls and proposed controls.

## **PART 5: COMMUNITY CONSULTATION**

Public consultation will take place in accordance with the Gateway determination made in accordance with Division 3.4 of the *Environmental Planning & Assessment Act 1979*.

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

The statutory public exhibition and agency consultation requirements of public notices in the paper and the provision of documents on the Council website, with hard copies available at the Council offices and libraries.

Council will engage through a range of media to seek comment and feedback from stakeholders including landowners, industry groups and the community on the package of documents.

Distribution of material and raising the awareness of industry, the community as well as public agency stakeholders will be a proactive engagement by the City. Initial and early engagement with some key Stakeholders has commenced, and will be expanded as part of the engagement process.

It is requested that the Planning Proposal be publicly exhibited for a period of 60 days to coincide with the exhibition of an accompanying draft DCP.

## PART 6: PROJECTED TIMELINE

Task	Completion Time
Anticipated commencement date (date of Gateway determination)	8 weeks from Council request seeking gateway Determination
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	To be determined
Commencement and completion dates for public exhibition period	60 day period
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	To be determined
Timeframe for the consideration of a proposal post exhibition	To be determined
Date of submission to the Department to finalise the LEP	To be determined
Anticipated date RPA will make the plan (if delegated)	To be determined
Anticipated date RPA will forward to the Department for notification	To be determined



## APPENDICES

### Appendix 1 Wollongong Local Planning Panel advice

#### ADVICE AND STATEMENT OF REASONS

##### WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

ITEM	PLANNING PROPOSAL - WOLLONGONG CITY CENTRE
DATE OF DETERMINATION	14 June 2019
PANEL MEMBERS	Sue Francis (Chair), Scott Lee, Stephen Layman

Public meeting was not required.

#### MATTER CONSIDERED

The Panel considered a draft Planning Proposal for the Wollongong City Centre, prepared by Council officers. The Planning Proposal is proposed to amend the Wollongong Local Environmental Plan 2009 as it relates to the Wollongong City Centre.

The Planning Proposal aims to update planning controls to reflect the findings and recommendations of A City for People (2016) and the Wollongong City Centre Urban Design Framework (2019) and accompanying Economic Analysis (2019).

#### PUBLIC SUBMISSIONS

The project is not public at this stage.

The Panel was briefed by Council staff who provided background information in relation to the draft planning proposal.

#### PANEL CONSIDERATION AND DECISION

The Panel received a presentation by Council staff, and considered the Officer's report and accompanying Urban Design and Planning reports.

Attached is a summary of the comments from the Panel, for Council officer's consideration.

It is recommended that the following advice be provided to the Wollongong City Councillors as part of a Council report on the Planning Proposal:

***The Wollongong Local Planning Panel has reviewed and supports the proposed Planning Proposal for the Wollongong City Centre. The Planning Proposal has strategic merit as it is supported by an Urban Design Framework, an Economic Study, a 3D model and thorough analysis, and implements Council's 2016 Vision for the City.***

Sue Francis  
Chairperson

**Summary of comments:**

On 14 June 2019 the Wollongong Local Planning Panel received a presentation and reviewed the draft Wollongong City Centre Planning Proposal.

The following 'comments' are simply that, matters that should be considered by Council prior to resolving to adopt the plan and seek gateway.

**Panel comments:**

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
<b>1</b>	<b>LAND USE CONTROLS</b>		
	<b>General Comments</b>		<p>How will the Council address the s.9.1 (s.117) directions? Need to provide justification/explanation why there are reductions in residential density in specific areas.</p> <p>Need to demonstrate that the new controls are not taking away anything when development is already not feasible. Show that any loss is balanced by changes elsewhere where yield is perhaps increased.</p> <p>Very important to articulate the objectives of provisions very clearly, particularly zone objectives and development standards objectives to provide clear guidance in the consideration of cl4.6 variations. Ensure that it is clear whether provisions are prohibitions or development standards.</p> <p>Start strong dialogue with stakeholders who can be champions. Consultation with industry representatives.</p>

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
			<p>A clear basis for the new plan would be to improve the public domain to encourage and facilitate appropriate development outcomes</p> <p>A clear champion would be the Council to actually deliver physically or in a planned way public domain improvements; not just footpaths.</p> <p>“it’s all about the public domain” Council needs to be a party to public domain. Delivering public domain corporately</p> <p>Aligning FSR, Heights and Zoning makes sense. These are the “three fundamentals”.</p> <p>Articulating desired future character is very important.</p> <p>Gosford Council is experiencing similar issues to Wollongong and direct consultation with Gosford may provide some insights.</p>
1.1	<b>City Centre Boundary</b> Amend the boundary of the Wollongong City Centre	<p>City Centre focussed on business zones (B3 &amp; B4). No longer includes majority of R1 Residential Zones north and south of the City, or Beaton Park.</p> <p>Includes Wollongong Harbour – Due to character/ connection with foreshore. No planning control amendments proposed.</p>	<p>Locating the hospital appropriate within the city centre boundary, particularly as other private medical uses locate nearby.</p> <p>Foreshore is appropriate within the city centre boundary.</p> <p>How is the boundary line drawn (roads or lot boundaries)? That is – is there a clear difference in character, within and beyond the City Centre.</p>

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		Includes Hospital – Due to employment and economic role aligned with the City Centre. No planning control amendments proposed.	
1.2	<b>Zoning</b> Amend the boundary of the B3 Commercial Core Zone	<p>The boundary of the B3 Commercial Core is generally reduced to better define the retail and commercial core. Some B3 is proposed to be rezoned to B4</p> <p>Focus boundary on CBD function of the City Centre, to include 3 pockets of commercial lands and retail lands focussed around Crown Street and Keira Street.</p>	<p><i>B3 Commercial Core Zoning</i></p> <p>Needs very strong objectives that relate to B3 Zone, particularly where minimum 30% commercial uses are required e.g. “optimise commercial, minimise residential”</p> <p>Establish clear objectives to a development standard to achieve this outcome.</p> <p>Need to be able to demonstrate net change (loss or gain) of Commercial/ Residential capacity for the City Centre resulting from planning control changes.</p> <p><i>R1 Residential Zoning within the city centre</i></p> <p>The potential rezoning of the residential (R1) land should be resolved as part of this body of work, rather than being a consideration of the Housing Strategy.</p> <p>Consider removing R1 Residential Zoning in its entirety as this zoning does not work effectively and results in unexpected outcomes and conflicts between land uses. There are mixed perceptions about what R1 zoned land is</p>



	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
			<p>for, as it permits dwelling houses adjacent to apartment buildings.</p> <p>May be appropriate to change zoning to R2, R3 or R4. Is there a difference in character? How does this inform housing outcomes?</p> <p>Zone transitions are very important. Need to think about transitions out of the city centre.</p> <p>“Work on your transitions”. Not a mixture of apartments and houses.</p> <p><i>B4 Mixed Use</i></p> <p>If seeking ground floor residential then need to have good design criteria for ground floor – good setbacks, ground floor slightly above street.</p> <p>The appropriate zoning for the Arts Precinct Lawn on Burelli Street was also discussed during the precinct walk.</p>
1.3	<b>Commercial Core Zone Objectives</b> Amend B3 Commercial Core Zone objectives	Proposed to remove high density residential development objective as this is inconsistent with the intent of the Commercial Core.	<p>See 1.2 above</p> <p>The importance of having strong objectives was reinforced</p>
1.4	<b>Zoning Table</b> Remove shop-top housing and other residential uses	Proposed to quarantine three areas in the city centre (two located along Burelli Street and one located at Market Street west) for future	Support removal of shop top housing as it is anomalous in town centres

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
	as being permissible in the B3 Commercial Core Zone	commercial. Residential is prohibited in these locations.	
1.5	Introduce a residential development cap in retail core.	Allow residential (up to 70% of the gross floor area) in defined areas within the revised B3 Commercial Core zone.	Introduce a development standard to achieve this with clear objectives
1.6	<b>Active Street Frontage</b> Revise Clause 7.13 (Certain land within business zones) so that it does not apply to City Centre and rely on Active Frontages Map.	Reduce the extent to which 'Active Frontages' applies – limited to revised Commercial Core area.	Ensure you define what is an active frontage
1.7	Identify where active street frontages are required in the commercial core	Active street frontages to be mapped. Defined generally within the Commercial Core zone.	
<b>2</b>	<b>BUILT FORM CONTROLS</b>		
2.1	<b>Building Height</b> Amend height of building controls.	Varied impact. Some uplift and some reduction in heights.  Change in heights are to: _ Reflect precinct character _ Align with floor space ratio controls _ Protect views _ Guide an appropriate City Centre skyline	

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
2.2	<b>Floor Space Ratio (FSR)</b> Amend FSR controls. Clause 4.4A (Floor space ratio – Wollongong city centre) removed.	<p>There is a complex integration between site size, land use and street frontage to determine “actual” FSR permissible on a site.</p> <p>Change in FSR to:</p> <ul style="list-style-type: none"> <li>_Remove base FSR and apply a maximum FSR only – no “bonus” for site size.</li> <li>_Simplify floor space ratio controls by removing the “sliding scale” approach to provide certainty for developers/ investors</li> <li>_Align with height controls</li> <li>_Respond to desired character</li> <li>_Protect sufficient theoretical capacity for future demand for commercial, residential and retail into the future.</li> </ul>	<p>Are you keeping FSR? Why? Is it the best mechanism?</p> <p>Need to think about how to deal with landowners who will experience a perceived reduction in FSR for their land (e.g. from 6:1 to 3.5:1) . perhaps building envelopes are a better tool in this circumstance</p> <p>Need clear arguments to justify changes.</p>
2.3	<b>Minimum Site Width</b> Amend minimum site width requirement.	<p>Remove restriction of development with a frontage less than 20 metres.</p> <ul style="list-style-type: none"> <li>_Minimum site frontage reduced to 14m to allow for fine grain commercial/ retail development.</li> <li>_Allow residential flat buildings between 24m and 14m to unlock a large number of ‘small sites’ for</li> </ul>	<p>Minimum site width in LEP - is it restrictive or enabling?</p>

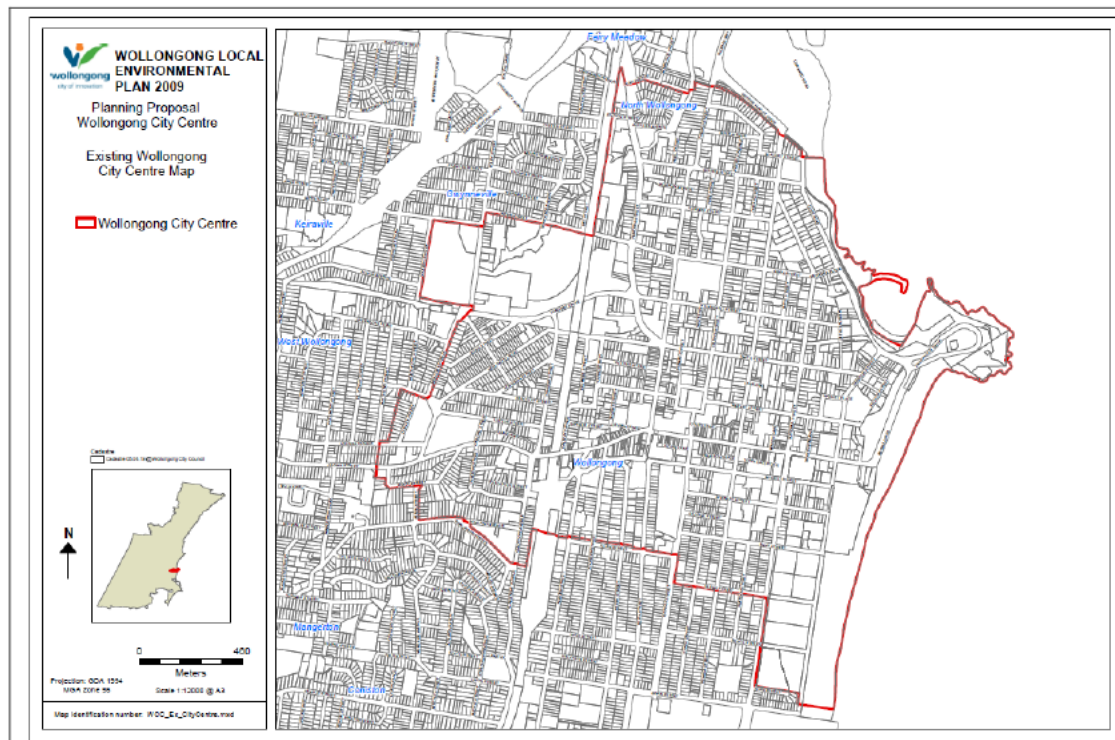
	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		renewal. Some areas excluded as per Precinct map (south eastern corner). _Linked with street wall height control, and design excellence.	
2.4	<b>Building Separation</b> Amend Clause 8.6 to remove building separation controls	Current clause largely redundant due to duplication with ADG.	
2.5	<b>Design Excellence</b> Amend Clause 7.18 (Design excellence in Wollongong city centre and at key sites) to improve design quality outcomes and processes in the Wollongong City Centre.	Amended thresholds for Design Excellence which will extend the type of applications being considered by DRP  – including small / narrow sites, sites above street wall. _Require the preparation of a site-specific development control plans. Applies to development on sites with a site-area of 2,500 square metres or more. _Reintroduce competitive design provisions Compulsory for development with an area of 5,000 square metres or more. _All sites able to access 10% bonus if progress through Design Competition Process.	Should all DAs go to DRP? Otherwise it's an ordinary assessment.  To apply to new buildings + substantial alterations.  <i>Competitive design process</i>  Is there a need for a 10 % bonus?  Competitive design process needs to be worthwhile for proponents. Can cost \$500k  How do you balance 10% and expectations for a site.  Could consider alternatives to 10% bonus. E.g. Deliver public Domain rather than contributions?  Design brief is important.  Need to set up a clear process. Discuss with Sydney and Parramatta Councils



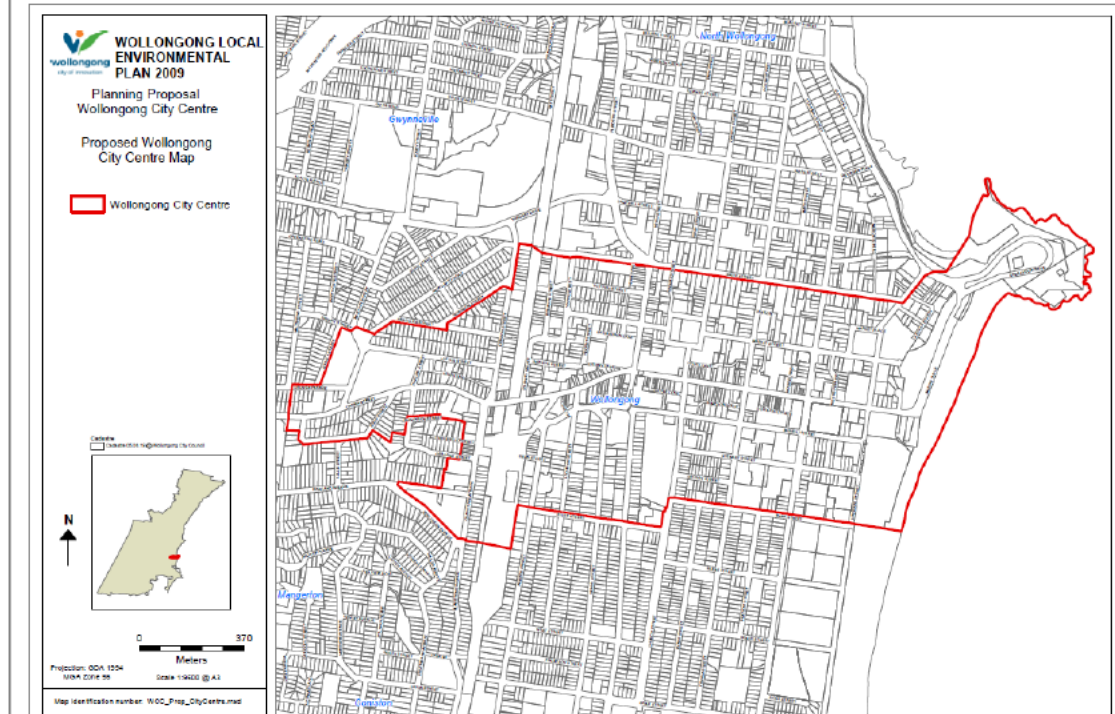
	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
<b>3</b>	<b>PUBLIC DOMAIN CONTROLS</b>		
3.1	Sun Plane Protection amended to extended to 2 additional sites	Retaining existing nominated public spaces and adding:  _Crown Street Mall – Impact setback and height of buildings along northern side of street. _Arts Precinct Lawn – Impact height of surrounding buildings	Proposed control will not be subject to variation under clause 4.6.  Possible exceptions. If there is a need for flexibility then need to be explicit about it. E.g. minutes of overshadowing, accumulative solar impact, what is overshadowed. A prohibition may be overly restrictive so consider building in exemptions
<b>4</b>	<b>MISCELLANEOUS</b>		
4.1	Clause 4.6 (exceptions to development standards)	Some new controls not subject to variation	
4.2	Clause 5.1A (development on land intended to be acquired for a public purpose)	Council properties identified for acquisition removed if acquired.  Additional sites required for new street (near station) identified.	Question about FSR calculation for sites that are proposed to be acquired for a public purpose, is land proposed to be acquired included? Seek some legal advice. Reason being that it may limit FSR on sites where land is to be acquired with no compensation. So either the council acquires the land for the highest and best value OR it allows the land to deliver greater FSR over the larger site.
4.3	Savings and transitional	Protect DAs lodged prior to when new LEP is in effect	
4.4	Heritage	No changes proposed in PP	How to ensure conservation community benefit Integrating heritage into the built form e.g. 86 Walker Street, North Sydney discussed as good example.
4.5	DCP issues	No changes proposed in PP	Opportunity to review car parking controls.

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
	Car Parking		<p>Less podiums + bulky street wall</p> <p>Car parking as City grows. Can you reduce carparks?</p> <p>Parking stations → commuter carparks, keep off site</p>

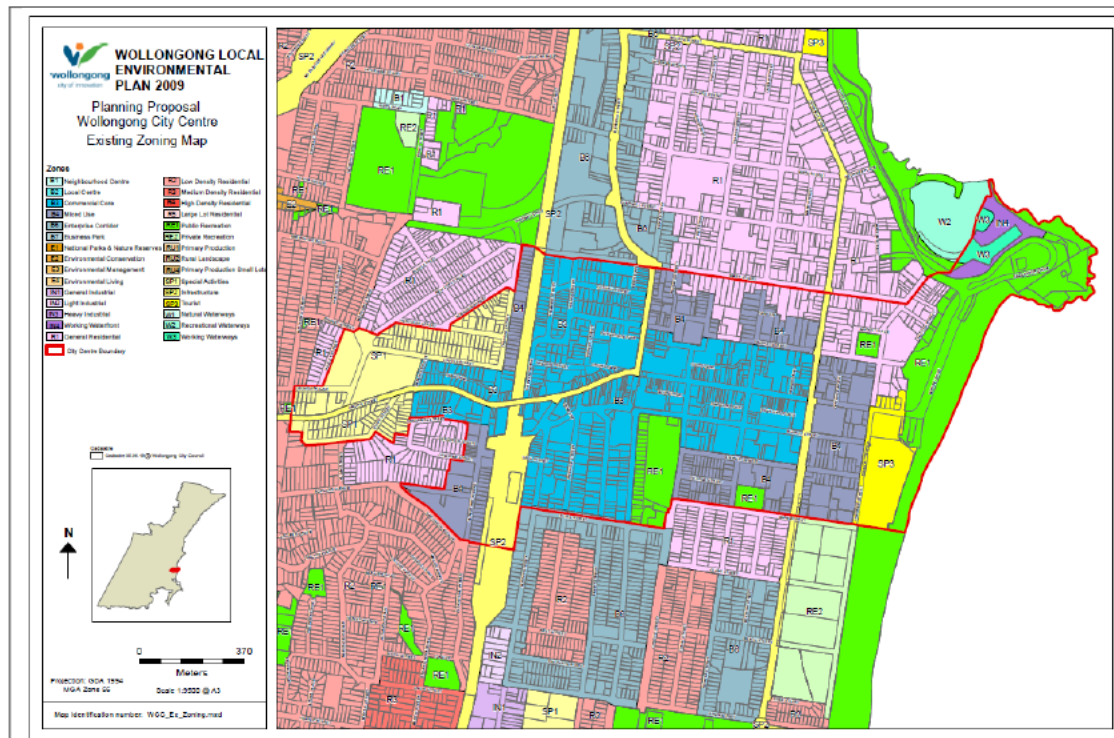
## Appendix 2 LEP Maps: Existing and Proposed



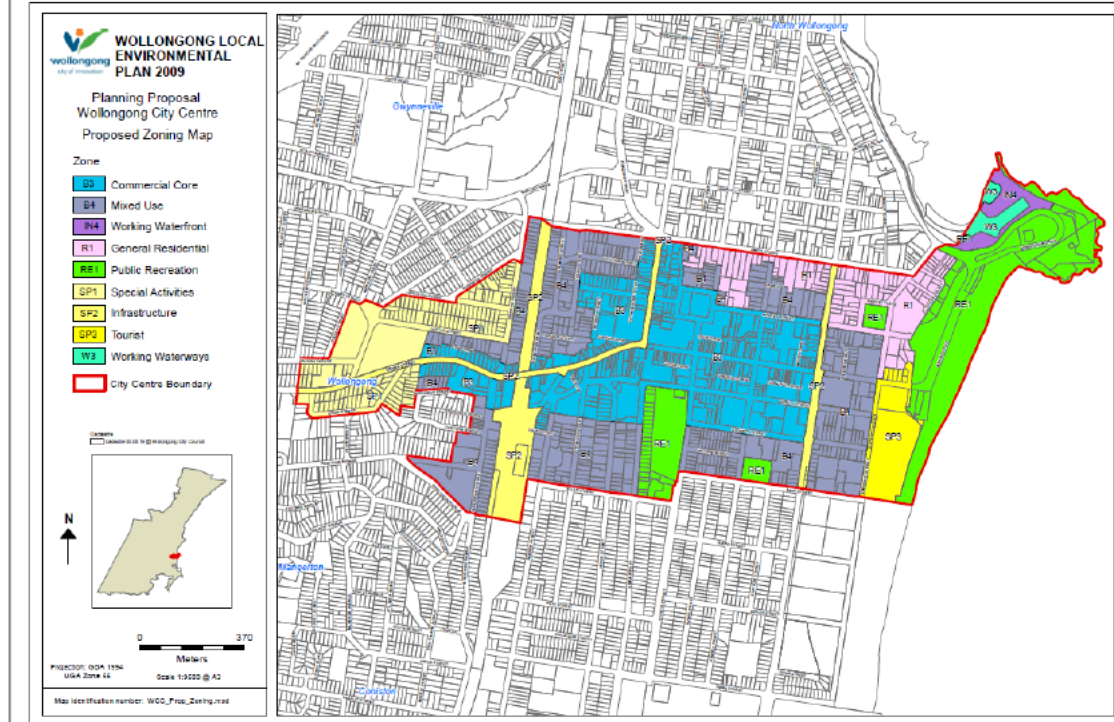
Wollongong City Centre – Existing boundary Map



Wollongong City Centre – Proposed boundary Map

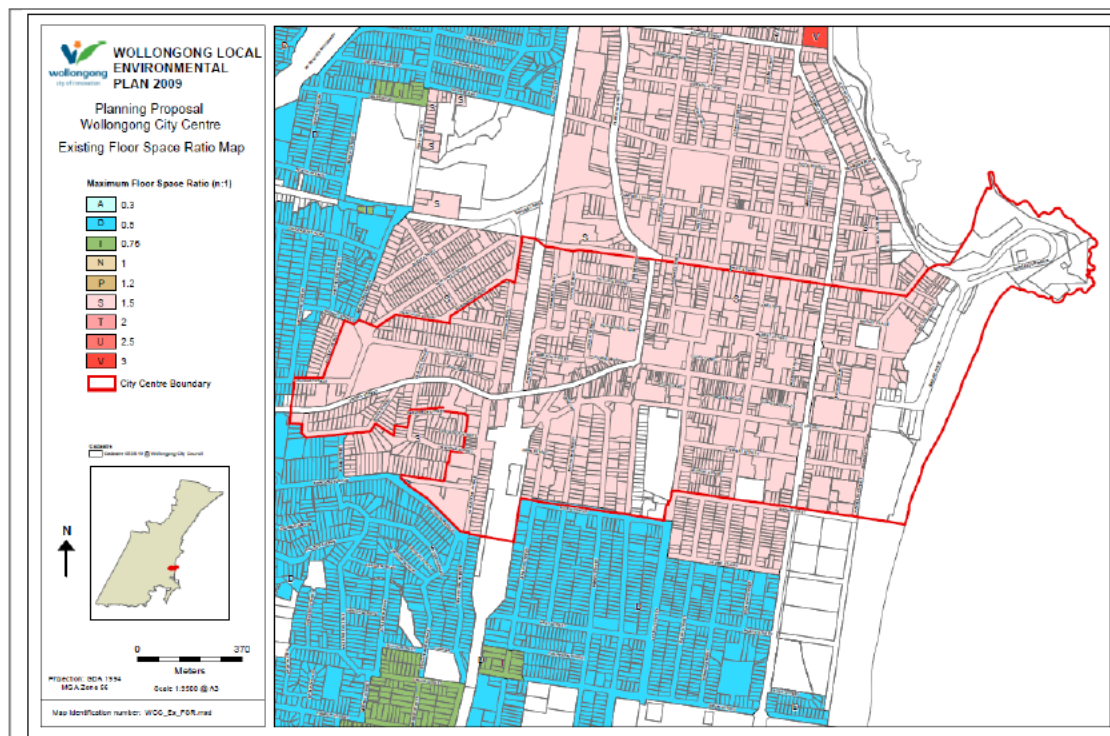


Wollongong City Centre – Existing Zoning Map

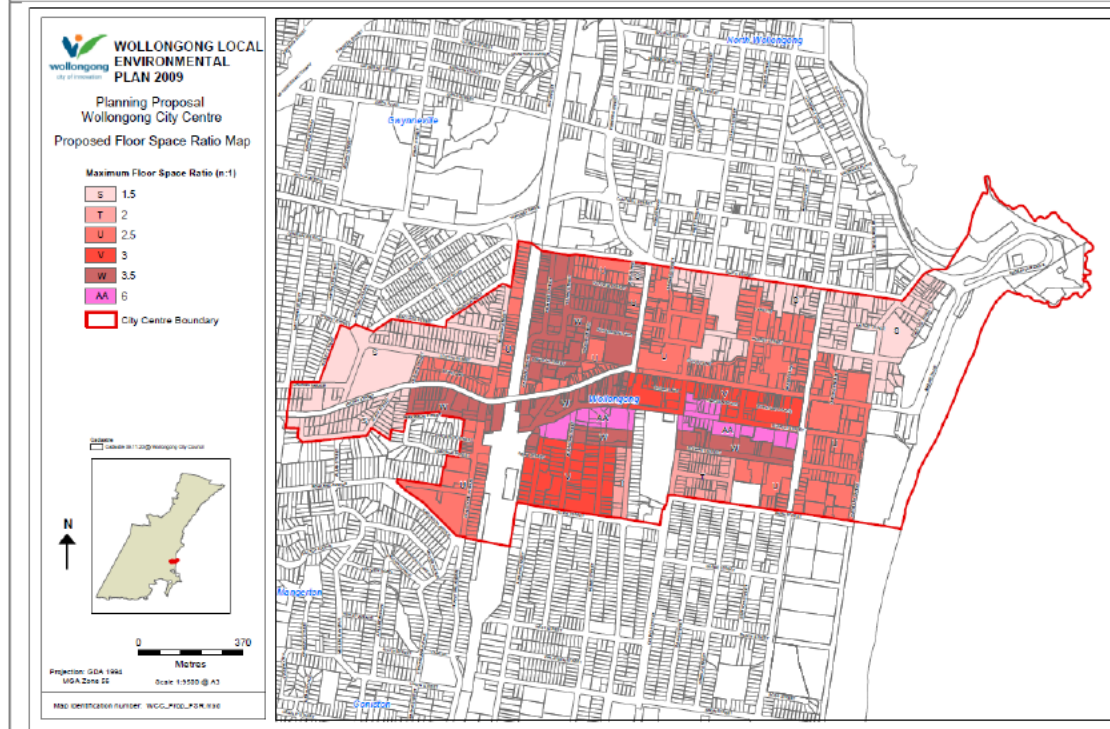


Wollongong City Centre – Proposed Zoning Map



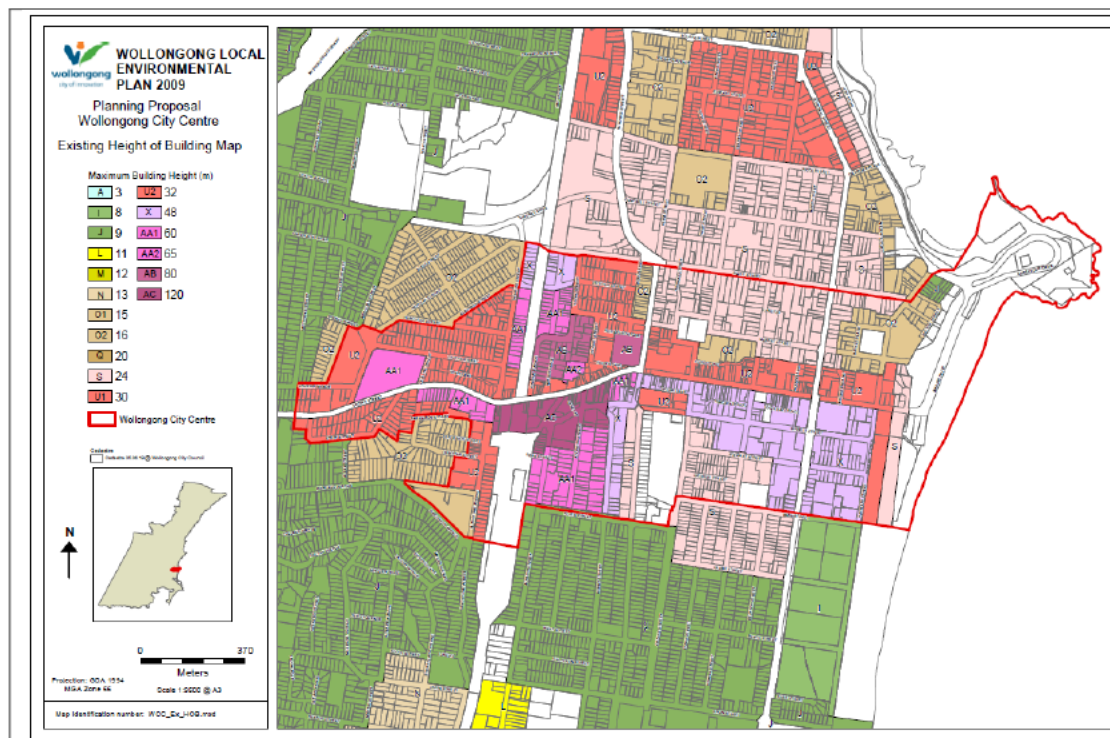


Wollongong City Centre – Existing Floor Space Ratio Map

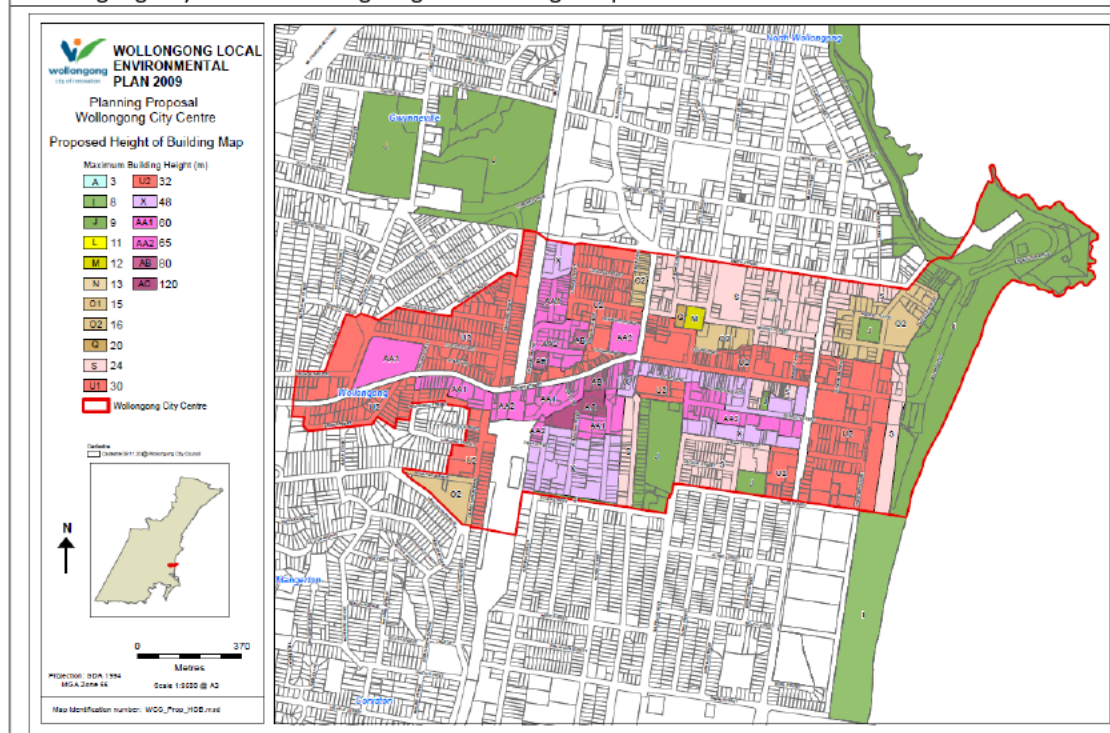


Wollongong City Centre – Proposed Floor Space Ratio Map

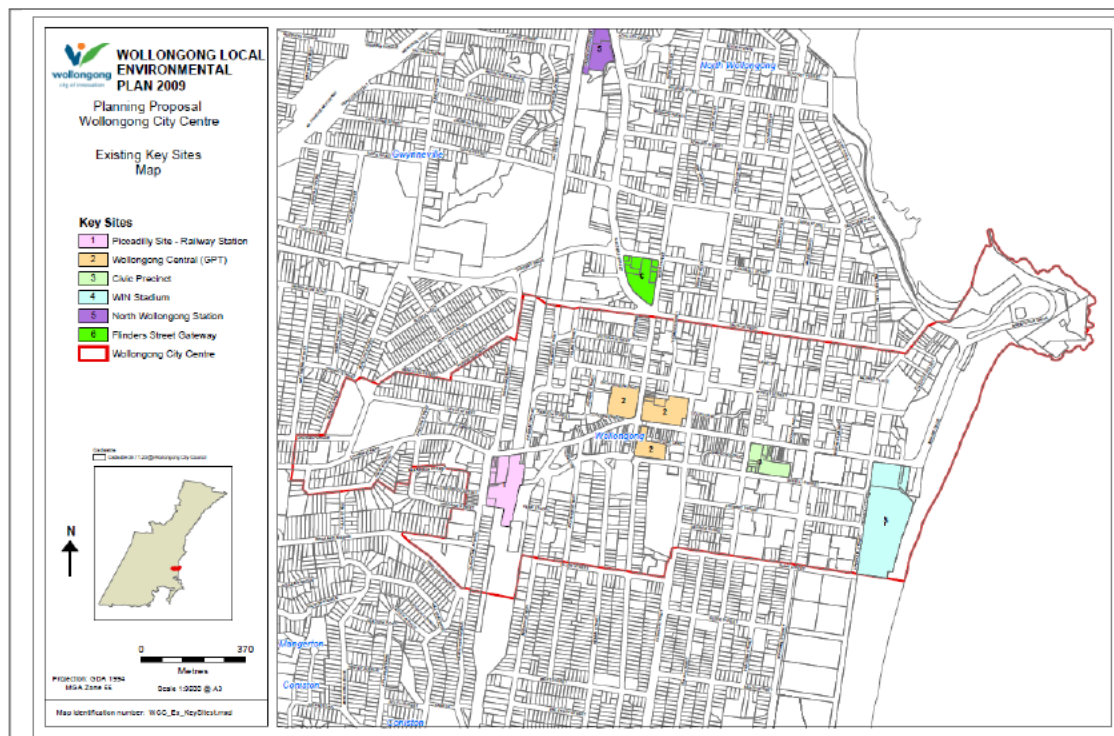




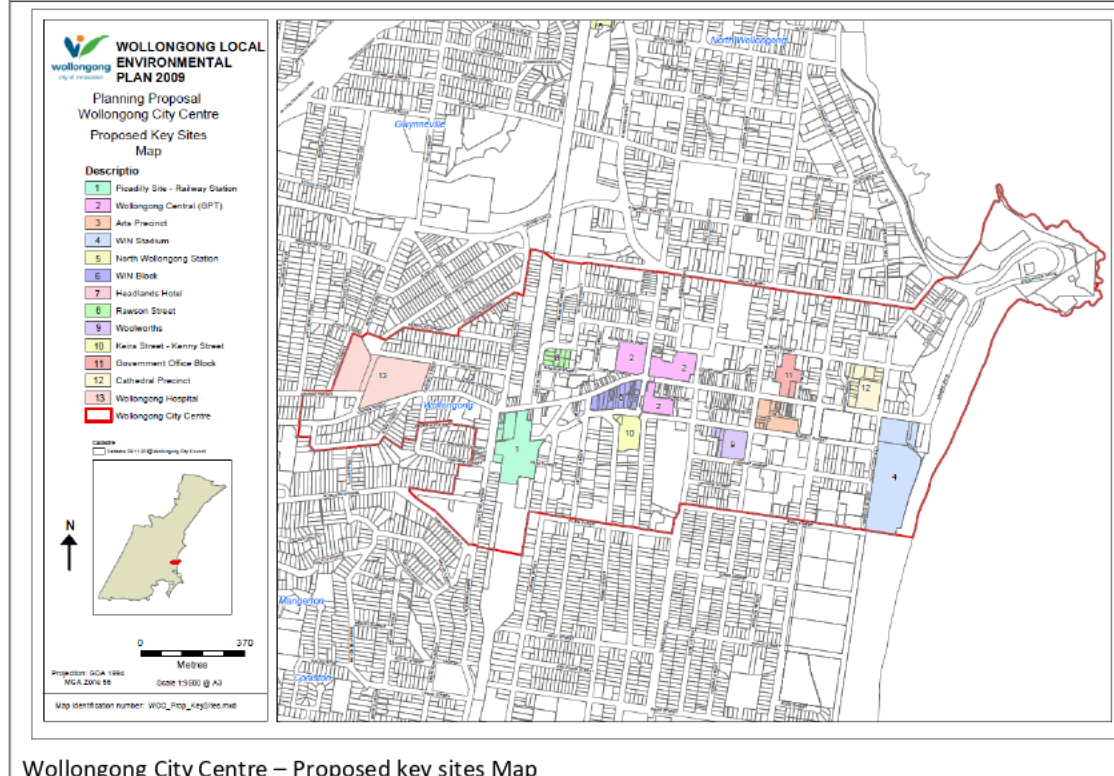
Wollongong City Centre – Existing Height of Buildings Map



Wollongong City Centre – Proposed Height of Buildings Map

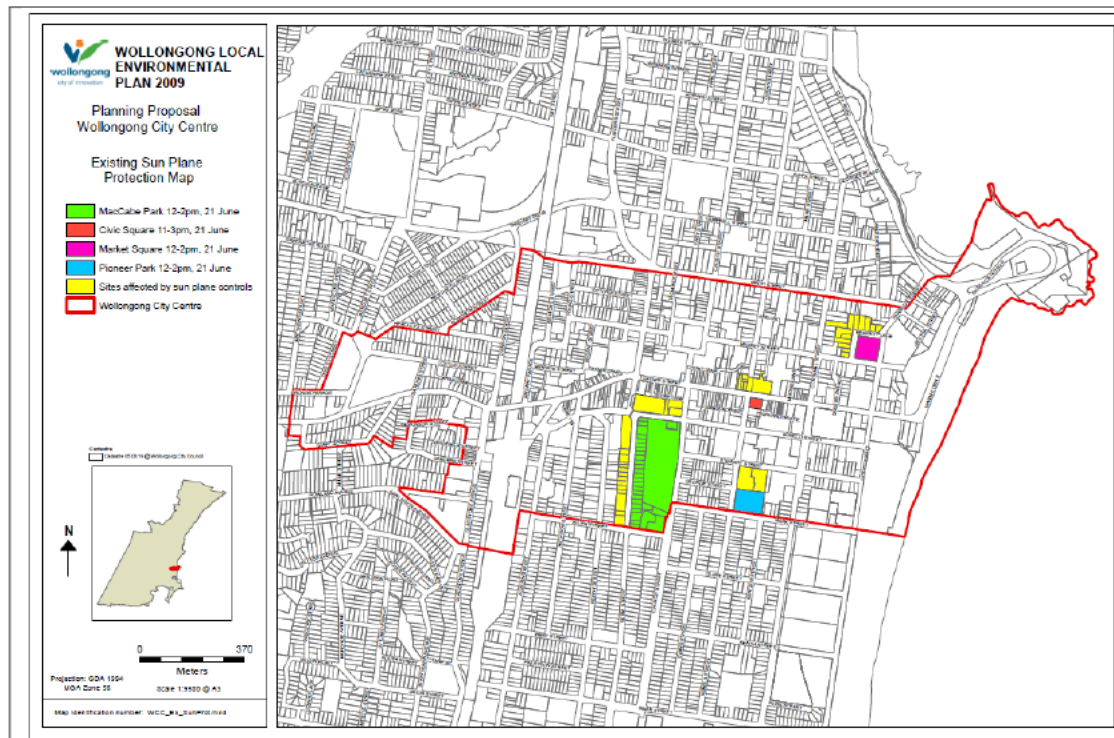


Wollongong City Centre – Existing Key sites Map

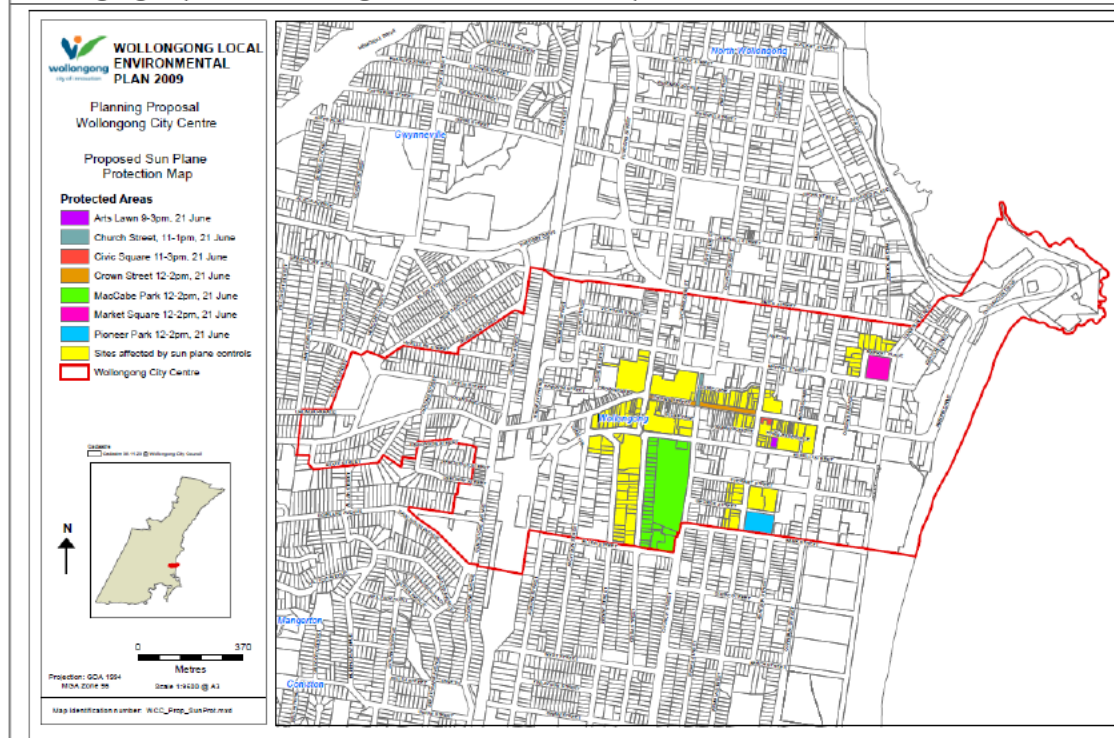


Wollongong City Centre – Proposed key sites Map

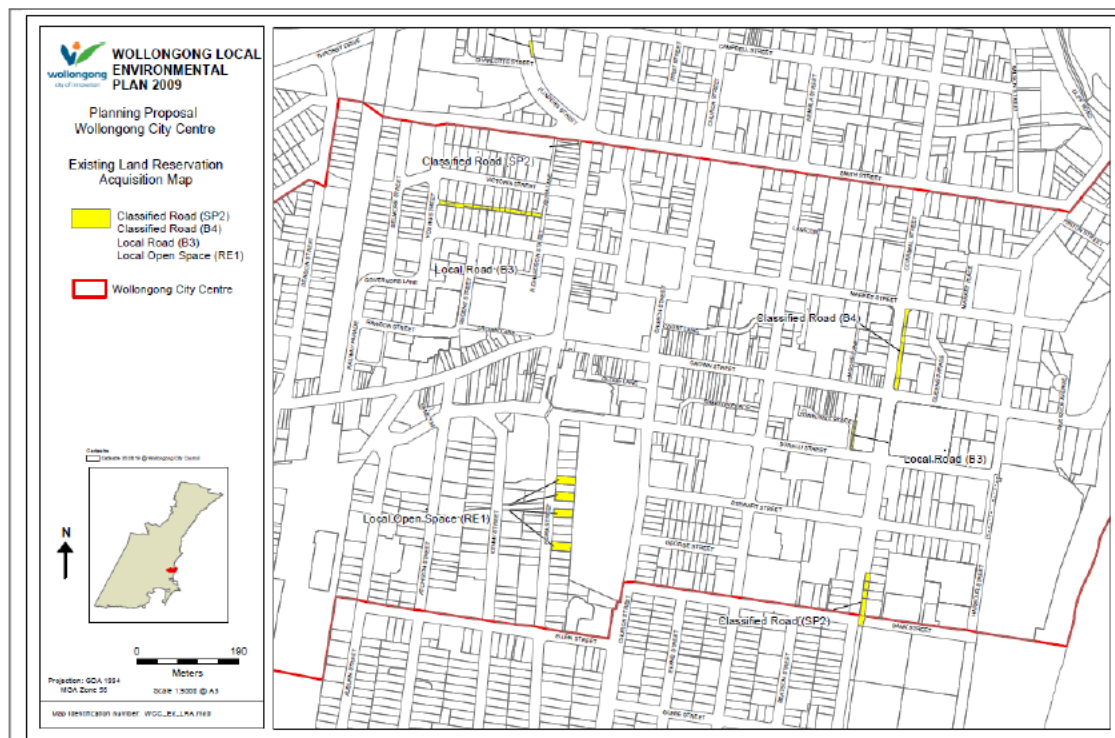




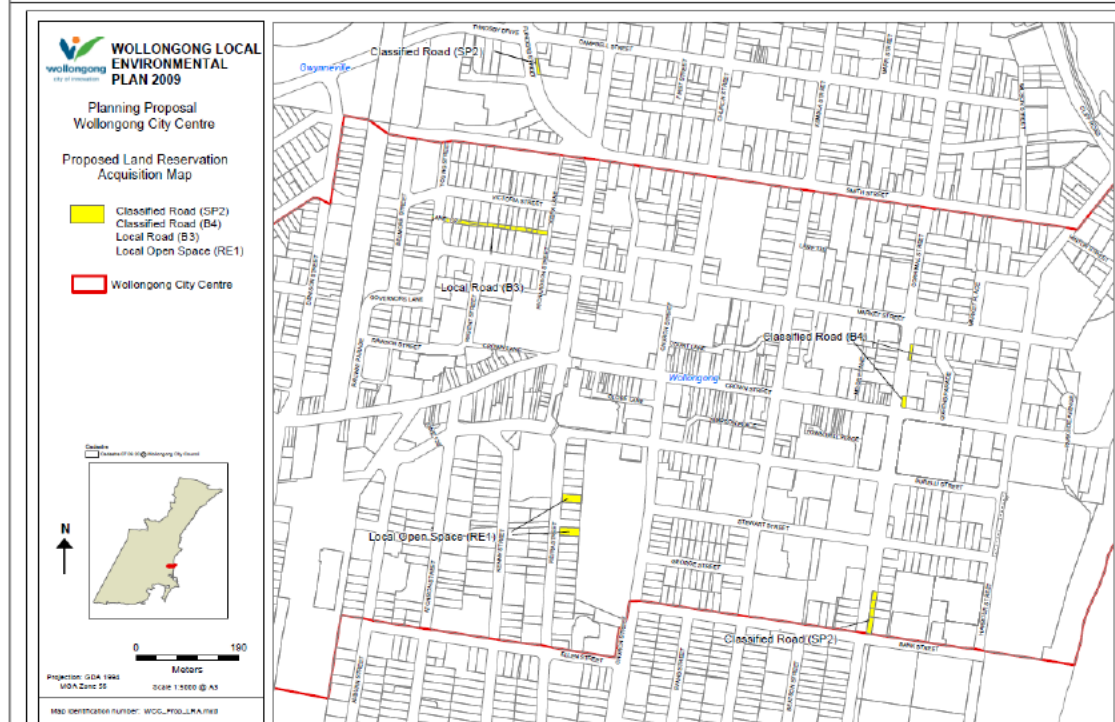
Wollongong City Centre – Existing Sun Plane Protection Map



Wollongong City Centre – Proposed Sun Plane Protection Map

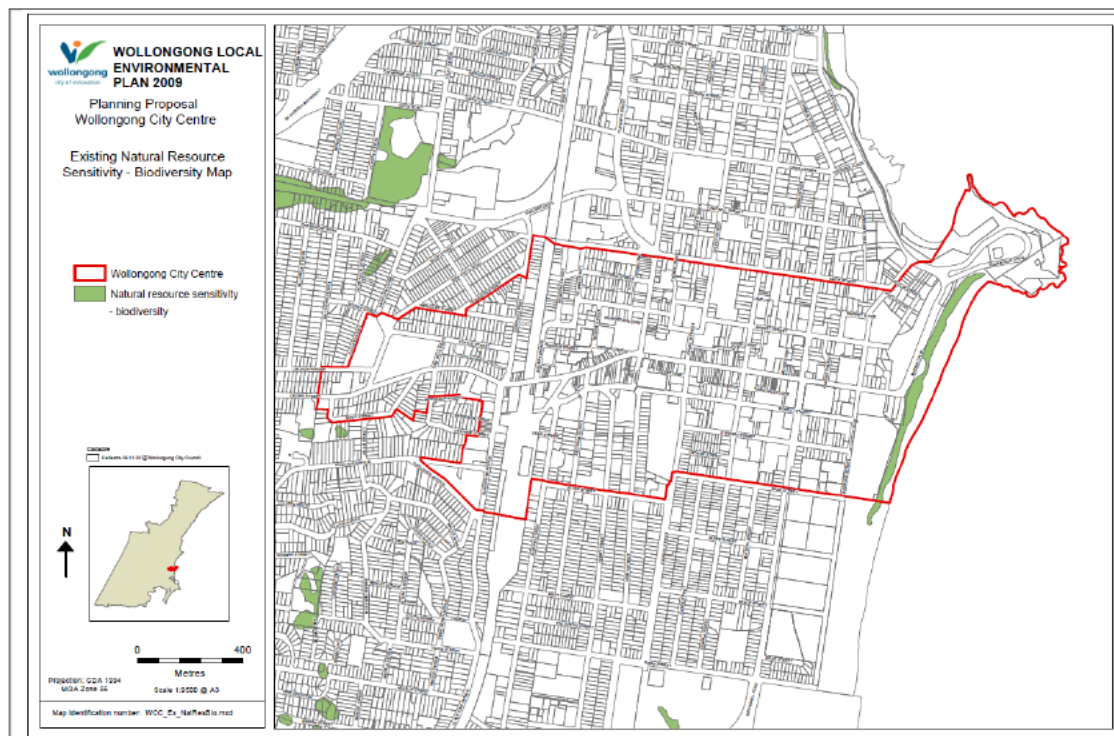


Wollongong City Centre – Existing Land Reservation Acquisition Map

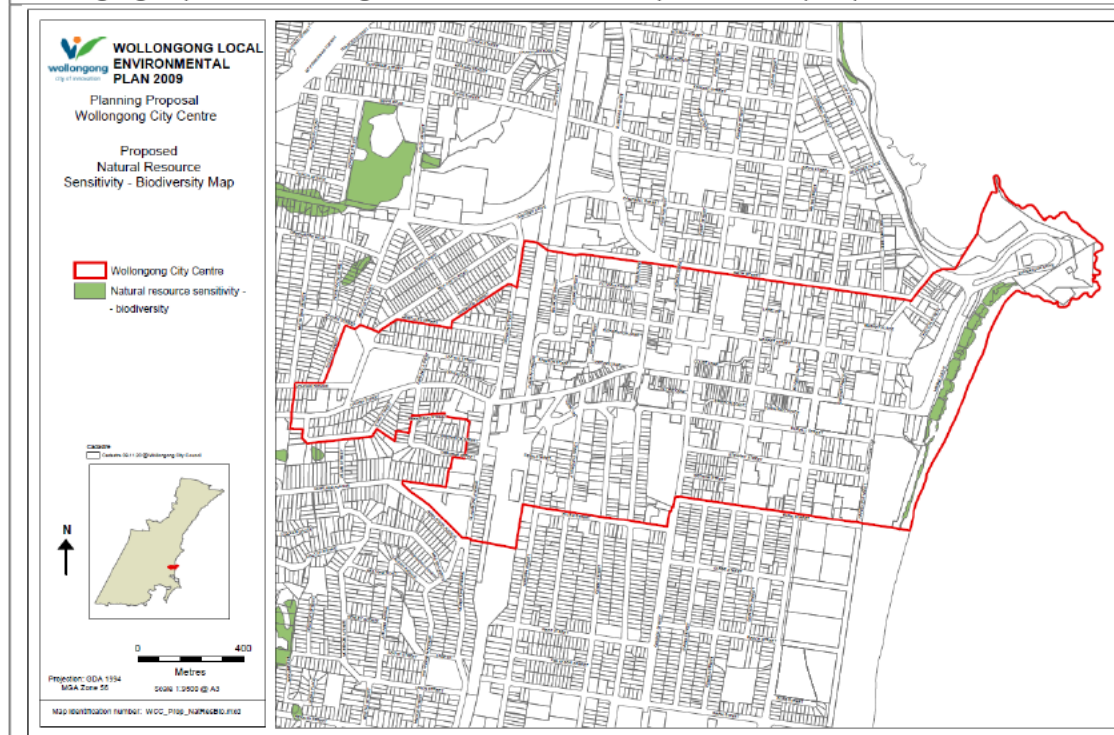


Wollongong City Centre – Proposed Land Reservation Acquisition Map

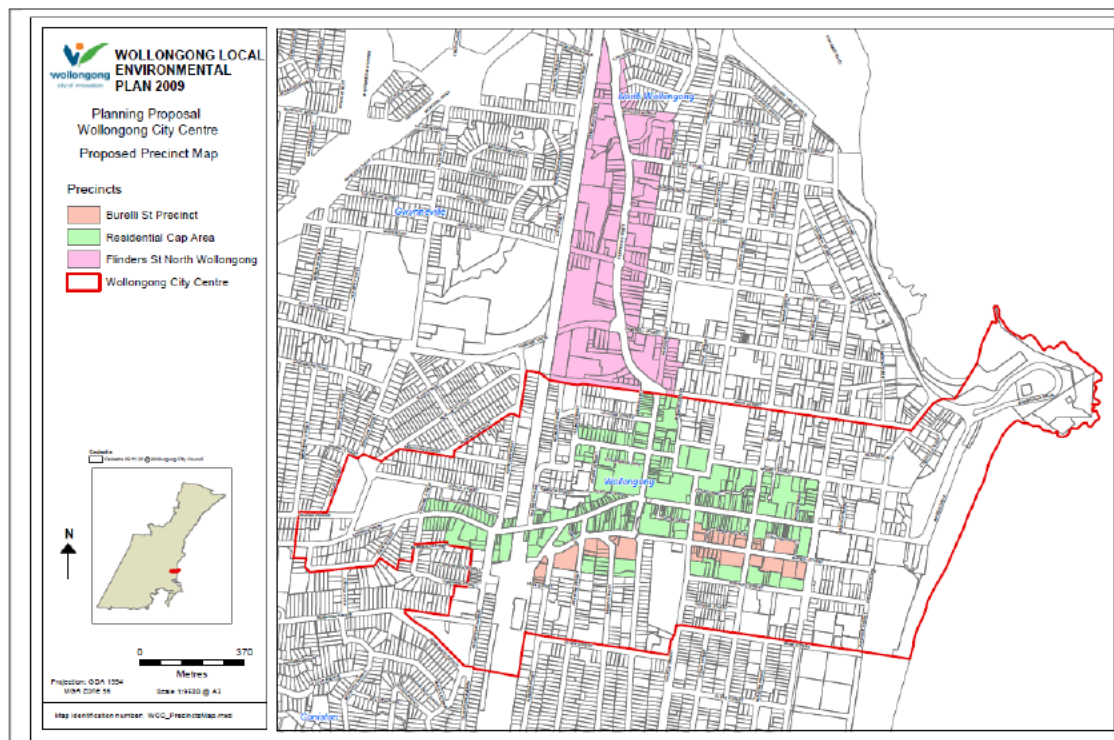




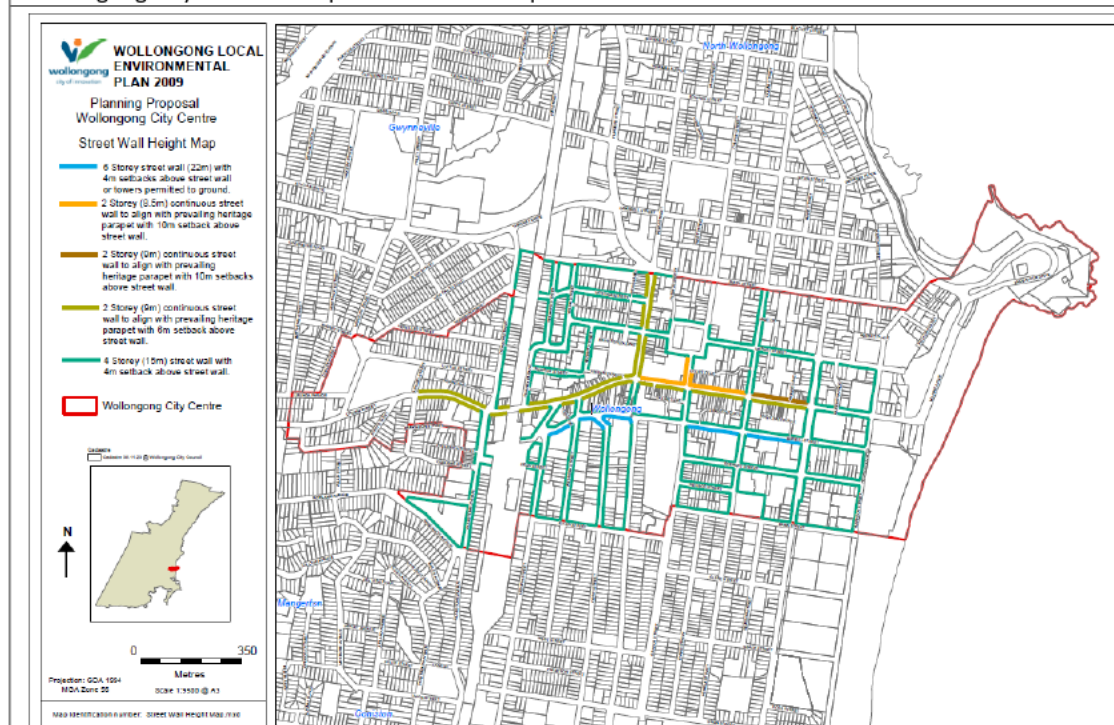
Wollongong City Centre – Existing Natural Resource Sensitivity – Biodiversity Map



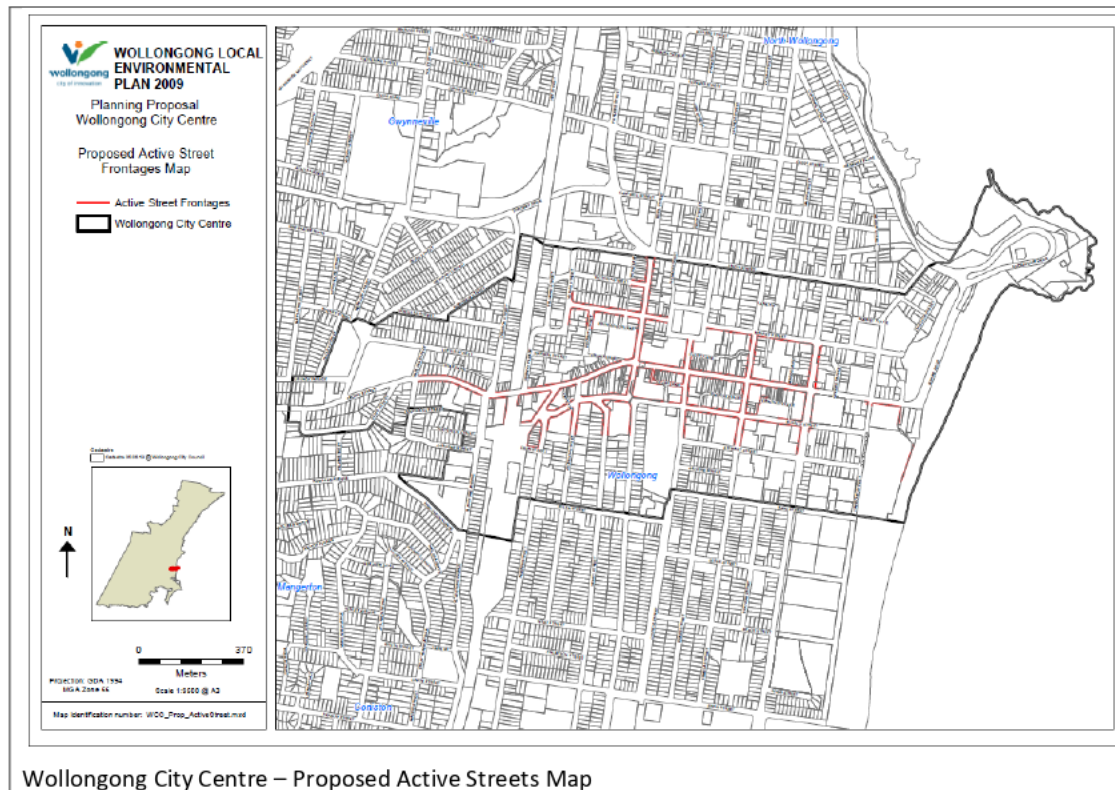
Wollongong City Centre – Proposed Natural Resource Sensitivity – Biodiversity Map



Wollongong City Centre – Proposed Precincts Map



Wollongong City Centre – Proposed Street Wall Height Map





## Appendix 3 Solar Plane Analysis

### Wollongong Sun Access Planes - Data Summary architectus

REV B, ISSUED 14/01/2020

#### GLOBAL VARIABLES

Coordinates for all calculations (latitude, longitude) -34.4229238, 150.8967447  
Node Coordinates and Elevations As per surveyed nodes provided by council

#### DESCRIPTION

The aim of the sun access planes is to define the boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox (in this instance Spring, 23rd of September) and the summer solstice (21st of December) in order to ensure that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticeably steeper. Where this is applicable, it has been noted.

#### HOW TO INTERPRET THE DATA

##### PLANE ID NUMBER

Description on how to construct the plane and which rays to use

First Node ID		Second Node ID (in some instances it will be the same as the first)	
MGA Coordinates	306531.6E, 6188553.8N	MGA Coordinates	306531.6E, 6188553.8N
Node Elevation	RL12.6 AHD	Node Elevation	RL12.6 AHD
First Ray ID		Second Ray ID	
Horizontal bearing	359.52°	Horizontal bearing	329.09°
Vertical Angle	32.14°	Vertical Angle	25.32°

#### Sun Angles

The following sun angles were used to generate the following sun access planes.

		Azimuth (degrees)	Altitude (degrees)
21st June	9am	42.69	18.33
	10am	30.14	25.70
	11am	15.52	30.51
	12 noon	359.52	32.14
	1pm	343.56	30.31
	2pm	329.05	25.32
	3pm	316.63	17.83
23rd September	9am	58.19	37.76
	10am	42.41	47.32
	11am	21.02	53.90
	12 noon	355.03	55.67
	1pm	330.26	51.95
	2pm	311.05	44.07
	3pm	296.92	33.80
21st December	9am	85.71	50.60
	10am	73.85	62.77
	11am	50.84	73.82
	12 noon	353.43	78.95
	1pm	303.27	71.99
	2pm	283.52	60.59
	3pm	272.58	48.35



## MACCABE PARK

Intended period of protection 12noon - 2pm, all year  
Primary Date 21st June  
Primary Plane Time 2pm  
Details Comprised of 4 Nodes, 6 Planes and 7 Rays  
Secondary Dates 23rd September, 21st December  
Secondary Times 2pm from Node D



### PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	306552.032E, 6188554.169N	MGA Coordinates	306552.032E, 6188554.169N
Node Elevation	RL 10.751 AHD	Node Elevation	RL 10.751 AHD
<b>Ray A1</b>		<b>Ray A2</b>	
Horizontal bearing	329.52°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

### PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

<b>Node A</b>		<b>Node B</b>	
MGA Coordinates	306552.032E, 6188554.169N	MGA Coordinates	306404.275E, 6188573.489N
Node Elevation	RL 10.751 AHD	Node Elevation	RL 11.731 AHD
<b>Ray A2</b>		<b>Ray B1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

### PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

<b>Node B</b>		<b>Node C</b>	
MGA Coordinates	306404.275E, 6188573.489N	MGA Coordinates	306401.06E, 6188570.861N
Node Elevation	RL 11.731 AHD	Node Elevation	RL 11.438 AHD
<b>Ray B1</b>		<b>Ray C1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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**PLANE (iv)**

Plane (iv) is constructed by joining Ray C1 to Ray D1

<b>Node C</b>		<b>Node D</b>	
MGA Coordinates	306401.06E, 6188570.861N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 11.438 AHD	Node Elevation	RL 7.637 AHD
<b>Ray C1</b>		<b>Ray D1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

**PLANE (v)**

Plane (v) is constructed by joining Ray D1 to Ray D2

<b>Node D</b>		<b>Node D</b>	
MGA Coordinates	306371.857E, 6188191.497N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 7.637 AHD	Node Elevation	RL 7.637 AHD
<b>Ray D1</b>		<b>Ray D2</b>	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

**PLANE (vi)**

Plane (vi) is constructed by joining Ray D2 to Ray D3

<b>Node D</b>		<b>Node D</b>	
MGA Coordinates	306371.857E, 6188191.497N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 7.637 AHD	Node Elevation	RL 7.637 AHD
<b>Ray D2</b>		<b>Ray D3</b>	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

## CIVIC SQUARE

Intended period of protection

11am-3pm, all year

Primary Date

21st June

Primary Plane Time

3pm

Details

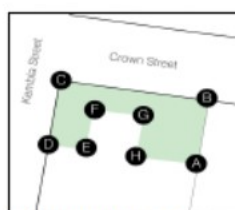
Comprised of 4 Nodes, 8 Planes and 9 Rays

Secondary Dates

23rd September, 21st December

Secondary Times

11am from Node A, 3pm from Node D



Site Protected by the SAP

The protected site is formed by connecting nodes A to H, as per the following coordinates

	MGA Coordinates	Elevation
Node A	306836.138E, 6188615.61N	RL 7.802 AHD
Node B	306840.734E, 6188636.611N	RL 8.871 AHD
Node C	306797.981E, 6188643.098N	RL 10.25 AHD
Node D	306794.776E, 6188622.25N	RL 9.64 AHD
Node E	306805.365E, 6188620.559N	RL 9.708 AHD
Node F	306807.361E, 6188633.895N	RL 9.831 AHD
Node G	306821.913E, 6188631.635N	RL 9.573 AHD
Node H	306819.907E, 6188618.229N	RL 9.595 AHD

## PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	306835.2E, 6188600.3N	MGA Coordinates	306835.2E, 6188600.3N
Node Elevation	RL 9.6 AHD	Node Elevation	RL 9.6 AHD
Ray A1		Ray A2	
Horizontal bearing	50.84°	Horizontal bearing	21.02°
Vertical Angle	73.82°	Vertical Angle	53.9°

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**PLANE (ii)**

Plane (ii) is constructed by joining Ray A2 to Ray A3

<b>Node A</b>		<b>Node A</b>	
MSA Coordinates	306835.2E, 6188600.3N	MSA Coordinates	306835.2E, 6188600.3N
Node Elevation	RL9.6 AHD	Node Elevation	RL9.6 AHD
<b>Ray A2</b>		<b>Ray A3</b>	
Horizontal bearing	21.02°	Horizontal bearing	15.52°
Vertical Angle	59.9°	Vertical Angle	30.51°

**PLANE (iii)**

Plane (iii) is constructed by joining Ray A3 to Ray B1

<b>Node A</b>		<b>Node B</b>	
MSA Coordinates	306835.2E, 6188600.3N	MSA Coordinates	306840.7E, 6188636.6N
Node Elevation	RL9.6 AHD	Node Elevation	RL10.8 AHD
<b>Ray A3</b>		<b>Ray B1</b>	
Horizontal bearing	15.52°	Horizontal bearing	15.52°
Vertical Angle	30.51°	Vertical Angle	30.51°

**PLANE (iv)**

Plane (iv) is constructed by joining Ray B1 to Ray B2

<b>Node B</b>		<b>Node B</b>	
MSA Coordinates	306840.7E, 6188636.6N	MSA Coordinates	306840.7E, 6188636.6N
Node Elevation	RL10.8 AHD	Node Elevation	RL10.8 AHD
<b>Ray B1</b>		<b>Ray B2</b>	
Horizontal bearing	15.52°	Horizontal bearing	316.63°
Vertical Angle	30.51°	Vertical Angle	17.83°

**PLANE (v)**

Plane (v) is constructed by joining Ray B2 to Ray C1

<b>Node B</b>		<b>Node C</b>	
MSA Coordinates	306840.7E, 6188636.6N	MSA Coordinates	306798.0E, 6188643.1N
Node Elevation	RL10.8 AHD	Node Elevation	RL12.1 AHD
<b>Ray B2</b>		<b>Ray C1</b>	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

**PLANE (vi)**

Plane (vi) is constructed by joining Ray C1 to Ray D1

<b>Node C</b>		<b>Node D</b>	
MSA Coordinates	306798.0E, 6188643.1N	MSA Coordinates	306792.2E, 6188606.9N
Node Elevation	RL12.1 AHD	Node Elevation	RL11.0 AHD
<b>Ray C1</b>		<b>Ray D1</b>	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°



## PIONEER PARK

Intended period of protection 12noon - 2pm, all year  
Primary Date 21st June  
Primary Plane Time 2pm  
Details Comprised of 3 Nodes, 3 Planes and 6 Rays  
Secondary Dates 23rd September, 21st December  
Secondary Times 2pm from Node C



### PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	306846.767E, 6188297.756N	MGA Coordinates	306846.767E, 6188297.756N
Node Elevation	RL 3.955 AHD	Node Elevation	RL 3.955 AHD
<b>Ray A1</b>		<b>Ray A2</b>	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

### PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

<b>Node A</b>		<b>Node B</b>	
MGA Coordinates	306846.767E, 6188297.756N	MGA Coordinates	306747.191E, 6188312.174N
Node Elevation	RL 3.955 AHD	Node Elevation	RL 4.85 AHD
<b>Ray A2</b>		<b>Ray B1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

### PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

<b>Node B</b>		<b>Node C</b>	
MGA Coordinates	306747.191E, 6188312.174N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.85 AHD	Node Elevation	RL 4.365 AHD
<b>Ray B1</b>		<b>Ray C1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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#### PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray C2

<b>Node C</b>		<b>Node C</b>	
MGA Coordinates	306737.596E, 6188242.087N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.365 AHD	Node Elevation	RL 4.365 AHD
<b>Ray C1</b>		<b>Ray C2</b>	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

#### PLANE (v)

Plane (v) is constructed by joining Ray C2 to Ray C3

<b>Node C</b>		<b>Node C</b>	
MGA Coordinates	306737.596E, 6188242.087N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.365 AHD	Node Elevation	RL 4.365 AHD
<b>Ray C2</b>		<b>Ray C3</b>	
Horizontal bearing	311.05°	Horizontal bearing	283.32°
Vertical Angle	44.07°	Vertical Angle	60.59°

## MARKET SQUARE

Intended period of protection 12noon - 2pm, all year  
Primary Date 21st June  
Primary Plane Time 2pm  
Details Comprised of 3 Nodes, 3 Planes and 6 Rays  
Secondary Dates 23rd September, 21st December  
Secondary Times 2pm from Node C



### PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	307255.914E, 6188850.286N	MGA Coordinates	307255.914E, 6188850.286N
Node Elevation	RL 9.23 AHD	Node Elevation	RL 9.23 AHD
<b>Ray A1</b>		<b>Ray A2</b>	
Horizontal bearing	329.52°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

### PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

<b>Node A</b>		<b>Node B</b>	
MGA Coordinates	307255.914E, 6188850.286N	MGA Coordinates	307176.353E, 6188861.359N
Node Elevation	RL 9.23 AHD	Node Elevation	RL 11.56 AHD
<b>Ray A2</b>		<b>Ray B1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

### PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

<b>Node B</b>		<b>Node C</b>	
MGA Coordinates	307176.353E, 6188861.359N	MGA Coordinates	307164.362E, 6188781.369N
Node Elevation	RL 11.56 AHD	Node Elevation	RL 11.861 AHD
<b>Ray B1</b>		<b>Ray C1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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#### PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray C2

<b>Node C</b>		<b>Node C</b>	
MGA Coordinates	307164.365E, 6188781.369N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.861 AHD	Node Elevation	RL 11.861 AHD
<b>Ray C1</b>		<b>Ray C2</b>	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

#### PLANE (v)

Plane (v) is constructed by joining Ray C2 to Ray C3

<b>Node C</b>		<b>Node C</b>	
MGA Coordinates	307164.365E, 6188781.369N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.861 AHD	Node Elevation	RL 11.861 AHD
<b>Ray C2</b>		<b>Ray C3</b>	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.79°



## CROWN STREET

Intended period of protection 12noon - 2pm, all year  
Primary Date 21st June  
Primary Plane Time 2pm  
Details Comprised of 4 Nodes, 6 Planes and 7 Rays  
Secondary Dates 23rd September, 21st December  
Secondary Times 2pm from Node D



### PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	306778.467E, 6188650.62N	MGA Coordinates	306778.467E, 6188650.62N
Node Elevation	RL 10.843 AHD	Node Elevation	RL 10.843 AHD
<b>Ray A1</b>		<b>Ray A2</b>	
Horizontal bearing	329.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

### PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

<b>Node A</b>		<b>Node B</b>	
MGA Coordinates	306778.467E, 6188650.62N	MGA Coordinates	306582.374E, 6188679.826N
Node Elevation	RL 10.843 AHD	Node Elevation	RL 17.98 AHD
<b>Ray A2</b>		<b>Ray B1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

### PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

<b>Node B</b>		<b>Node C</b>	
MGA Coordinates	306582.374E, 6188679.826N	MGA Coordinates	306569.4E, 6188681.893N
Node Elevation	RL 17.98 AHD	Node Elevation	RL 18.142 AHD
<b>Ray B1</b>		<b>Ray C1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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**PLANE (iv)**

Plane (iv) is constructed by joining Ray C1 to Ray D1

<b>Node C</b>		<b>Node D</b>	
MSA Coordinates	306569.4E, 6188681.893N	MSA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.142 AHD	Node Elevation	RL 18.77 AHD
<b>Ray C1</b>		<b>Ray D1</b>	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

**PLANE (v)**

Plane (v) is constructed by joining Ray D1 to Ray D2

<b>Node D</b>		<b>Node D</b>	
MSA Coordinates	306402.763E, 6188707.176N	MSA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.77 AHD	Node Elevation	RL 18.77 AHD
<b>Ray D1</b>		<b>Ray D2</b>	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

**PLANE (vi)**

Plane (vi) is constructed by joining Ray D2 to Ray D3

<b>Node D</b>		<b>Node D</b>	
MSA Coordinates	306402.763E, 6188707.176N	MSA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.77 AHD	Node Elevation	RL 18.77 AHD
<b>Ray D2</b>		<b>Ray D3</b>	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

## CHURCH STREET

**Intended period of protection** 11am - 1pm, all year  
**Primary Date** 21st June  
**Primary Plane Time** 1pm  
**Details** Comprised of 3 Nodes, 7 Planes and 8 Rays  
**Secondary Dates** 23rd September, 21st December  
**Secondary Times** 11am from Node A, 1pm from Node C



### PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306598.176E, 6188796.309N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.871 AHD
<b>Ray A1</b>		<b>Ray A2</b>	
Horizontal bearing	50.84°	Horizontal bearing	21.02°
Vertical Angle	73.82°	Vertical Angle	53.9°

### PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306598.176E, 6188796.309N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.871 AHD
<b>Ray A2</b>		<b>Ray A3</b>	
Horizontal bearing	21.02°	Horizontal bearing	15.52°
Vertical Angle	53.9°	Vertical Angle	30.51°

### PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to B1

<b>Node A</b>		<b>Node B</b>	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306598.304E, 6188798.102N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.832 AHD
<b>Ray A3</b>		<b>Ray B1</b>	
Horizontal bearing	15.52°	Horizontal bearing	15.52°
Vertical Angle	30.51°	Vertical Angle	30.51°

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#### PLANE (iv)

Plane (iv) is constructed by joining Ray B1 to B2

<b>Node B</b>		<b>Node B</b>	
MGA Coordinates	306586.304E, 6188798.102N	MGA Coordinates	306586.304E, 6188798.102N
Node Elevation	RL 28.852 AHD	Node Elevation	RL 28.852 AHD
<b>Ray B1</b>		<b>Ray B2</b>	
Horizontal bearing	15.52°	Horizontal bearing	343.56°
Vertical Angle	30.31°	Vertical Angle	30.31°

#### PLANE (v)

Plane (v) is constructed by joining Ray B2 to C1

<b>Node B</b>		<b>Node C</b>	
MGA Coordinates	306586.304E, 6188798.102N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 28.852 AHD	Node Elevation	RL 18.145 AHD
<b>Ray B2</b>		<b>Ray C1</b>	
Horizontal bearing	343.56°	Horizontal bearing	343.56°
Vertical Angle	30.31°	Vertical Angle	30.31°

#### PLANE (vi)

Plane (vi) is constructed by joining Ray C1 to C2

<b>Node C</b>		<b>Node C</b>	
MGA Coordinates	306568.325E, 6188682.064N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 18.145 AHD	Node Elevation	RL 18.145 AHD
<b>Ray C1</b>		<b>Ray C2</b>	
Horizontal bearing	343.56°	Horizontal bearing	330.26°
Vertical Angle	30.31°	Vertical Angle	51.95°

#### PLANE (vii)

Plane (vii) is constructed by joining Ray C2 to C3

<b>Node C</b>		<b>Node C</b>	
MGA Coordinates	306568.325E, 6188682.064N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 18.145 AHD	Node Elevation	RL 18.145 AHD
<b>Ray C2</b>		<b>Ray C3</b>	
Horizontal bearing	330.26°	Horizontal bearing	303.27°
Vertical Angle	51.95°	Vertical Angle	71.99°



## ARTS LAWN

Intended period of protection	9am - 3pm, all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays. Setout at edge of raised area.
Secondary Dates	23rd September, 21st December
Secondary Times	9am from Node A, 3pm from Node D



### PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306852.68E, 6188534.22N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.067 AHD
<b>Ray A1</b>		<b>Ray A2</b>	
Horizontal bearing	85.71°	Horizontal bearing	58.19°
Vertical Angle	50.6°	Vertical Angle	37.76°

### PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

<b>Node A</b>		<b>Node A</b>	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306852.68E, 6188534.22N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.067 AHD
<b>Ray A2</b>		<b>Ray A3</b>	
Horizontal bearing	58.19°	Horizontal bearing	42.69°
Vertical Angle	37.76°	Vertical Angle	18.33°

### PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to Ray B1

<b>Node A</b>		<b>Node B</b>	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306858.285E, 6188570.649N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.53 AHD
<b>Ray A3</b>		<b>Ray B1</b>	
Horizontal bearing	42.69°	Horizontal bearing	42.69°
Vertical Angle	18.33°	Vertical Angle	18.33°

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**PLANE (iv)**

Plane (iv) is constructed by joining Ray B1 to Ray C1

<b>Node B</b>		<b>Node B</b>	
MGA Coordinates	306838.285E, 6188370.649N	MGA Coordinates	306838.285E, 6188370.649N
Node Elevation	RL 6.33 AHD	Node Elevation	RL 6.33 AHD
<b>Ray B1</b>		<b>Ray B2</b>	
Horizontal bearing	42.69°	Horizontal bearing	42.69°
Vertical Angle	18.33°	Vertical Angle	18.33°

**PLANE (v)**

Plane (v) is constructed by joining Ray C1 to Ray C2

<b>Node B</b>		<b>Node C</b>	
MGA Coordinates	306838.285E, 6188370.649N	MGA Coordinates	306837.263E, 6188373.909N
Node Elevation	RL 6.33 AHD	Node Elevation	RL 7.01 AHD
<b>Ray B2</b>		<b>Ray C1</b>	
Horizontal bearing	42.69°	Horizontal bearing	316.63°
Vertical Angle	18.33°	Vertical Angle	17.83°

**PLANE (vi)**

Plane (vi) is constructed by joining Ray C2 to Ray D1

<b>Node C</b>		<b>Node D</b>	
MGA Coordinates	306837.263E, 6188373.909N	MGA Coordinates	306831.713E, 6188337.322N
Node Elevation	RL 7.01 AHD	Node Elevation	RL 6.467 AHD
<b>Ray C1</b>		<b>Ray D1</b>	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

**PLANE (vii)**

Plane (vii) is constructed by joining Ray D1 to Ray D2

<b>Node D</b>		<b>Node D</b>	
MGA Coordinates	306831.713E, 6188337.322N	MGA Coordinates	306831.713E, 6188337.322N
Node Elevation	RL 6.467 AHD	Node Elevation	RL 6.467 AHD
<b>Ray D1</b>		<b>Ray D2</b>	
Horizontal bearing	316.63°	Horizontal bearing	296.92°
Vertical Angle	17.83°	Vertical Angle	33.8°

**PLANE (viii)**

Plane (viii) is constructed by joining Ray D2 to Ray D3

<b>Node D</b>		<b>Node D</b>	
MGA Coordinates	306831.713E, 6188337.322N	MGA Coordinates	306831.713E, 6188337.322N
Node Elevation	RL 6.467 AHD	Node Elevation	RL 6.467 AHD
<b>Ray D2</b>		<b>Ray D3</b>	
Horizontal bearing	296.92°	Horizontal bearing	272.58°
Vertical Angle	33.8°	Vertical Angle	48.35°

## Appendix 4 Compliance with SEPPs and Ministerial Directions

**Table: Compliance with State Environmental Planning Policies**

State Environmental Planning Policy	Applicable	Compliance	Comment
State Environmental Planning Policy (Aboriginal Land) 2019	No	N/A	
State Environmental Planning Policy (Affordable Rental Housing) 2009	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Coastal Management) 2018	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Concurrences) 2018	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Gosford City Centre) 2018	No	N/A	
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Infrastructure) 2007	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	No	N/A	

State Environmental Planning Policy	Applicable	Compliance	Comment
State Environmental Planning Policy (Kurnell Peninsula) 1989	No	N/A	
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	N/A	
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	No	N/A	
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	N/A	
State Environmental Planning Policy (Primary Production and Rural Development) 2019	No	N/A	
State Environmental Planning Policy (State and Regional Development) 2011	No	N/A	
State Environmental Planning Policy (State Significant Precincts) 2005	No	N/A	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	N/A	
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	N/A	
State Environmental Planning Policy (Three Ports) 2013	No	N/A	
State Environmental Planning Policy (Urban Renewal) 2010	No	N/A	
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	No	N/A	
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	N/A	
State Environmental Planning Policy No 1—Development Standards	No	N/A	
State Environmental Planning Policy No 19—Bushland in Urban Areas	No	N/A	
State Environmental Planning Policy No 21—Caravan Parks	No	N/A	
State Environmental Planning Policy No 33—Hazardous and Offensive Development	No	N/A	
State Environmental Planning Policy No 36—Manufactured Home Estates	No	N/A	
State Environmental Planning Policy No 44—Koala Habitat Protection	No	N/A	
State Environmental Planning Policy No 47—Moore Park Showground	No	N/A	
State Environmental Planning Policy No 50—Canal Estate Development	No	N/A	
State Environmental Planning Policy No 55—Remediation of Land	Yes	Consistent	The Planning Proposal does not contain provisions that will



State Environmental Planning Policy	Applicable	Compliance	Comment
			contradict or would hinder the application of the SEPP.
State Environmental Planning Policy No 64—Advertising and Signage	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Yes	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.

**Table: Ministerial Directions (Section 9.1 Directions)**

Direction	Application	Consistency	Comment
<b>1. Employment and Resources</b>			
	Yes		<p>The planning proposal involves amendments that relate to zone B3 – Commercial Core and zone B4 – Mixed Use.</p> <p>As the planning proposal seeks to manage the impact of residential land uses on commercial uses and employment growth in these zones it complies with the objectives of this direction:</p> <p>(a) <i>encourage employment growth in suitable locations,</i>  (b) <i>protect employment land in business and industrial zones</i>  (c) <i>support the viability of identified centres.</i></p> <p>It also complies with (4)(c) as it does not assume the reduction of floor space area for the purposes of employment; and (4)(e) as the proposed locations for the new B3 – Commercial Core zones are in accordance with a strategic study and report.</p> <p>The proposal has a minor inconsistency with (4)(b) as the boundary of the B3 Zone within the Wollongong City Centre is proposed to change. This is justified through a strategy and study prepared in support of the planning proposal; that is – the <i>Wollongong City Centre Urban Design Framework</i> and <i>Wollongong City Centre Planning Review: Economics Report</i>.</p>
1.2 Rural Zones	N/A		
1.3 Mining, Petroleum Production and Extractive Industries	N/A		
1.4 Oyster Aquaculture	N/A		
1.4 Rural Lands	N/A		
<b>2. Environment and Heritage</b>			
2.1 Environment Protection Zones	N/A		
2.2 Coastal Management	Yes		<p>The planning proposal relates to land that is within a coastal zone.</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder the application of this direction because:</p>

Direction	Application	Consistency	Comment
			<ul style="list-style-type: none"> <li>it does not include any provisions that are inconsistent with provisions 4(a) to 4(d) of the direction;</li> <li>it will not enable increased development or more intensive land-use on land within a coastal vulnerability area, or on land identified on land affected by a current or future coastal hazard.</li> <li>It does not relate to a coastal wetlands or littoral rainforest area identified in SEPP (Coastal Management) 2018.</li> <li>It does not propose to amend maps in SEPP (Coastal Management) 2018.</li> </ul>
2.3 Heritage Conservation	Yes		<p>The objective this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>This Planning Proposal does not contain any provisions that specifically or directly facilitate heritage conservation as required by provision 2.3(4) of this direction, nor does it propose any heritage listings.</p> <p>Notwithstanding this, the environmental or indigenous heritage significance of Wollongong City Centre is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to Wollongong City Centre.</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this direction.</p>
2.4 Recreation Vehicle Areas	N/A		
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A		
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	Yes		This direction applies because the planning proposal will affect land within a zone in which significant

Direction	Application	Consistency	Comment
			<p>residential development is permitted.</p> <p>The planning proposal seeks to restrict certain types of residential accommodation in parts of the B3 Commercial Core zone within the Wollongong City Centre.</p> <p>This direction requires that a Planning Proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> <li>(a) broaden the choice of building types and locations available in the housing market, and</li> <li>(b) make more efficient use of existing infrastructure and services, and</li> <li>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</li> <li>(d) be of good design.</li> </ul> <p>The direction also requires that Planning Proposals:</p> <ul style="list-style-type: none"> <li>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</li> <li>(b) not contain provisions which will reduce the permissible residential density of land.</li> </ul> <p>Generally, the Planning Proposal does not contain provisions that contradict or would hinder the application of this direction, noting its application largely to land zoned B3 Commercial Core and B4 Mixed Use. The objectives of these zones are largely focussed on the provision of commercial uses or supporting uses.</p> <p>Although the planning proposal seeks to limit residential uses in the B3 Commercial Core Zone,</p>

Direction	Application	Consistency	Comment
			<p>this is consistent with the direction in on the basis that it is justified by a study prepared in support of the planning proposal, and is in alignment with Directions and Actions in the Illawarra Shoalhaven Regional Plan 2015.</p> <p>This is discussed in detail in Section B of this planning proposal and the following studies:</p> <ul style="list-style-type: none"> <li>• <i>Wollongong City Centre Urban Design Framework;</i> and</li> <li>• <i>Wollongong City Centre Planning Review: Economics Report.</i></li> </ul>
3.2 Caravan Parks and Manufactured Home Estates	N/A		
3.3 Home Occupations	N/A		
3.4 Integrating Land Use and Transport	Yes		<p>The objectives of this direction are to improve accessibility, increase transport options, reduce travel demand and dependence on cars, support public transport, and provide for efficient movement of freight.</p> <p>The proposal is consistent with the direction in that it relates to land in a well-serviced and central location. As a result, the planning proposal does not contain provisions that will contradict or would hinder the application of the direction.</p>
3.5 Development Near Licensed Aerodromes	N/A		
3.6 Shooting Ranges	N/A		
3.7 Reduction in non-hosted short term rental accommodation period	N/A		
<b>4. Hazard and Risk</b>			
4.1 Acid Sulphate Soils	Yes		<p>Wollongong City Centre is situated in Class 5 acid sulphate soil as it is located within 500m of land mapped as Class 3.</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this direction.</p>



Direction	Application	Consistency	Comment
			<p>Specific responses to the presence of acid sulfate soils can be addressed site by site through the development application process.</p> <p>The proposal primarily seeks to amend the LEP Controls and does not propose any specific developments on the area. As such, it is suggested that an acid-sulphate soils impact analysis should be pursuant to the lodgement of a development application.</p>
4.2 Mine Subsidence and Unstable Land	N/A		
4.3 Flood Prone Land	Yes		<p>This direction applies because the planning proposal amends provisions in WLEP that relate to land that has been identified as flood prone land.</p> <p>Existing Clause 7.3 of WLEP2012 already includes provisions to minimise flood hazards. While future amendments to planning controls may be required, this Planning Proposal makes no amendments to the flood planning clause in SLEP2012 as well as controls within Chapter E13 of Wollongong Development Control Plan 2009.</p> <p>Future development applications will continue to be required to address flooding risks in the aforementioned controls which align with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.</p> <p>The planning proposal is therefore consistent with the objectives and requirements of this direction.</p> <p>It is noted that a review of the existing Wollongong City Floodplain Risk Management Study &amp; Plan (flood study) has recently been prepared and exhibited.</p> <p>Parts of the Wollongong City flood study area comprises of land that is subject to the provisions of this planning</p>

Direction	Application	Consistency	Comment
			<p>proposal. Amongst other areas, the flood behaviour at the southern parts of Church Street, Kembla Street and Corrimal Street have been investigated in detail.</p> <p>An assessment of the impact of future flood risks associated with sea level rise and increases in rainfall intensity was also undertaken. This work was undertaken in accordance with the Flood Prone Land Policy (NSW Government, 2005) and set out in the NSW Floodplain Development Manual (NSW Government, 2005).</p>
4.4 Planning for Bushfire Protection	Yes		
<b>5. Regional Planning</b>			
5.1 Implementation of Regional Strategies	N/A		Superseded by 5.10
5.2 Sydney Drinking Water Catchment	N/A		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked		
5.6 Sydney to Canberra Corridor	Revoked		
5.7 Central Coast	Revoked		
5.8 Second Sydney Airport: Badgerys Creek	Revoked		
5.9 North West Rail Link Corridor Strategy	N/A		
5.10 Implementation of Regional Plans	Yes		<p>The planning proposal will give legal effect to the vision of <i>Illawarra Shoalhaven Regional Plan</i>, including (where relevant) its land use strategies, goals, directions and actions. In particular it will contribute to giving effect to <i>Goal 1: A Prosperous Illawarra-Shoalhaven</i>.</p> <p>As such, this proposal is strongly aligned with <i>Direction 1.1: Grow the national competitiveness of Metro Wollongong to provide jobs and housing</i>.</p> <p>The following actions under this direction are given effect,</p>

Direction	Application	Consistency	Comment
			<p>particularly to "Metro Wollongong".</p> <ul style="list-style-type: none"> <li>Action 1.1.1 - Create new and innovative opportunities for commercial development in the commercial core by making it more attractive for investment and business.</li> <li>Action 1.1.3 - Improve the productivity and liveability of Metro Wollongong by connecting and integrating the individual precinct.</li> <li>Action 1.1.6 - Establish a governance framework to guide the ongoing delivery of the Plan's vision for Metro Wollongong.</li> </ul> <p>Strategic alignment with regional plans is discussed in further detail in Section B of this planning proposal.</p>
5.11 Development of Aboriginal Land Council Land	Yes		The planning proposal does not contain provisions that contradict or would hinder application of this direction.
<b>6. Local Plan Making</b>			
6.1 Approval and Referral Requirements	Yes		The planning proposal is consistent with this direction and does not seek additional provisions that hinders the efficiency of development assessment
6.2 Reserving Land for Public Purposes	N/A		
6.3 Site Specific Provisions	N/A		
<b>7. Metropolitan Planning</b>			
7.1 Implementation of A Plan for Growing Sydney	N/A		
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A		
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A		
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A		
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A		
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A		
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A		

Direction	Application	Consistency	Comment
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use	N/A		
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A		
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A		

# DRAFT

# Wollongong DCP

## Chapter D13: Wollongong City Centre





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# 1. Introduction

# 1.1 Introduction

## Purpose of this Chapter

The Wollongong City Centre Development Control Plan (WDCP) Chapter D13 outlines the objectives, controls and design guidance for development in Wollongong's City Centre. This chapter supports the objectives contained in the Wollongong Local Environmental Plan (WLEP).

This Chapter is informed by:

1. The vision for the City Centre – A City for People: Public Spaces Public Life (2016)
2. The Wollongong City Centre Urban Design Framework (2020)
3. The Wollongong City Centre Planning Strategy (2020)

This DCP Chapter should be read in conjunction with the WLEP and the other chapters of WDCP. Where there is an inconsistency between this chapter and others in the DCP, the controls in this chapter will apply for development within the City Centre.

## Where this DCP chapter applies

This chapter applies to the Wollongong City Centre as defined in the WLEP and illustrated in Figure 1.

## Application of this Chapter

The determining authority will take the provisions of this chapter into consideration in determining all applications within the City Centre.

Development applications must demonstrate conformity with the aims, objectives and controls of this and other relevant chapters of the WDCP.

## The aims of this DCP chapter are:

1. To communicate the expectations and requirements of development within the Wollongong City Centre and build upon the WLEP 2009 by providing detailed objectives and controls for development.
2. To ensure development aligns with A City for People: Public Spaces Public Life (2016) and the directions and recommendations of the Wollongong City Centre Urban Design Framework (2020).
3. To guide a place-based development approach through a comprehensive set of planning and design guidelines informed by the character of distinct precincts within the city centre
4. To promote design excellence and quality urban design and architectural outcomes in Wollongong City Centre.

## Residential Development Controls

The provisions in the Apartment Design Guidelines associated with the State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development (SEPP65) will be applied as the design controls for residential apartment development within Wollongong City Centre (including flats, any residential component of a mixed use development, and serviced apartments that are strata titled.)

In some cases, this DCP requires additional controls for residential apartment buildings which respond to the desired character of particular areas.



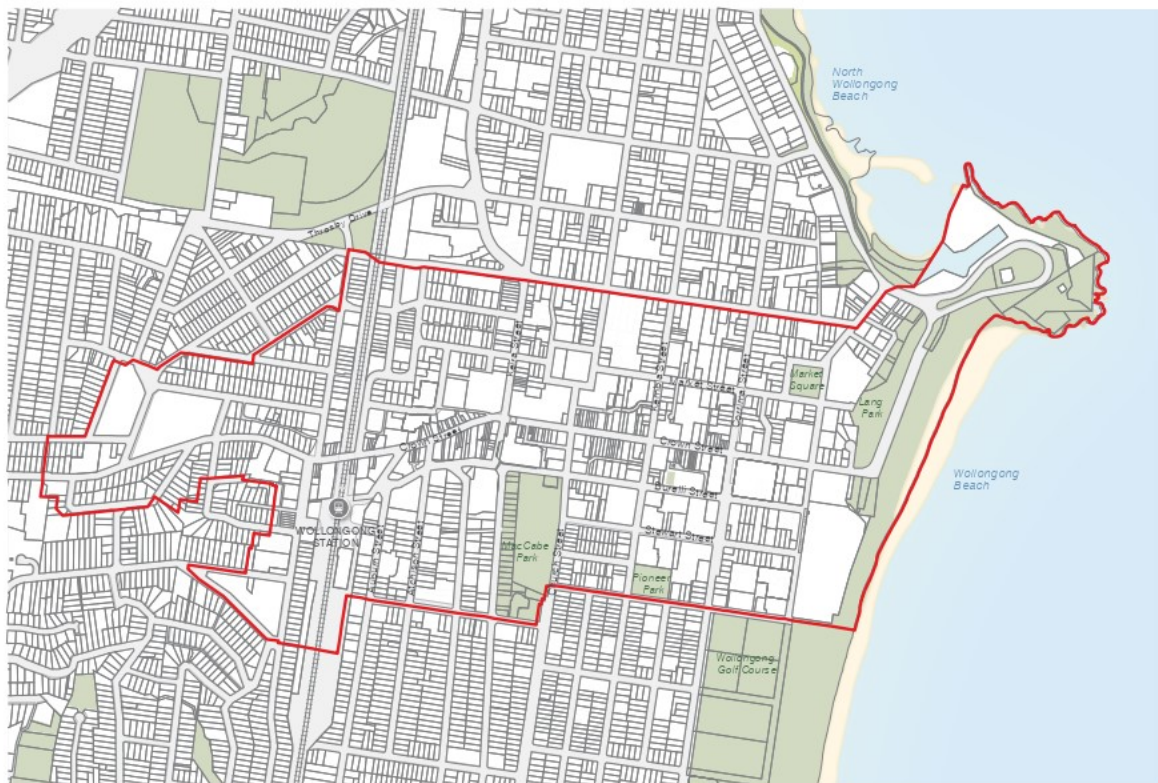


Figure 1: Wollongong City Centre

## 1.2 Strategic Priorities

This Section outlines the vision for Wollongong City Centre in relation to key strategic documents and explains how the approach of this DCP Chapter will help support the City Centre vision.

**The vision - A City for People: Public Spaces Public Life, Wollongong.**

*In the 21st century Wollongong City Centre will be a people-oriented, sustainable and livable city.*

*Wollongong City Centre is a thriving and unique Regional City, delivering a diverse economy and offering a high quality lifestyle. The city centre is nationally recognised as a livable city and is the place where people want to live, work and play.*

**The Urban Design Framework**

The Urban Design Framework defines objectives and strategies across three key areas: Land Use; Built form and Public Domain & Connections.

**Land Use**

*A vibrant and growing Regional City:* Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth support Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.

**Built Form**

*An attractive and diverse city in a unique natural and historic setting:* Clear planning controls preserve the unique character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline that celebrates the natural setting and responds to human scale.

**Public Domain & Connections**

*A green and walkable city:* The city grid is clear and facilitates walking. Revitalised public spaces are a catalyst for growth and support an active, healthy community. A significant increase to the City's tree canopy contributes to a green and sustainable city.

**Wollongong City Centre Planning Strategy**

The Planning Strategy develops the Directions and Strategies of the UDF to define specific recommendations for changes to planning controls.

**Wollongong City Centre DCP**

This DCP chapter has been developed with reference to the strategic priorities and recommendations identified above and to work in conjunction with the revised provisions of the Wollongong LEP 2009, particularly in relation to land use distribution and building heights.

The role and application of this chapter has particular relevance to the following directions:

1. Prioritise jobs growth and establish a resilient commercial core;
2. Develop active commercial streets that respond to character;
3. Plan for a variety of housing to support a lively and inclusive city;
4. Grow a legible city that supports a distinctive and evolving character;
5. Strengthen and simplify planning controls to promote built form diversity in response to people and place;
6. Elevate the importance of design quality in the City Centre;
7. Strengthen the structure of the City through a permeable grid that prioritises pedestrians;
8. Create a green network of open spaces and a strong street tree grid for a sustainable, healthy and attractive city; and
9. Protect sunlight to key public spaces.



Figure 2: Artist's perspective of the future Burelli Street

## 1.3 Good Design and Design Excellence

The **NSW Environmental Planning and Assessment Act 1979** (the Act) requires that all development demonstrate “good design”. The objectives of the Act section 1.3(g) include: “to promote good design and amenity of the built environment”.

**Better Placed: An integrated design policy for the built environment of NSW (GANSW 2017)** establishes what the NSW Government expects regarding good design and effective process across all built environment projects in NSW. **Better Placed** explains how we can raise quality, expectations, and standards, and establishes a set of seven objectives for the NSW built environment:

1. Better fit: contextual, local, and of its place
2. Better performance: sustainable, adaptable, and durable
3. Better for community: inclusive, connected, and diverse
4. Better for people: safe, comfortable, and livable
5. Better working: functional, efficient, and fit for purpose
6. Better value: creating and adding value
7. Better look and feel: engaging, inviting, and attractive

Built environment projects should be evaluated against these objectives at several stages throughout their development.

**Better Methods: Evaluating Good Design (GANSW 2018)** sets out relevant criteria for each of the seven objectives.

Wollongong City Council has adopted the **Wollongong City Centre Urban Design Framework (UDF)** that defines the future character of the City Centre’s key precincts, streets and open spaces. The **UDF** provides a contextual basis for the built form and land use controls in the LEP and this DCP chapter. It also provides a framework through which the objectives of **Better Placed** can be tested and realised when designing development within the City Centre.

All developments in Wollongong City Centre will be assessed against object 1.3(g) of the Act, and are expected to demonstrate achievement of the 7 objectives of **Better Placed**.

### Design Excellence Process Requirements

Consent for developments involving the construction of a new building or external alterations to an existing building in the City Centre is contingent on whether they achieve design excellence, as defined by the criteria set out in the LEP. To achieve design excellence an increased rigour must be applied to the resolution of the design. The mechanisms through which design excellence is demonstrated and assessed differ according to the assumed impact of the proposal, as expressed by certain thresholds or triggers. These thresholds and their related design process requirements are defined in the LEP.

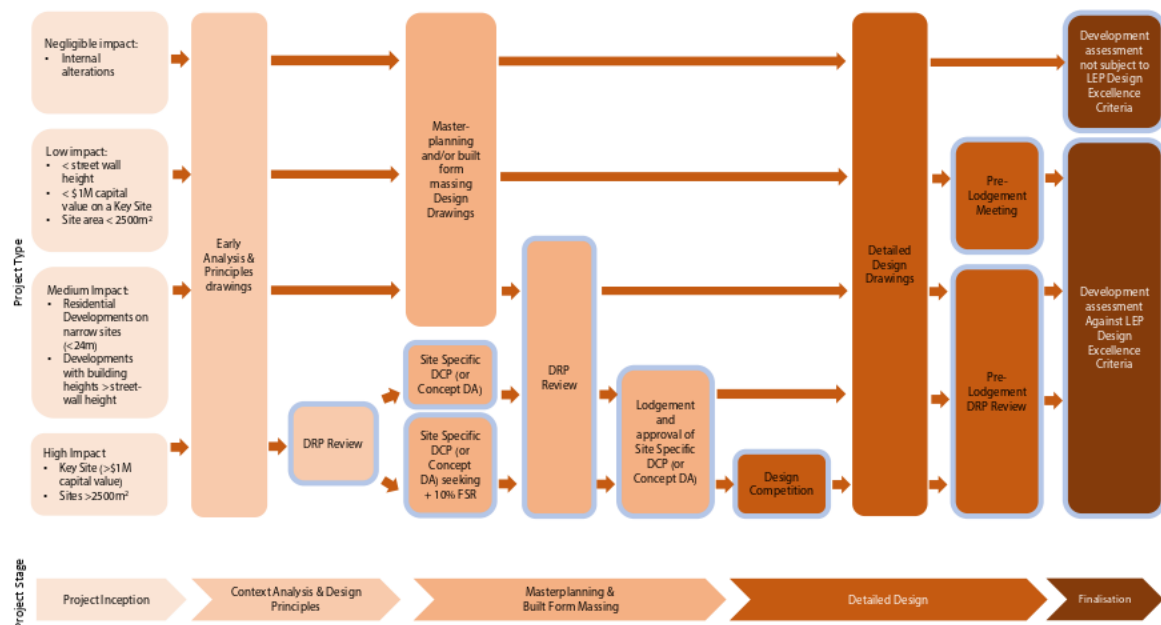


Figure 3: Design Excellence Process requirements

 Council Assessment Process





Artist Credits:  
Gallery – Cultural Conversations by Warwick Keen artist/designer & Simon Thomas installation  
Town Hall – Andrew Gilholme aka Virus Installer

## 2. City Precincts & Key Sites

## 2.1 Introduction

### Structure Plan

A structure plan has been developed for the city which incorporates strategies for land use, built form and public domain and connections. The structure plan is high level and summarises the strategies into a single plan.

















Existing public open space	
Additional public open space	
Important interface	
Key Green Streets	
Streetscape upgrade	
Vehicular network	
Bike path network	
Entry points	
Pedestrian connections	
Pedestrian priority	
Active frontages	
Key Sites - Masterplan	
Commercial only areas	
Proposed public spaces	
Heritage +Character buildings	
New connections	





Figure 4: City Centre Structure Plan

## City Precincts

Great places build on their unique characteristics to reflect shared community values and culture. Through this, they attract residents, workers, visitors, enterprise and investment to grow and enhance the city for the enjoyment of its people.

The City Centre is made up of a collection of precincts which provide a foundation for the ongoing renewal and revitalisation of the city centre. These 'character precincts' each have their own blend of history, culture, activity, built form and natural features, creating places with distinctive identities and functions.

Significant heritage places within these city precincts contribute to the quality and experience of the built environment. Shaped by their cultural, social, historical, political, economic, and physical contexts, heritage places provide meaningful links to our past and have a significant role to play in the future of our city.

This Section describes the character of the different Precincts within the city centre, including relating specific objectives to those Precincts and the Key Sites within them.

### Overarching objectives for all City Precincts include:

- a. The unique character of each Precinct is enhanced.
- b. New development has regard to the existing fabric and character of each Precinct in scale, proportion, street alignment, materials and finishes; and reinforces their distinctive attributes and qualities through the new built form.
- c. Heritage items and their setting are protected, enhanced and valued for their contribution to the City Centre's character.
- d. Public spaces, including streets, lanes and parks maintain a high level of amenity, especially with regard to solar access, physical accessibility and greening.
- e. Active frontages address the public domain.
- f. Existing significant views and vistas to buildings, and places of historic and aesthetic importance, are protected.
- g. New development responds appropriately to the future desired context of the site.

### Controls

1. New development is to demonstrate how Precinct Objectives as outlined in the City Precinct sections are met.
2. New development is to demonstrate application of the Precinct Moves



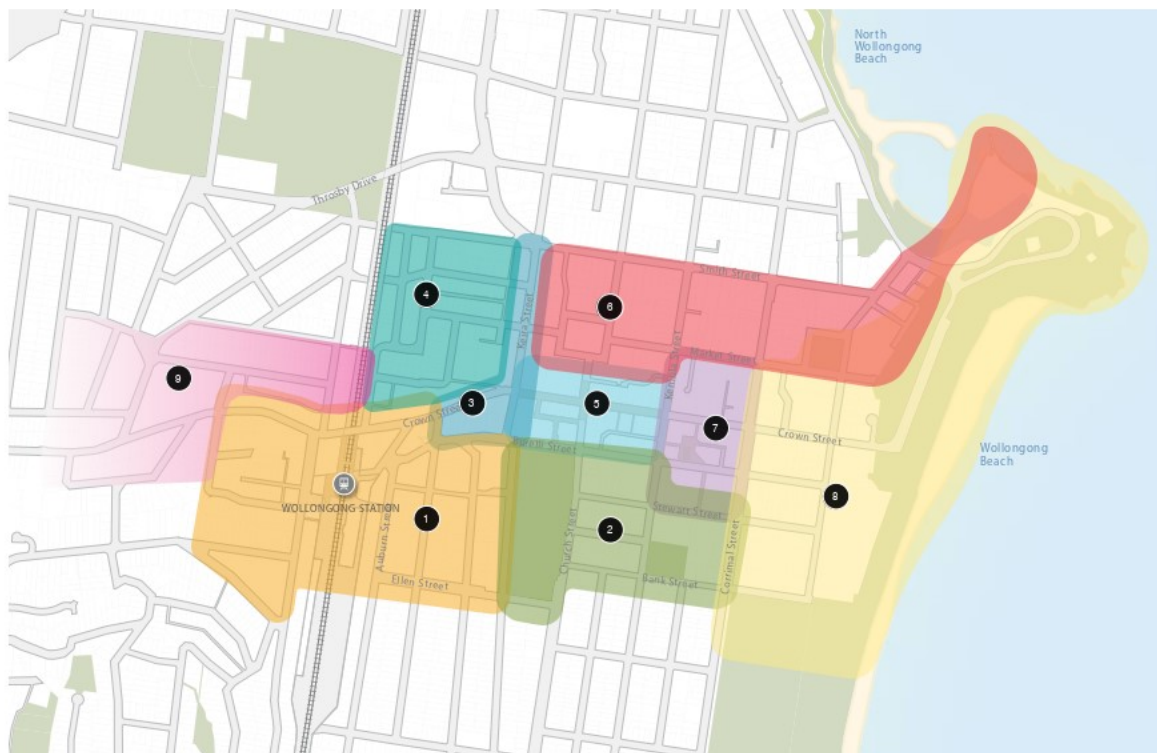


Figure 5: City Precincts

1. Rail Arrival and Southern District
2. MacCabe Park
3. Keira and Western Crown
4. Market Street West
5. Crown St Mall
6. Market St to Harbour
7. Arts and Eastern Crown
8. Foreshore
9. Health

## Key Sites

Key Sites have an important role to play in the urban fabric of the City Centre. These sites act as catalysts for urban renewal and provide an opportunity to greatly improve urban design and amenity outcomes for the greater public domain. The Wollongong LEP 2009 (LEP) requires that a detailed urban design study is prepared for all Key Sites, to ensure holistic consideration of site specific design issues. This Section sets out principles for each site which must be addressed through the Site Specific Urban Design Study. Acceptance of principle departures are at the discretion of the determined authority.

This Section includes objectives and controls relevant to all sites noted as 'Key Sites' in the LEP.

The objectives, controls and contextual information provided will assist applicants and the determining authority in understanding the desired urban design outcomes for key sites in Wollongong City Centre.

The Design Review Panel will advise the assessment and determination authority as to whether the objectives and controls have been appropriately addressed.

### Overarching objective for all Key Sites include:

- a. To ensure appropriate site planning resolution through a detailed Urban Design and Architectural analysis and design process
- b. To achieve high quality urban design and amenity outcomes for the City Centre
- c. To protect solar access to the public domain including key open spaces
- d. To protect public views and street vistas
- e. To protect all trees and significant landscape elements contributing to the existing public domain
- f. To respond appropriately to the future desired context of the site
- g. To ensure appropriate distribution of height, especially with regard to the positioning of towers
- h. To ensure appropriate public domain outcomes are delivered on the site, including mid block links, new streets and lanes

### Controls

1. Key Sites are identified in the WLEP Key Sites Map, duplicated in Figure 6.
2. Development on Key Sites is to comply with the design excellence requirements processes set out in the LEP, including the preparation of Site Specific Development Control Plans (or alternative Concept Development Applications).
3. Key Sites must be developed in accordance with the objectives, character statement and precinct structure and key moves for the relevant City Precinct/s.
4. On key sites and sites with frontages exceeding 30m in width, existing underground services within the footpath shall be relocated to ensure adequate space for new street trees behind the kerb.

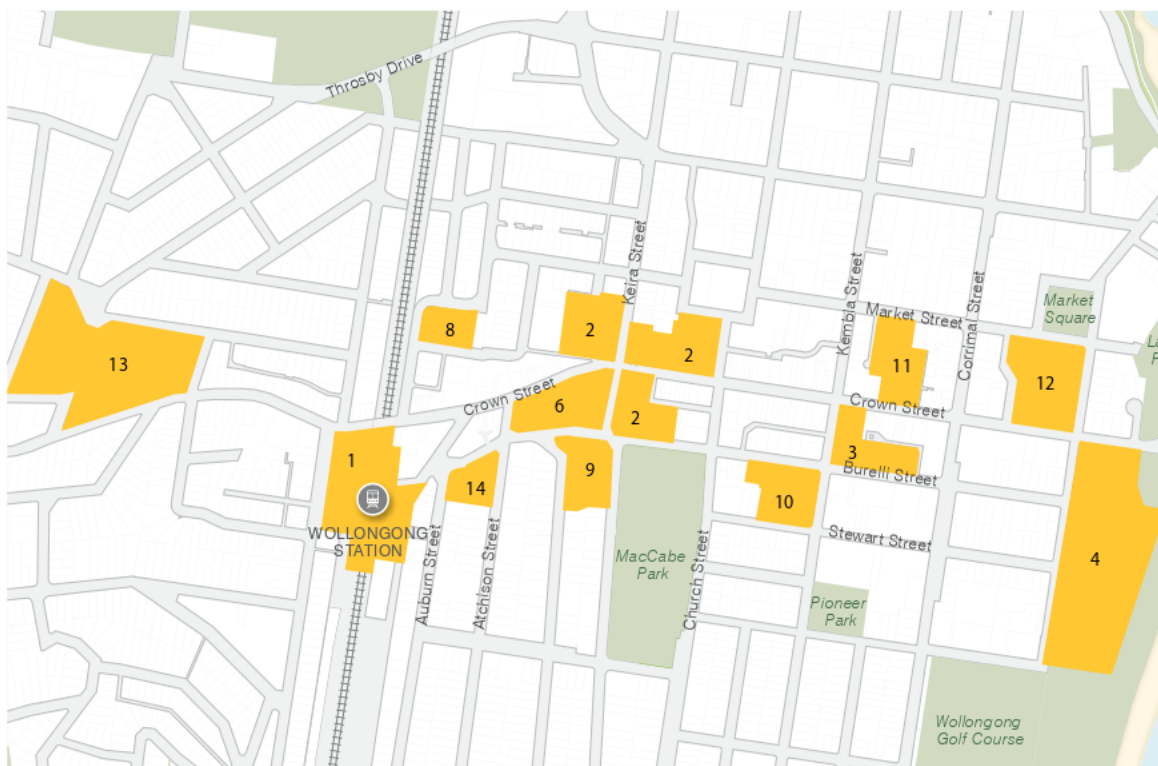


Figure 6: Key Sites Map

1. Piccadilly Site (241 - 355 Crown Street), Railway Station and Lowden Square
2. Wollongong Central (GPT) including: 200 Keira Street (Wollongong Central - West Keira), 168 - 218 Crown Street (Wollongong Central - East) and 207 - 217 Crown Street (Wollongong Central South)
3. Arts Precinct (32 - 46 Burelli Street)
4. WIN Sports and Entertainment Centre and practice oval (9-111 Crown Street and 49 Harbour Street)
5. North Wollongong Station (not shown)
6. WIN Block (The block bound by Crown, Keira, Burelli and Atchison Streets)
7. Headlands Hotel (not shown)
8. Rawson Street Carpark
9. Kenny Street Parking Station (91 Burelli and 258 Keira Street)
10. Woolworths Supermarket (63 Burelli Street)
11. Government Office Block & hotel (72 - 86 Crown Street St)
12. St Francis Xavier Cathedral Precinct (24 Crown Street)
13. Wollongong Hospital and Carpark (348 Crown St & 3-11 Dudley St)
14. SES site (10 Atchison St)

## 2.2 Rail Arrival and Southern District



### Character

This precinct is the western entrance to the City Centre and development supports the City's role as a vibrant and growing Regional City. The precinct is an inviting, high quality and well connected transport hub, with strong pedestrian links to the commercial core, MacCabe Park, the coast and hospital.

Buildings and public domain along Burelli Street and interfacing the Rail Corridor supports this precinct by providing high-quality urban design outcomes that contribute to a positive first impression of Wollongong. Burelli Street is the city's premier location for A-grade office development, showcasing the highest quality, new office buildings in a well connected and high amenity location.

A new east-west shared way improves permeability connecting the Station to MacCabe Park and providing a buffer between the new office core and the supporting southern district. The provision of additional connections breaks up long east-west blocks offering high levels of accessibility to both pedestrians and vehicles.

Moving away from Burelli St, the precinct offers an eclectic mix of uses and scales. The diversity of the existing built form is maintained and complemented by new development. New buildings transition sympathetically from the taller, large scale commercial office towers along Burelli Street to lower scale, mixed uses.

### Objectives

- a. Improve pedestrian experience by increasing permeability from Station through to MacCabe Park and the commercial core
- b. Provide a high quality public domain
- c. Integrate vegetation into both the public and private domain to increase canopy cover and amenity and add colour to the streets
- d. Ensure excellent solar access to Lowden Square
- e. Promote 'A-grade' office development along Burelli Street to support Wollongong City Centre's role as a the core of the Region's commercial activity
- f. Create a positive first impression of Wollongong with high quality urban and architectural design
- g. Promote and retain diversity of land uses and built form throughout the area west of MacCabe Park
- h. Open up views from the station through to MacCabe Park
- i. Retain views to the escarpment, including along the Rail Corridor





Concept perspective

Lowden Square and the new street connection provide a strong connection, and a sense of arrival into the CBD



Concept perspective

The Southern District will continue to support a range of uses



## Precinct Structure & Key Moves - Rail Arrival and Southern District

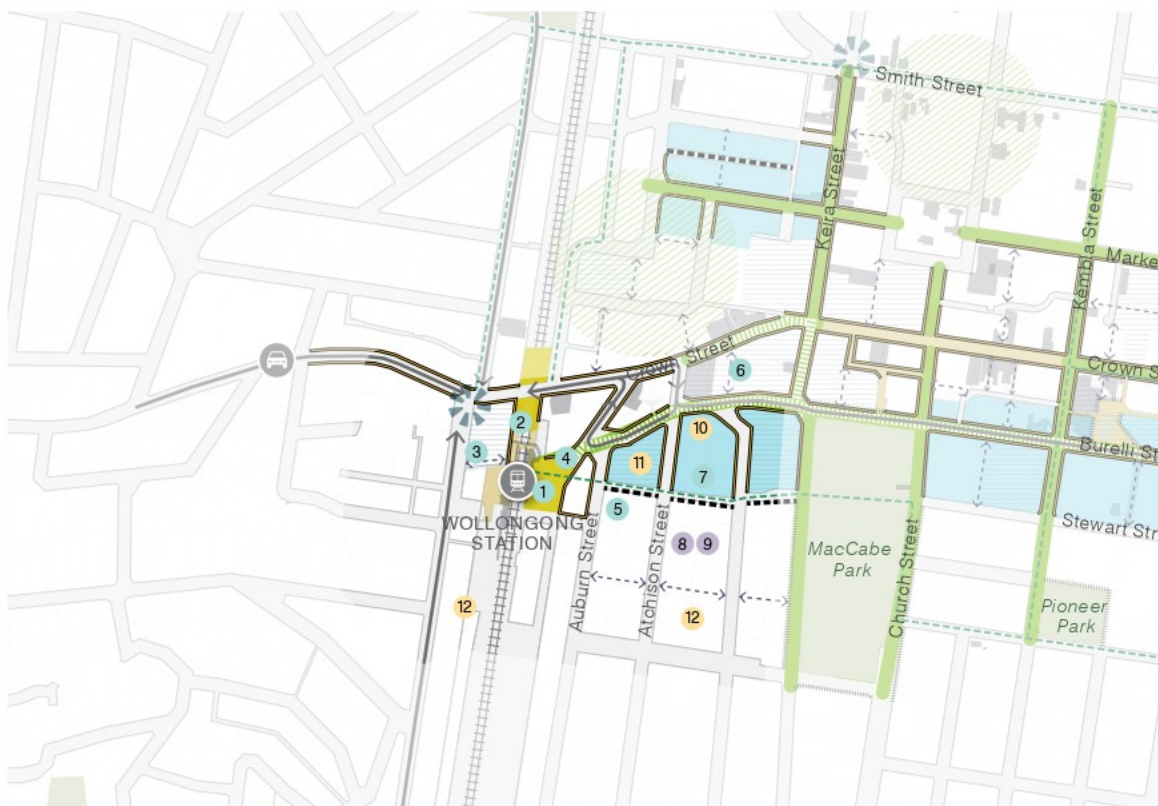


Figure 7: Rail Arrival and Southern Precinct Map



### Public Domain & Connections

1. Revitalise Lowden Square to provide new public domain and street tree planting to create an attractive and legible station forecourt.
2. Create a new station forecourt off Crown Street extending from Jubilee Bridge, north of the existing station (over rail corridor). This is subject to discussions with Transport for NSW.
3. A new east-west pedestrian link between the station access and Gladstone Avenue is desirable to increase the permeability of the site and provide active commercial offers.
4. Realign Station and Burelli Streets to prioritise pedestrians, providing a direct line of sight to the station and provide new footpath and street planting upgrades improve access and amenity to the station precinct.
5. Establish a new east-west through-block active transport connection to provide at-grade access connecting the station directly to MacCabe Park. This link has the potential to continue east of MacCabe Park to connect to the foreshore and extended Blue Mile.
6. Ensure multiple new north-south connections through this block to improve pedestrian access through the site.
7. On all sites, consolidate vehicle access requirements to minimise their visual impact and reduce pedestrian conflicts in and around the site.

### Land Use

8. Burelli Street office core: Permit commercial only uses south of Burelli Street to create a dedicated high density office core close to amenity and infrastructure.
9. Retain a mix of uses south of the new laneway including residential and employment uses. Encourage a variety of employment uses to continue to operate from commercial offices to warehouses and showrooms.

### Built Form

10. Burelli Street ground setback: Provide a 6m landscaped ground floor setback to the southern edge of Burelli Street to provide the opportunity for improved public domain and street tree planting.
11. Concentrate greatest heights (up to 120m) around the office core and station with a mixture of podium & tower and tower to ground typologies. Encourage well spaced tall slender towers which signify that Burelli Street is the City Centre.
12. Provide a transition with reduced heights to the west and south of the station. In the southern district, encourage a variety of building uses in a podium and tower typology including vertically and horizontally mixed buildings. Proposed heights to comply with solar access to MacCabe Park.

## 2.3 MacCabe Park



### Character

MacCabe Park is approximately 5.6 hectares in size and is bounded by Burelli Street to the north, Ellen street to the south, Keira Street to the west and Church Street to the east. MacCabe Park has been a formal city park since 1929 and has played host to a range of utility, sporting and recreational uses since that time. Since the 1970s Council has been gradually acquiring properties along Keira Street and Ellen Street to expand the Park.

MacCabe Park is the City centre's premier park. It is a significant green open space which is integrated with the commercial and retail core, and surrounding residential areas through a network of high-quality streets and lanes. The Park is a focal point for everyday outdoor activity, active and passive recreation, festivals and informal occasions.

MacCabe Park is a sustainable landscape acting as a green filter for the city. Development surrounding the Park provides a strong urban identity built on the quality of the streets and building facades. It provides passive surveillance, good public transport, facilities and services. The Park is framed by low and medium density buildings to the south, slowly stepping up to the high-rise commercial towers of Burelli Street.

The establishment of a new street connects MacCabe Park to the Station in the west, a key transport hub. Integrated transport routes along Burelli Street facilitate a hive of

activity, helping to establish a series of exciting, comfortable and activated places for meeting and socialising.

### Objectives

- a. Ensure MacCabe Park is welcoming, accessible and functional for all city users providing breakout areas for office workers, spaces for reflection, urban sports opportunities, and infrastructure that supports events, festivals and activities.
- b. Renew connections and enhance sightlines to the park.
- c. Maintain and open up views from the park to the escarpment and foreshore
- d. Prioritise the amenity of the park and its users by maintaining solar access in alignment with the sun access plane provisions.
- e. Maintain views to the sky from the park by creating a transition in height away from the park edges.
- f. Create a green network by linking tree-lined streets to the park and other open spaces
- g. Residential and Commercial development around the park provides a strong and active interface day and night, creating a safe and welcoming space.
- h. Any redesign of the park retains the heritage listed Canary Date Palms and respond to their existing definition of space and role as landmarks.
- i. Stormwater is captured and filtered through the park's landscaping.
- j. Pedestrian paths trace key pedestrian desire lines.
- k. Views and connections within the park are clear and open.
- l. Significant heritage structures are retained and interpreted through the park's landscape including: Canary Island Date Palms (item 6587), Monument & Memorial Arch (item 6324)





Concept perspective

MacCabe Park will be a focal point for the City on the Burelli Commercial Spine linking rail to foreshore



Concept perspective

MacCabe Park will support a range of residential communities which will reflect its landscape character

## Precinct Structure & Key Moves - MacCabe Park

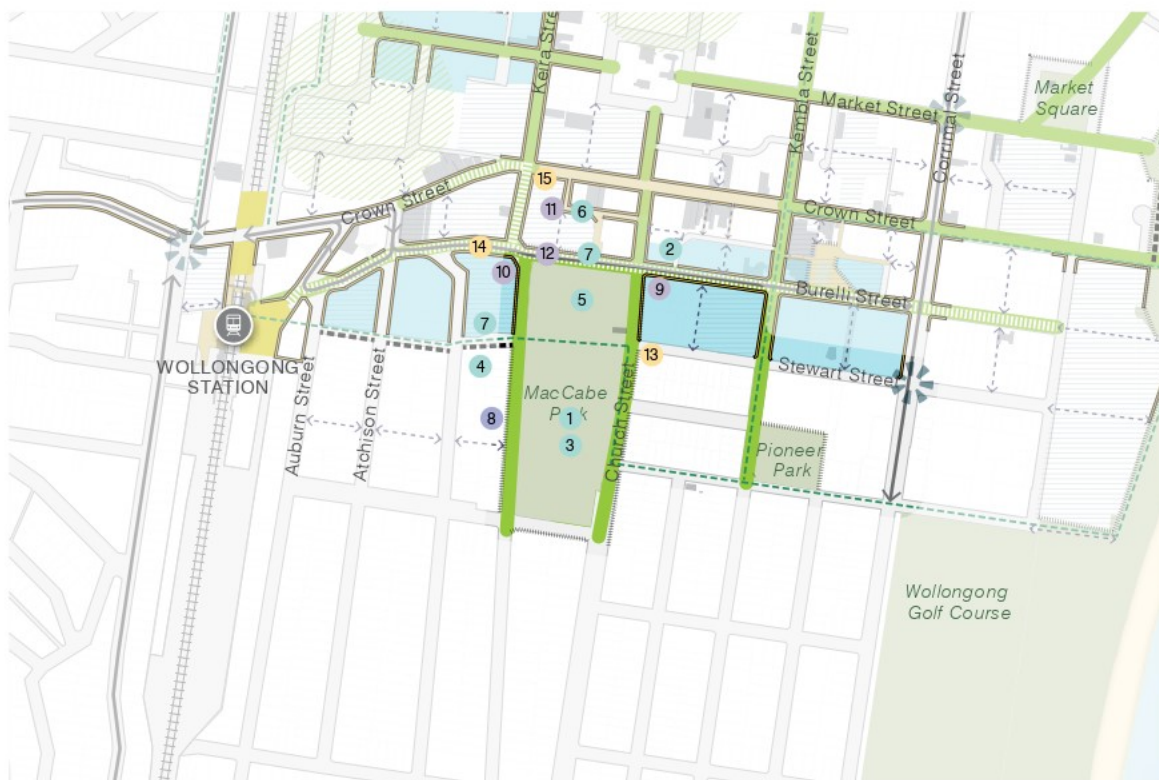


Figure 8: MacCabe Park Precinct Map





### Public Domain & Connections

1. Upgrade MacCabe Park as a place for workers as well as residents with daytime and evening activation. Provide passive green space, as well as active recreational facilities including basketball and tennis, skate park and an informal kick-about area.
2. Widen Burelli Street footpaths and investigate continuous street tree planting along north and south sides where possible.
3. Incorporate water sensitive urban design into the park and proposed new east-west street connection.
4. Establish a new east-west mid-block shared connection to provide at grade access between the Station and MacCabe Park. This new active transport link caters to pedestrian and bike path connections with the possibility of included shared vehicle access. This link has the potential to continue for active transport uses east of MacCabe Park to connect to the foreshore and extended Blue Mile.
5. Ensure, through redevelopment of the existing shopping centre, a new north south through site link from the park to Globe Lane to provide visual and physical connections and passive surveillance between MacCabe park and Crown Street Mall.
6. A landscape street frontage to Burelli and Keira Streets is to reference the connection with MacCabe Park and provide a high amenity street.
7. The interface with the proposed east-west shared connection should be of high quality and not present a 'back door' to this important pedestrian link.

### Land Use

8. Residential uses to ground for land adjacent to the park (in the B4 Mixed Use Zone) provide passive surveillance for the park.
9. Retain a commercial frontage to the park at Burelli Street to allow the commercial precinct to have direct connection to the park in the future and a visual connection across the park.
10. To the north of the park ensure ground floor retail uses activate the park edge.
11. Consider permitting community uses to continue in the park such as existing youth centre, however investigate upgrading facilities with new buildings to improve interfaces with the streets and park.

### Built Form

12. Provide a continuous street edge and a street wall height that provides a consistent scale around the park and an appropriate interface between different land uses.
13. The location and form of any towers is to be determined through detailed urban design analysis to ensure solar protection of MacCabe Park and that any overshadowing to surrounding public domain is minimised and fast moving.
14. Existing shopping centre to open up more active frontage to Burelli Street and provide better surveillance of park. Remove overpasses that currently obstruct visual connections and encroach over the road.

## 2.4 Western Crown and Keira Streets



### Character

Western Crown and Keira Streets contribute to a regionally significant retail and entertainment precinct.

This precinct hosts a range of small and medium offers, including selected late night food and beverage offers.

The built character of the street is a result of the small lot subdivision patterns from 1800s. Clusters of fine-grain heritage and character buildings in the form of one and two-storey interwar buildings, line Crown and Keira Streets. Grand buildings of up to 3 storeys articulate key corners such as the former Crown Hotel, former Marcus Clark Building, The Illawarra Hotel and former National Mutual Building.

Detailing of the existing buildings utilise traditional materials such tiles and brickwork with molding and contrasting paint schemes to vertically articulate the facades and bring the buildings down to a human scale.

Pedestrian movement and amenity is prioritised with wide footpaths, additional through-site links, integrated seating, continuous awnings and accessible at-grade entrances, creating a pleasant walking experience linking the City to the station and Hospital.

### Objectives

- a. Reinforce and emphasise the historical street proportions and street wall of main street shop typologies along Keira Street. New development

preserves and responds to the existing rhythm typical of a traditional retail high-street including low scale street walls, continuous awnings, generous shopfront glazing, narrow frontages and multiple entrances at-grade.

- b. Continuous built edges and generous setbacks frame views north-west to the escarpment and create a street open to the sky.
- c. New development complements the existing landmark on the northeast corner of Market and Keira Streets (formerly the National Mutual Life Association Building).
- d. Shopfronts are to be expressed at a maximum width of 6m wide to retain fine grain character of the Precinct.
- e. The heritage listed row of early federation shops is conserved and informs the character of the surrounding precinct.
- f. Traditional shop facades are conserved and adapted including paintwork and possible restoration of classical detailing.
- g. Small tenancies continue to host local offers that are valued by the community and contribute to the vibrancy of Wollongong. Encourage further agglomeration of active uses (day and night) such as boutique restaurants, specialty shops, grocery stores, clubs and pubs (that characterise land north and south of Victoria Street).
- h. Shopfronts are active and clean with strong and simple signage, clear glazing and open-able facades. Over-scaled and inappropriate signs are not permitted.
- i. Integrate vegetation into both the public and private domain to increase canopy cover and amenity and add colour to the streets.
- j. Maintain the amenity of the street by maximising solar access and minimising wind effects from taller buildings.
- k. Preserve the curvature of Crown Street to the point where it connects to West Crown Street.



Concept perspective

Western Crown Street will become a pedestrian friendly active high street with mixed use development set back behind fine grain retail street walls.



Pedestrian spaces are high amenity



Outdoor dining enlivens the street



Retail activity is on display



## Precinct Structure & Key Moves - Western Crown and Keira Streets

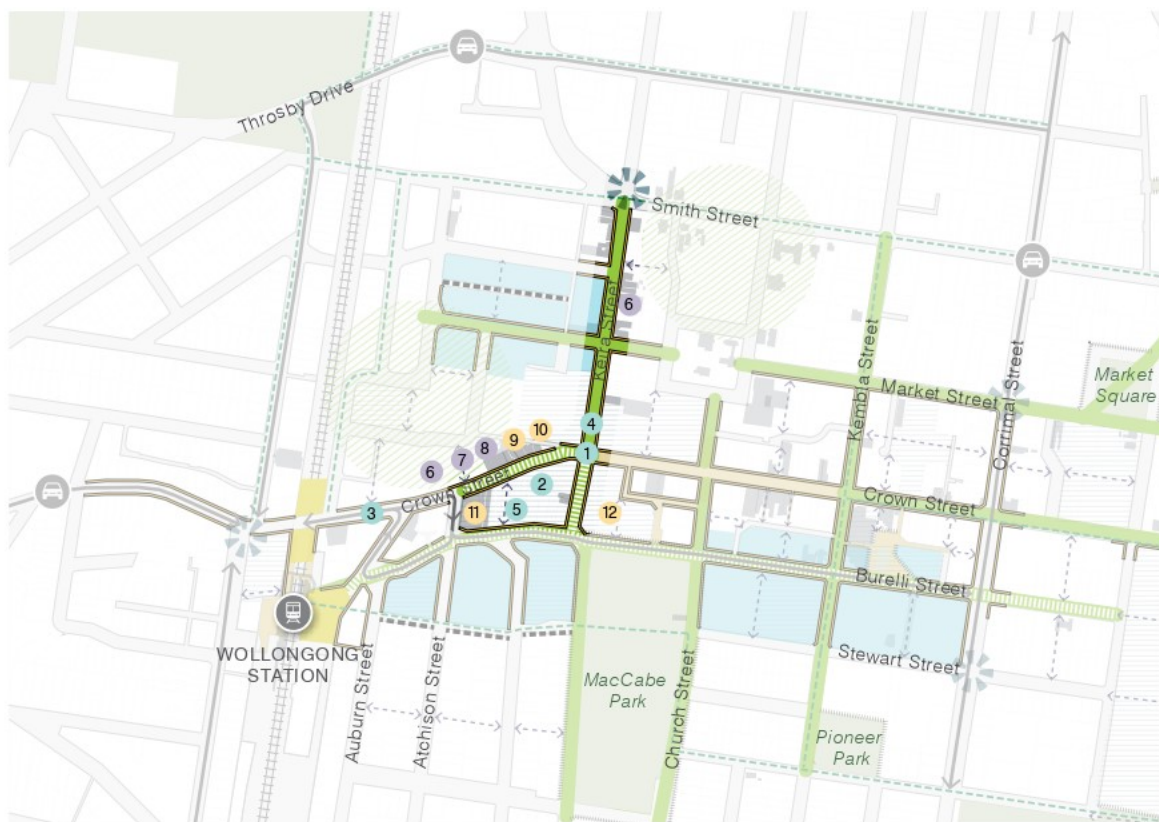


Figure 9: Western Crown and Keira Streets Precinct Map



### Public Domain & Connections

1. Crown and Keira Streets are designed to provide a high quality pedestrian environment.
2. Setback along the southern edge of Crown Street facilitates widened footpaths to enable outdoor dining opportunities and street trees.
3. The Denison Street by-pass facilitates the de-classification of Crown and Keira Streets and they are returned as local roads.
4. Remove existing road safety barriers and over road bridge connections along Crown Street to improve visibility and encourage pedestrian movement at street level.
5. Provide a series of fine grain secondary pedestrian connections through blocks to enable new opportunities for site activation.

### Land Use

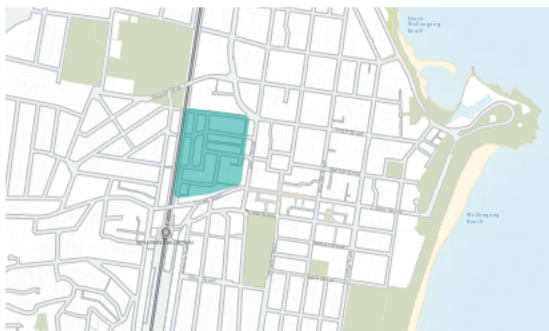
6. Retain fine grain, active frontages along Crown and Keira Streets with ground floor retail/ commercial and commercial or shop top housing above.
7. The western end of Crown Street, closest to the station, can comprise of a more diverse mixture of uses which include ground floor commercial uses such as medical suites, given their proximity to the Wollongong Hospital.
8. Deliver a considered balance of land uses that responds to the role and character of the precinct and promotes night time trading, activation and surveillance. A dedicated mixed use precinct incorporating a number of non-residential uses such as hotels, bars, restaurants, commercial and residential could be explored to create a new precinct and a destination for this part of the city.

### Built Form

9. New development should undertake a streetscape analysis, and demonstrate how they respond to the traditional high street character of Crown and Keira streetscapes, including the 2 storey scale with parapet features and fine grain tenancies.
10. Additional development above existing streetwall height should provide generous setbacks from the street to maintain the scale and character of the current streetscape.
11. Encourage signature or identifying buildings on sites located at the arrival points to indicate an arrival into the City Centre.
12. Expansive roof spaces should be connected, activated and planted to increase green linkages across the city and mediate heat island effects.



## 2.5 Market St West



### Character

The precinct is an important place of local commerce and thrives as a supplementary commercial precinct. High density residential on the top of the hill supports this precinct by bringing a transition of people day and night. Small and interesting food and beverage offers are integrated into the commercial fabric of the precinct, and connect up to the night-time hub of small bars and eateries on Keira Street.

New public open spaces are integrated into the neighbourhood, which together with tree-lined, landscaped streets provide amenity and connectivity throughout, and contribute positively to streetscape character. Multiple pedestrians paths break up the long blocks, connecting people with new open spaces and through to upgraded station connections off Crown Street.

Mid-scale office development addresses the street providing a continuous built edge with awnings. A strong street wall of up to four storeys responds to the landmark developments at the intersection of Keira and Market.

Views to the escarpment and to the St Michael's Cathedral Spire from this precinct are retained and accentuated due to their significance.

### Objectives

- a. New development includes small to medium offices buildings to complement and support the mixed use employment functions of the area.
- b. High density residential apartment buildings maintain slender tower forms to maintain significant public views west to the escarpment.
- c. Generous setbacks are maintained along the northern side of Market Street to allow for wider footpaths and increased street tree planting.
- d. Long blocks are made more permeable by new pedestrian through-site links (refer 3.4 Permeability Figure 25: Through site links).

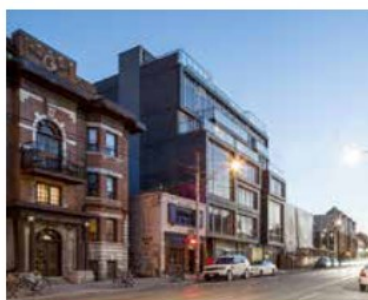


Concept perspective

Market Street will continue to develop as a vibrant commercial services precinct with new open space and improved public domain



Landscaped urban spaces provide a place for casual interaction



Contemporary architecture complements heritage buildings



Smaller professional office suites are clustered in this area

## Precinct Structure & Key Moves - Market Street West



Figure 10: Market Street West Precinct Map



### Public Domain & Connections

1. Upgrade Market Street to include continuous street tree planting where possible to the north and south of the street, facilitated by increased building setbacks. Provide integrated parking bays as the primary commercial address in this precinct.
2. Consider a new local open space or plaza on Market Street to support the working population in this precinct, likely to be integrated into redevelopment of a site should the opportunity arise.
3. Implement proposed cycle network.
4. Provide new shared ways within the precinct to break down the continuous street frontages and facilitate improved pedestrian movement and servicing. This includes connections between:
  - Young Street and Regent Street
  - Market Street and Victoria Street
  - Keira Lane and Young Street.
5. Provide a north-south pedestrian through site link to connect Belmore Street, Waters Place and Crown Street

### Land Use

6. Continue and encourage commercial outcomes along Market Street and south of Victoria Street to allow the existing successful small office suites and local businesses to continue to operate.
7. South of Market Street, a mix of residential and employment uses support the commercial core.

### Built Form

8. Keep built form to the western fringes of the precinct low to protect distant views to the escarpment.
9. Placement and shape of towers is to be subject to detailed urban design testing in order to ensure views to the escarpment are maximised from surrounding locations.
10. The built form response to the significant grade change across the site is to be addressed in such a way to provide an excellent street address to Rawson St, Railway Parade, Governors Lane and the new pedestrian link and open space.



## 2.6 Crown Street Mall



### Character

Crown St has been the city's high street for over a century and remains a significant contributor to the commercial and social life of the city. Crown St Mall is an urban event space, and supports activity day and night through a complementary mix of leisure, entertainment, education, arts and music.

The Mall is the pedestrian spine of the city with laneways running north-south to connect to surrounding streets. Views from the Mall to the Foreshore and Escarpment are key to orientation and appreciation of the natural landscape.

East of Church Street, clusters of two storey character buildings promote a fine grain, human scale. A variety of ornamented parapets provide visual interest and tell the story of Crown Street's commercial history. A defined street wall of up to two-storeys, continuous built edges and generous setbacks above street wall frame views and create a street that is open to the sky.

West of Church Street larger retailers provide open and active facades which offer multiple entry points and promote pedestrian activity on their edges and through larger sites.

The materiality of the street is varied and colourful, ranging from the sandstone of the Wesley Uniting Church and seating elements throughout the mall, through decorative tiled, rendered and painted shopfronts to clean and crisp commercial office lobbies.

### Objectives

- a. Views to the escarpment and foreshore are preserved.
- b. Views of St Michael's Square are maintained from Church Street and the mall looking north.
- c. Solar access to the Mall is protected in alignment with the sun access plane provisions in the WLEP.
- d. The Mall is prioritised as an active urban event space.
- e. Large format retail buildings are redeveloped to respond to the fine grain context.
- f. Small infill development is encouraged and all new development responds to the established heritage scale, fine grain character
- g. The materiality of new developments responds to the vibrant materiality, colour and facade treatment of the historic buildings and contemporary artworks.
- h. Commercial and retail uses are prioritised.
- i. Residential uses are setback from the street wall.
- j. Service and vehicle entries are consolidated on rear laneways.





Concept perspective

New development on Crown Street will be set back to protect the fine grain character of Crown Street Mall, and preserve solar access to the open space



The pedestrian space is active day and night



Lanes and arcades are activated with dining and bars



Small offers bring variety and activity

## Precinct Structure & Key Moves - Crown St Mall

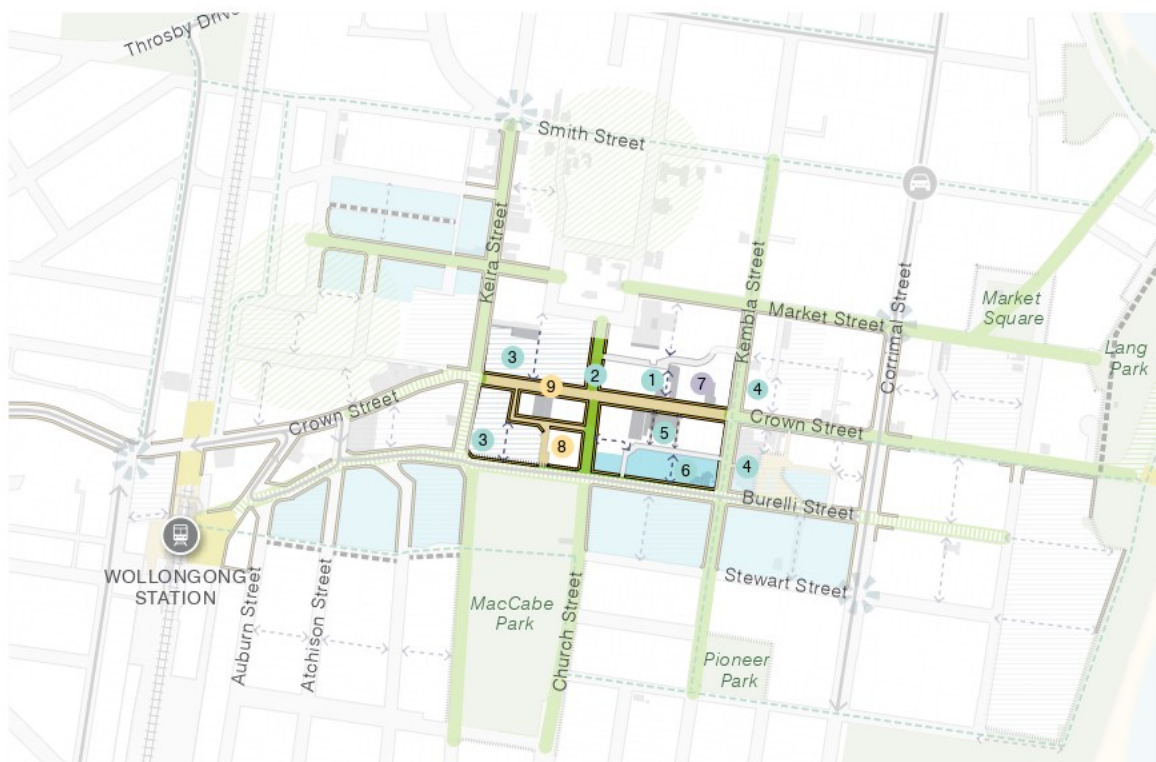


Figure 11: Crown Street Mall Precinct Map



### **Public Domain & Connections**

1. Explore possible widening of the existing pedestrian through site link adjacent to the heritage listed Uniting Church (Court Lane to Crown Street)
2. Remove shade structure located at the corner of Church Street and Crown Street once trees are sufficiently mature to provide shade
3. Provide north-south pedestrian access, through existing Wollongong Central sites to facilitate improved connection of the precinct to the retail core.
4. Consider road widening for an integrated active transport link along Kembla Street
5. Retain existing through-block pedestrian links from Crown St Mall to Simpson Place
6. Provide new mid-block pedestrian links to Simpson Place from Burelli Street and Church Street

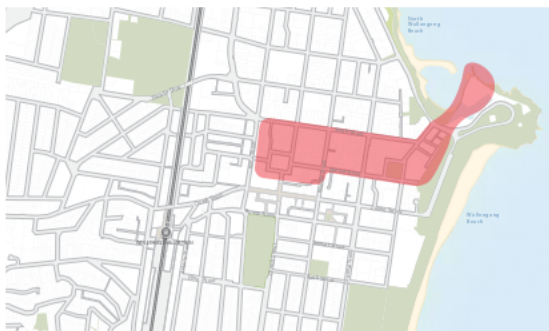
### **Land Use**

7. Limit residential uses and promote late night trading.

### **Built Form**

8. Build-out zero lot line, maintaining 2 storey fine grain built form to the edges of Crown Street Mall. Substantially set back any additional development above, to protect Crown Street character, maintain solar access to the mall space and minimise visual impact from street level.
9. Remove Wollongong Central building overpasses and overhangs to facilitate improved lines of sight along Keira and Crown Streets and encourage increased foot traffic at street level.

## 2.7 Market Street to Harbour



### Character

This precinct reflects the city's first town plan of 1834. The plan integrated topography, street layout, public buildings and places and lot subdivision into one cohesive design. The layout connects Crown Street to Wollongong Harbour via an orthogonal street grid centred on Market Street and punctuated by St Michael's Cathedral Square.

A network of heritage items are connected visually and physically across the precinct. Each item retains critical significance for the identity and character of Wollongong City, both individually and in connection with the other sites.

Market Square's formal presentation and relationship with surrounding residential buildings is unique in the city centre. Views and pedestrian connections from the Square down to the Harbour and Breakwater Lighthouse connect the city centre with its economic history.

### Objectives

- a. Maintain the established moderate scale and civic nature of developments surrounding St Michael's Square, Wollongong Courthouse and Wollongong Public School.
- b. Preserve the significant view looking West along Market Street to St Michael's Cathedral and east along Market Street towards the coast.
- c. Maintain the courthouse clock tower and Cathedral steeples as the highest structures on the hill.
- d. Retain the established residential character and moderate scale of development on land surrounding Market Square.
- e. Solar access to Market Square is protected in alignment with the sun access plane provisions in the WLEP.
- f. Enhance Market Street through public domain improvements that build upon the notable existing landscaping and mature vegetation
- g. Active transport links along streets are to be improved.
- h. Pedestrian permeability is to be improved through the provision of new through block links.
- i. The historic, visual and physical link provided by Harbour Street between Market Square and Wollongong Harbour should be preserved and reinforced.
- j. To conserve and manage the archaeological resources that are likely to remain throughout this precinct, which provide evidence of the earliest period of colonial invasion and occupation in the Illawarra and the beginnings of the Township of Wollongong.





Concept perspective

New development provides a strong built edge, framing the view up to the Courthouse and St Michaels Church.



Pedestrian paths are green and comfortable



Existing heritage fabric is retained and revealed beside contemporary additions



Heritage buildings are celebrated with adequate curettage and quality activation. Location: Joynton Avenue Creative Precinct by Peter Stutchbury Architecture in association with Design 5 – Architects for the City of Sydney.



## Precinct Structure & Key Moves - Market St to Harbour



Figure 12: Market Street to Harbour Precinct Map



#### **Public Domain & Connections**

1. Explore possible widening of existing pedestrian through site links adjacent to the Wollongong Local Court (Market Street to Court Lane).
2. Provide public domain improvements to Market Street including footpath upgrades, new open space and continuous street tree planting north and south sides.
3. Implement an integrated active transport link along Kembla Street.

#### **Land Use**

4. Focus residential uses on the ground floor as an alternative to retail ground floors.

#### **Built Form**

5. Align new built form heritage setback to align with Court House Facade
6. Manage built form around recent development or existing residential flat buildings to ensure a high quality street interface.
7. Reinforce the historic, visual and physical link between Market Square and Wollongong Harbour via Harbour Street.
8. Consider and manage known and potential heritage and archaeological sites in accordance with Chapter E11 of the DCP.

## 2.8 Eastern Crown Street and Arts Precinct



### Character

This precinct is the city's cosmopolitan civic and office core. The Arts Precinct is a welcoming and active city plaza with high amenity and a range of offers for city workers, residents and visitors. Venues including bars, live performance venues and restaurants activate the area at night.

Interconnected laneways, and streets and buildings, celebrate art, music and culture through the installation of public art. The Arts Precinct lawn provides a key passive recreation and event space, activated by surrounding cultural institutions such as the Town Hall, Gallery and IPAC.

Lower Crown Street is defined by clusters of heritage listed civic and commercial buildings. The high quality form and materiality of the building facades is complemented by the amenity of the public domain.

Mature trees line Burelli and Crown Streets and the Arts Precinct, and are integral to its public character.

Burelli Street will provide a prestigious front door to the commercial core of the city. A-grade commercial buildings define the City's commercial core and support the economy of the Regional City. Burelli Street is a key green street with generous ground setbacks, mature canopy trees and streetscape upgrades that prioritise pedestrian and active transport movement over vehicles. Generous foyers and forecourts at ground are an integral part of the commercial feel of the street, incorporating internal portions of public

domain and offering opportunities to meet and interact.

Towers are slender and distributed to maximise solar access, preserve key view corridors and encourage view sharing. Canopy and vegetation cover is increased with efforts on both private and public land to achieve canopy targets. Tree-lined streets with ground setbacks frame views along streets, generous well-lit footpaths create safe and pleasant walking routes in this precinct.

### Objectives

- a. Art and Culture are celebrated in the public domain
- b. Buildings addressing Burelli Street have a high quality commercial or civic character.
- c. Building envelopes maximise winter solar access to the public domain
- d. Building envelopes sensitively transition to heritage and character items.
- e. Undesirable wind action on prominent public and private open spaces is alleviated
- f. Restore and activate existing Heritage and character buildings along east Crown Street between Kembla and Corrimall Streets.
- g. Ground and first floor frontages of new buildings along East Crown Street from Kembla Street to Corrimall Street are sympathetic to the late 19th Century Victorian and Italianate shop front styles without creating repetition of such styles.
- h. The appearance of building external finishes and colour promotes a sense of unity and character that consolidates the heritage environment.
- i. Shop signage and lighting is sympathetic to the heritage context and is not installed above awning height.



Concept perspective

Active laneways support the integration of commercial and civic uses across this precinct



Slender office towers line Burelli St



Contemporary and Heritage buildings  
compliment active public domain



The pedestrian network is alive with greenery  
and artwork. Artist Credit - 'Heaven' by Peter  
McGregor



## Precinct Structure & Key Moves - Eastern Crown and Arts Precinct



Figure 13: Eastern Crown and Arts Precinct Map





#### **Public Domain & Connections**

1. Maintain generous setbacks along the southern side of Burelli Street. Provide continuous and consistent street tree planting on Burelli and Crown Streets.
2. Investigate the possibility of a physical pedestrian connection between the Civic Square and Crown Street.
3. Develop an Arts Precinct Master Plan to build the profile, amenity and usability of this cultural precinct.
4. Provide a new north-south through site link between Stewart and Burelli Streets.
5. Upgrade the through site link adjacent to the Wollongong Library
6. A new north south pedestrian link is to be provided either mid block (aligned with Evans Street) or at the eastern end, to align with the existing link west of the Presbyterian Church.

#### **Land Use**

7. Promote commercial outcomes and long term employment growth with a commercial only precinct along Burelli Street.
8. The Arts Precinct is one of Wollongong's most significant cultural and civic places. The precinct includes the Wollongong Art Gallery, Wollongong Town Hall, Illawarra Performing Arts Centre (IPAC), the Arts Precinct Lawn and Civic Square (off Crown St). Continue to cluster cultural and civic uses in this precinct.

#### **Built Form**

9. Increase southern setbacks to Burelli Street. Permit taller commercial buildings with a mixture of podium & tower and tower to ground typologies. Encourage well spaced tall slender towers along Burelli Street.
10. Retain the 2 storey fine grain quality of Crown Street and set new built form well back above the street wall height..
11. Provide new entrances to the Art Gallery and Town Hall that engage with the Arts Precinct.
12. Protect solar access to the Arts Precinct Lawn.
13. Require an active frontage to the buildings along the northern end of the Arts Precinct, to give the long, deep square a focal point at its northern end.
14. The setting of the heritage listed St Andrew's Presbyterian Church, the row of Figs on the opposite site of Burelli St and the Wollongong Art Gallery are to be considered and enhanced through any additional built form or public domain improvements.

## 2.9 Foreshore



### Character

The foreshore precinct is characterised by its natural setting. The continuous coastal edge and sand dune environment are complemented by the high quality landscape design of Lang Park and connective public domain of the adjacent, heavily treed streets.

Active transport networks are well maintained and used. Public transport links the precinct to other key city areas. Pedestrians are prioritised throughout the precinct, especially at the foreshore edge.

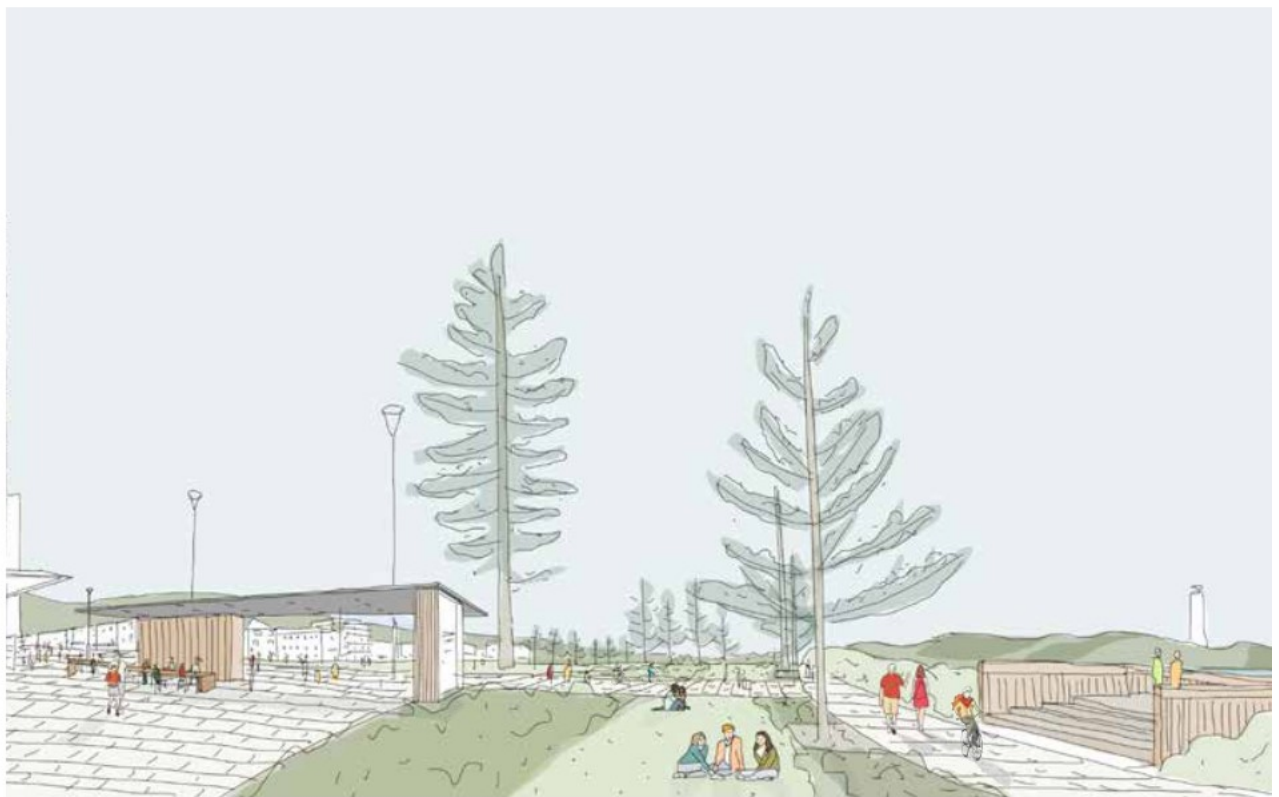
Entertainment and sporting venues are integrated with Lang Park and provide flexible venues for play, training, festivals and relaxation.

The locality has a residential, leafy character with generous side setbacks and landscaping. Residential development in this precinct is high quality and of slender proportions, preserving views in both directions to the escarpment and ocean. Mixed civic, education and retail uses create a mixed use precinct which serves residents and visitors alike.

Long views north to Flagstaff Hill, south to the steel works and Port Kembla and west to the escarpment, are significant to the identity and character of the Precinct.

### Objectives

- a. Development responds to and enhances the natural setting
- b. Views to the escarpment, foreshore and significant places are preserved.
- c. Buildings have a landscape setting with appropriate side setbacks to allow view sharing for other buildings and pedestrians.
- d. Tourism, recreational and cultural uses and activities are provided in appropriate locations.
- e. Redevelopment of large format facilities opens up views and pedestrian links to the foreshore.
- f. Large city blocks are made more permeable for pedestrians with new through block links
- g. Architectural diversity is increased through smaller site development
- h. The established Norfolk Pines along Lang Park are retained as landmarks.
- i. Development along the foreshore is small footprint and low impact, reflecting the area's sensitive coastal and flood prone environment.



Concept perspective

The foreshore will become an important gathering place with a variety of active and passive uses



Arrival at the beach is a focal point



The edges of the public domain are activated



Lang Park connects seamlessly to the beach  
as a continuous, active space

## Precinct Structure & Key Moves - Foreshore

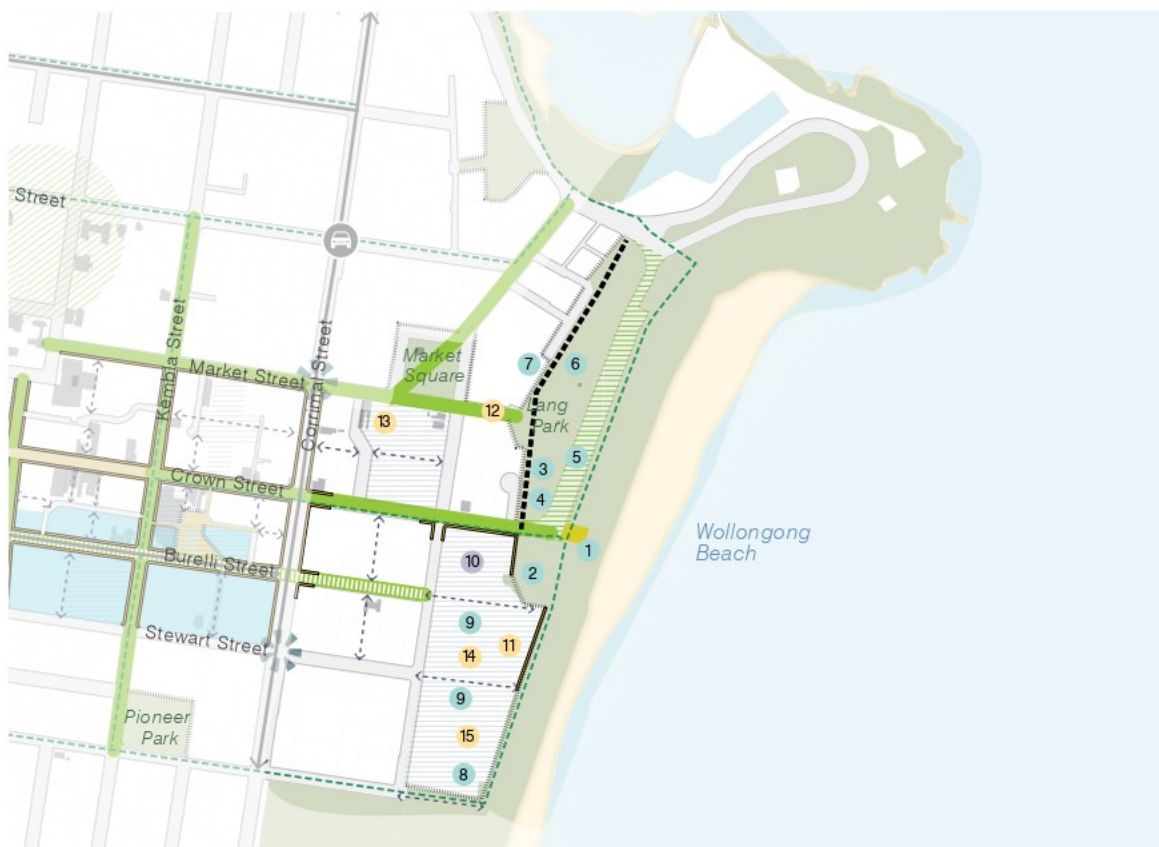


Figure 14: Foreshore Precinct Map



#### **Public Domain & Connections**

1. Create a new City Beach arrival experience with an urban beach-side plaza that connects Lang Park, Crown Street and the beach.
2. Reconsider fencing to Rest Park to increase its permeability and prepare a master plan for an interpretive landscape solution on the site which interfaces with the beach.
3. Consider including additional and improved play areas for children in Lang Park.
4. Consider the re-design of the Olympic Memorial southern end of the park.
5. Remove the roundabout and move the bus layover from Marine Drive to prioritise pedestrian movement from Crown Street to the beach.
6. Reconnect the city grid to the beach through a new road/shareway along the western side of Lang Park. Consider relocating existing parking bays from Marine Drive here to enable Lang Park and the Foreshore to prioritise pedestrians.
7. Manage the future interface with properties to the west of Lang Park to ensure appropriate interface between private residences and public parkland.
8. Extend the existing Blue Mile southwards to connect to Bank Street and back into the centre. Work with stadium to ensure this space is well activated with good surveillance to provide a safe and attractive link. Work with the entertainment centre and stadium to also enable new east west pedestrian links through sites to connect the streets to the beach. Service access is to be limited to Harbour Street.
9. Reinforce pedestrian connections through Entertainment and Stadium sites to connect destinations and views.

#### **Land Use**

10. Engage with Venues NSW to discuss future redevelopment potential on the site, including active ground uses.

#### **Built Form**

11. Include new kiosk pavilions to provide food and beverage attractors and amenities on the beach-front.
12. The street frontage to Market Street must preserve views west toward the Wollongong Courthouse and St Michael's Cathedral.
13. Redevelopment adjacent to the Post and Telegraph Office is to facilitate a landscaped setting for this listed building.
14. Site planning is to address the performance criteria of the Foreshore Management Plan and SEPP (Coastal Management) 2018.
15. Site planning is to address the impacts of the site's flood affectation without compromising street address or pedestrian experience.





## 3. City Centre Development Controls

This section demonstrates in detail how the land use and built form requirements of the Wollongong LEP 2009 are to be realised through development. The objectives and controls are supported by the contextual information presented in the previous section – 2. City Precincts and Key Sites.



# Context

*Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations.*

*It also contributes to evolving character and setting.*

*Better Placed 2017*



## 3.1 Site Analysis

Site analysis identifies the key elements of the site and its context. By identifying and describing the physical elements of the locality and the conditions that impact upon the development site, opportunities and constraints for development can be understood and addressed in the design.

A good site analysis underpins the design response to create a harmonious and seamless relationships with a site's surroundings and characteristics.

Site planning will then coordinate responses to issues relating to noise, overshadowing, safety, access, circulation, place, green cover, native habitat, views, privacy and energy consumption.

Site analysis should inform clear strategies and principles about how the design will respond to elements of site and context, as demonstrated in the adjacent diagrams.

### Objectives

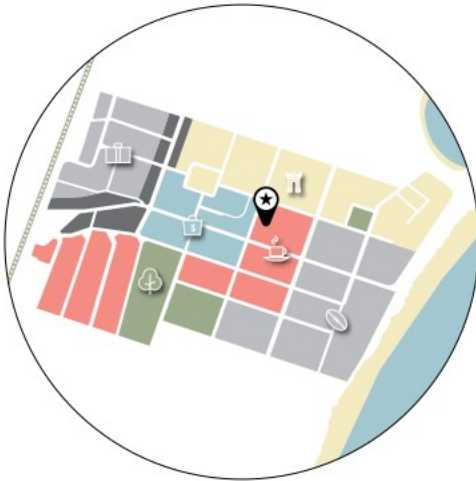
- a. The site analysis is to demonstrate that the proposed design of buildings and spaces is an appropriate response to context.
- b. The site analysis is to reveal clear strategies and principles to inform a high quality, place-based design response.
- c. The site analysis acknowledges and proposes a response to the major contextual issues including:
  - Solar Access
  - Protected Public Views
  - Pedestrian permeability
- d. The site analysis is thorough and includes consideration of:
  - broad context
  - urban structure
  - precinct character
  - urban grain and massing
  - amenity impacts
  - materiality



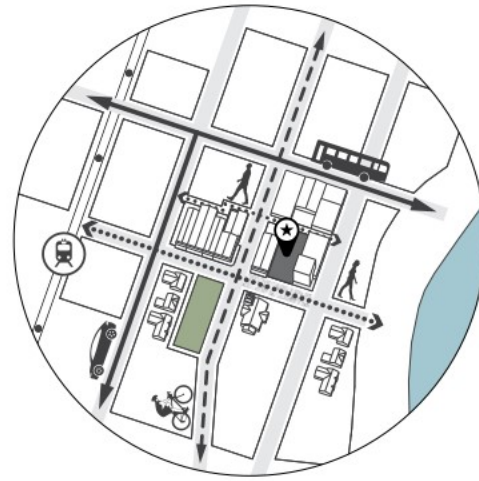
**Broad context:** where does the site sit in relation to major natural and human-made elements? How does it relate to the Foreshore and Escarpment, the City Centre or City Fringe, topographic high or low points, and environmental conditions?





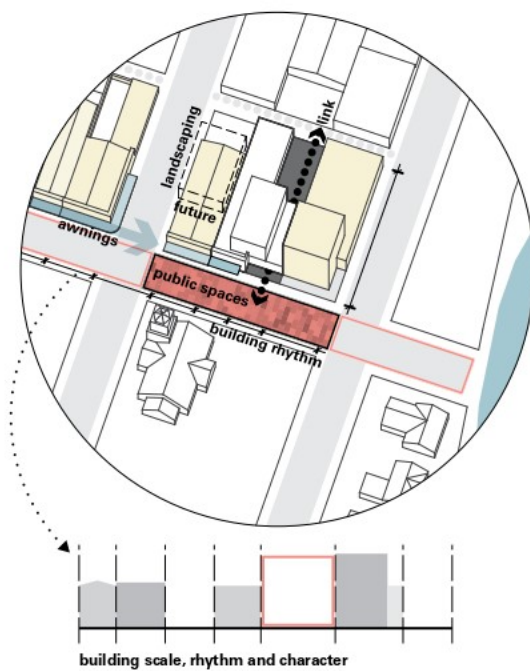


**Precinct Character:** How should the historic context inform the development? How will the development respond to the character of the precinct and contribute to its sense of place and history, its role in the city, the distinctive patterns of development and landscape, and its uses and activity.

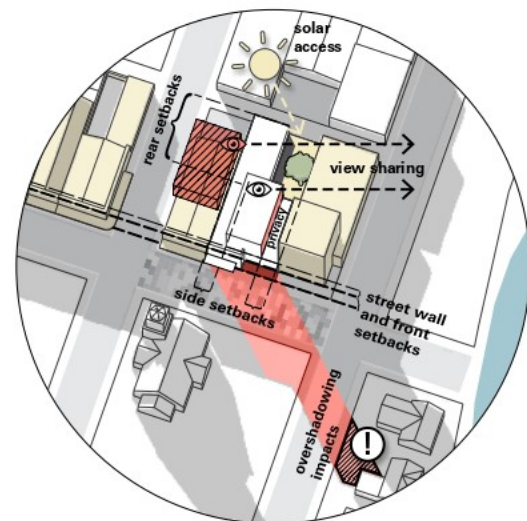


**Urban structure:** What role does the site play in the multiple layers of the city's structure? How will the development connect with the historic street grid and subdivision, the movement networks and major infrastructure systems, the open spaces, significant landscape and major public realm elements, the green networks and the important view corridors.



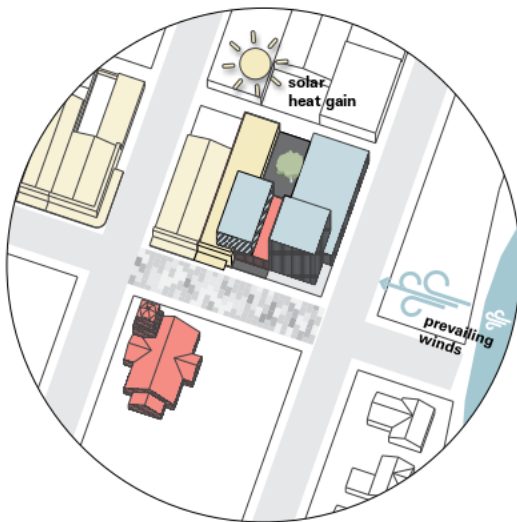


**Urban grain and massing:** What is the pattern and scale of the surrounding streets, blocks and lots, the rhythm of building frontages to the street and the relationship between built form and landscaped areas. How will the development contribute to this scale and rhythm?



**Amenity:** What are the existing challenges to providing amenity to the new development? What amenity impacts to neighbouring developments and nearby public domain need to be considered? How will access to daylight, privacy, and view sharing be ensured for all?





**Materiality:** What of the natural and built context will influence the materiality of the development? How will the contextual environmental conditions impact sustainable material choices? What amenity impacts need to be considered when defining the material palette.



## Controls

1. Development applications are to include a site analysis addressing the objectives.
2. Site analysis will include:
  - A locality plan and an east-west section at 1:10,000 indicating the site's location in relation to the broad context. The locality plan will include the full extent of the city centre and links to significant features.
  - A context plan at 1:10,000 indicating the site's relationship to the Urban Structure. This will include the full extent of the City Precinct and any necessary surrounding areas.
  - Diagrammatic mapping, photographs, details and sketches of any relevant materiality, and formal or character elements.
  - Street elevations demonstrating the site's relationship to the urban grain and massing of the street and surrounding blocks. Axonometrics may be included to compliment the information presented in the elevations.
  - Plans, sections, elevations and axonometrics sufficient to demonstrate the potential amenity impacts from and on neighbouring sites and significant public domain in the area of influence. To include overshadowing, view and wind studies as appropriate.
  - Plans, sections, elevations and axonometrics sufficient to demonstrate council's sun access planes, protected views and proposed pedestrian links have been acknowledged and addressed.
  - Detailed surveys including the full site, adjacent public domain, roads, location and depth of existing underground services, existing and adjacent built form and all trees and significant landscape elements on and adjacent to the site. In addition to standard inclusions ensure reduced levels (RLs) are included for road kerbs and crests, footpaths, adjacent built form and tree base and tops.
  - Photographs, sketches and details of significant landscape features including trees (to be retained or otherwise) and public domain.



## 3.2 Solar Access to Public Spaces

Good solar access is a key contributor to the amenity of public spaces. Public Spaces include all parts of the public domain including parks, plazas, building forecourts and footpaths. Good solar access ensures that public spaces are inviting and well used, and that landscape elements are healthy and resilient.

Solar access to public spaces is protected through two key mechanisms; Sun Access Planes (SAP) and No Additional Overshadowing (NAO) controls. General controls may also stipulate how much of a space must receive sunlight for how long, and during what part of the day.

SAP and NAO controls establish both dates and time periods to protect spaces. Generally, the times for protection are in the middle of the day when the majority of use occurs and the space is most valued by its users.

Direct sunlight access to important parks and places is important throughout the year. The dates used to generate these controls are set at the most conservative sun angles, which ensures protection throughout the remainder of the year when the sun is higher in the sky.

The dates and times of protection vary for each place according to the type of activities occurring in that place that benefits from sunlight, when those activities are likely to occur, and existing levels of sunlight and overshadowing.

### Objectives

- a. Protect and improve sunlight access to significant public spaces throughout the year, and during periods in the day when they are most used.
- b. Ensure city streets and the broader public domain receive sunlight to a high level of amenity.
- c. Ensure that sunlight to new and planned future important public parks and places are protected by solar access controls.
- d. Ensure the healthy growth of trees, grass and other vegetation in the public domain.

### General Controls

1. New public spaces must be protected from overshadowing. 70% of the open space provided must receive a minimum of 2 hours continuous sunlight between 11am and 2pm on 21 June.
2. Outdoor communal open space provided in association with commercial developments must be designed to ensure that at least 50% of the open space receives a minimum of 2 hours continuous sunlight between 11am and 2pm on 21 June.
3. An overshadowing analysis is to be submitted with all development applications indicating the existing and proposed condition at 9am, 12 noon and 3pm on 14 April and 21 June. This can be in the form of a traditional set of overshadowing plans or sun-eye diagrams. If required, the consent authority may request additional detail to assess the overshadowing impacts.



Arts Precinct, May 10am



### Sun Access Planes

Sun access planes (SAP) are an arrangement of planar surfaces that are set at the same angle as the sun at specific dates and times.

The SAP defines an upper building height for the land impacted by the plane. SAPs are expressed as contoured planes extending between node points on the ground, and rays extending upward from those node points. The heights of the contours are measured in Australian Height Datum (AHD), unlike Height of Building limits (HOB) which are measured in metres above natural ground.

Development on land is prohibited if the development results in any part of the building projecting above the sun plane. Where an LEP height of building limit exists which sits lower than the SAP, the lower height applies.

To determine the actual height of a SAP control at any point, the description of the Sun Access Plane in Wollongong LEP 2009 prevails over the diagrams in Wollongong DCP 2009, in the case of an inconsistency. Wollongong LEP 2009 establishes SAPs for 7 public spaces, as shown on the map on the previous page. The Sun Access Plane Protection Open Spaces and the set out parameters of the sun access planes are detailed in the Wollongong LEP 2009.

### Sun Access Plane protected Open Spaces

As shown in Figure 15, the following open spaces are protected by Sun Access Planes:

1. MacCabe Park 12noon - 2pm
2. Civic Square 11am - 3pm
3. Market Square 12noon - 2pm
4. Pioneer Park 12noon - 2pm
5. Crown Street Mall 12noon - 2pm
6. Church Street 11am - 2pm
7. Arts Precinct 9am - 3pm

The contour diagrams on the following pages provide an indication of the maximum height above which development is prohibited for land affected by sun access planes. The diagrams include height contours which set the height limit (RL AHD) across the impacted sites. To determine the actual height of a sun access plane at any point, the description of the sun access planes in the Wollongong LEP 2009 is to be used.

### Controls

1. New developments on sites within the highlighted in yellow on the Sun Plane Protection Map in the Wollongong LEP 2009 and on Figure 15 adjacent, are to comply with the Wollongong LEP 2009 Sun Access Plane controls. These controls are demonstrated through the contour diagrams on the following pages.
2. Development applications for sites impacted by a SAP are to demonstrate compliance by including hourly diagrams in plan and elevation that show the shadow impact of the proposal on the protected open space on 21 June for the relevant time period.
3. 3D models provided with Development Applications will be tested against the SAPs in council's City Centre model.

### No Additional Overshadowing

No Additional Overshadowing (NAO) controls protect the existing sunlight to public places where there is already some significant overshadowing from tall buildings. In contrast to Sun Access Planes, No Additional Overshadowing controls preserve sunlight that passes through gaps between buildings to reach public spaces.

No additional overshadowing controls apply to the following spaces, as shown hatched on Figure 15:

#### Protected Parks or Places

- |                                  |           |
|----------------------------------|-----------|
| A. Lang Park                     | 9am - 4pm |
| B. St Michael's Cathedral Square | 9am - 4pm |
| C. The foreshore                 | 9am - 4pm |
| D. Osbourne Park                 | 9am - 4pm |

### Controls

1. New developments on sites with the potential to overshadow sites on the No Additional Overshadowing Map in the Wollongong LEP 2009, are to comply with the Wollongong LEP 2009 NAO controls.
2. Development applications for sites impacted by a NAO control are to demonstrate compliance by including hourly diagrams in plan and elevation that show the shadow impact of the proposal on the protected open space on 21 June for the relevant time period.

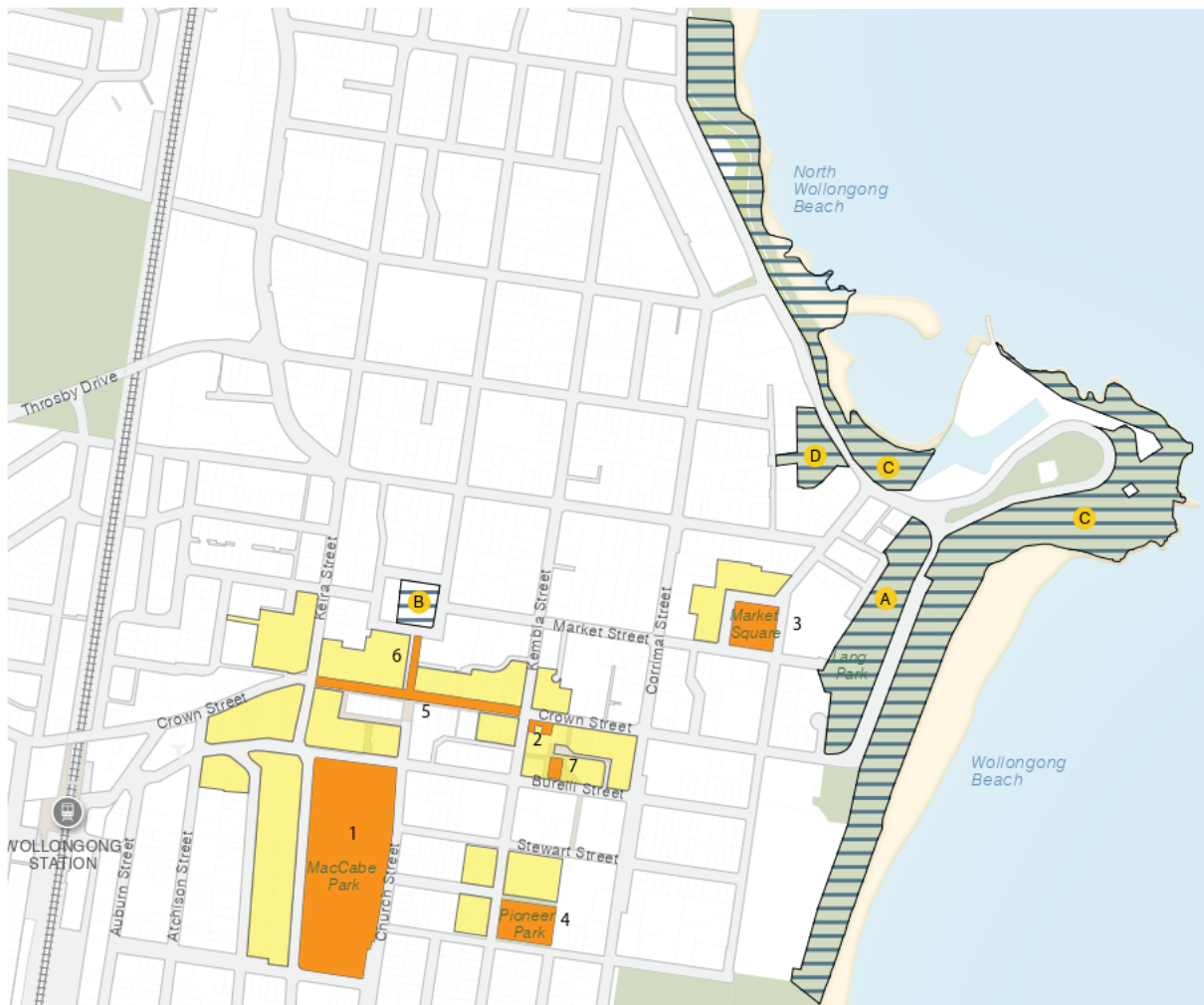


Figure 15: City Centre Sun Access Protected Open Spaces

- Areas subject to Sun Access Planes
- Open Spaces protected by a SAP
- Open Spaces protected by No Additional Overshadowing Controls

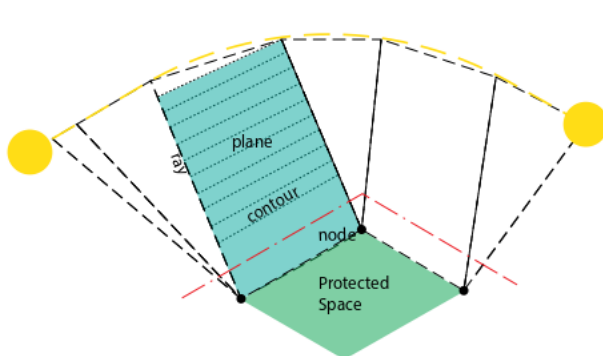


Figure 15: Sun Access Plane diagram showing the different components of the plane

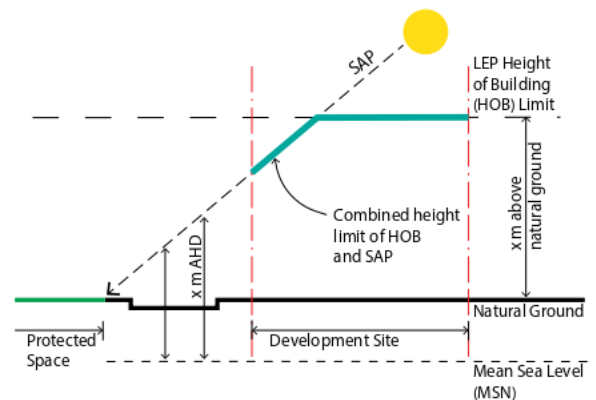


Figure 16: Sun Access Plane diagram showing how the SAP and HOB must be understood in conjunction to define the permissible height limit

## 1. MacCabe Park

Intended period of protection	12 noon - 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D



Figure 17: MacCabe Park Sun Access Plane

## 2. Civic Square

Intended period of protection	11am - 3pm all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	11am from Node A, 3pm from Node D

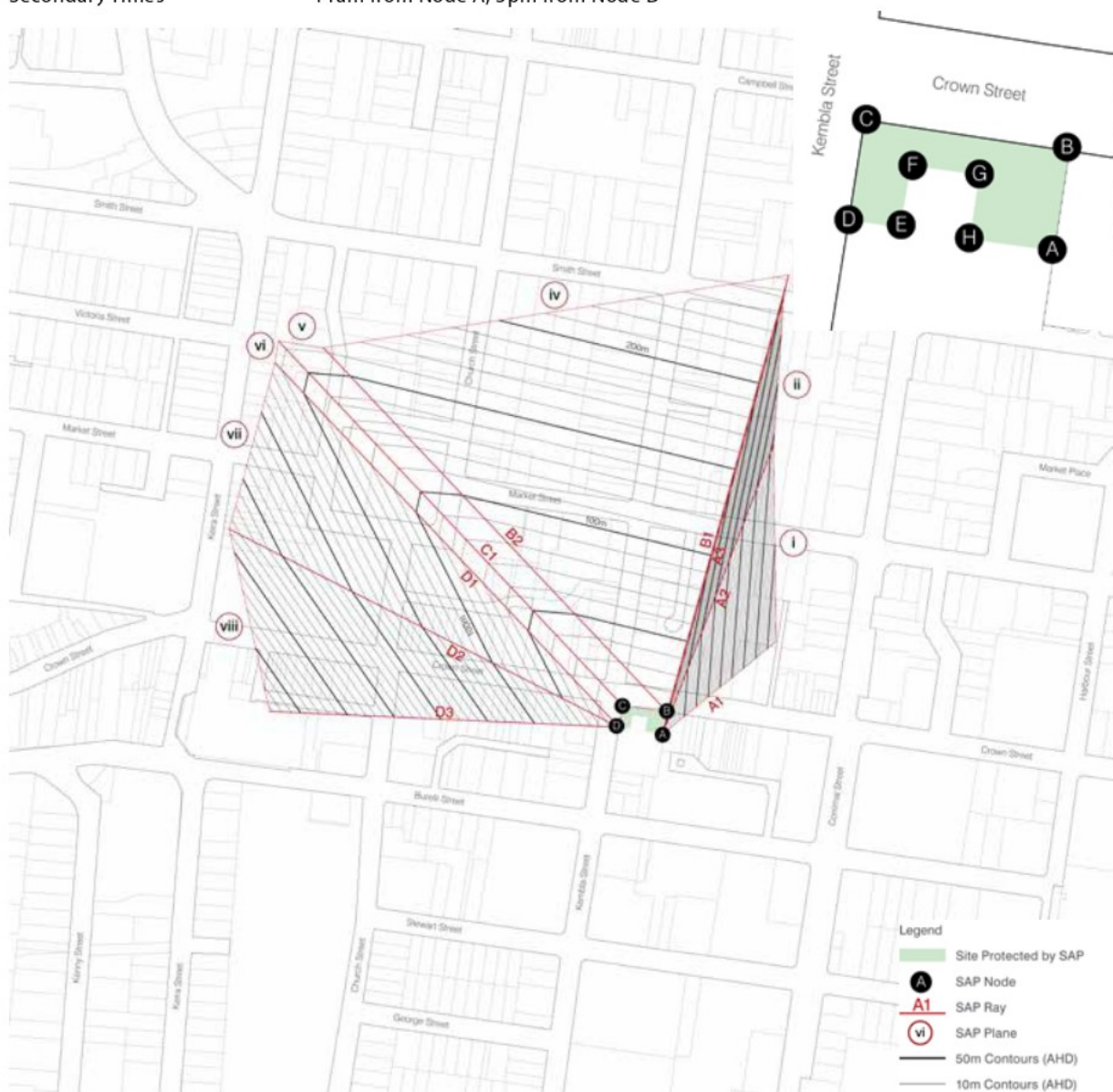


Figure 18: Civic Square Sun Access Plane



### 3. Market Square

Intended period of protection	12 noon - 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



Figure 19: Market Square Sun Access Plane

#### 4. Pioneer Park

Intended period of protection	12noon - 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



Figure 20: Pioneer Park Sun Access Plane

## 5. Crown Street Mall

Intended period of protection	12 noon - 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D



Figure 21: Crown St Mall Sun Access Plane

## 6. Church Street

Intended period of protection	11am, - 2pm all year
Primary Date	21st June
Primary Plane Time	1pm
Details	Comprised of 3 Nodes, 7 Planes and 8 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	1am from Node A, 1pm from Node C



Figure 22: Church Street Sun Access Plane



## 7. Arts Precinct

Intended period of protection	9am - 3pm all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays. Set out at edge of raised area.
Secondary Dates	23rd September, 21st December
Secondary Times	9am from Node A, 3pm from Node D

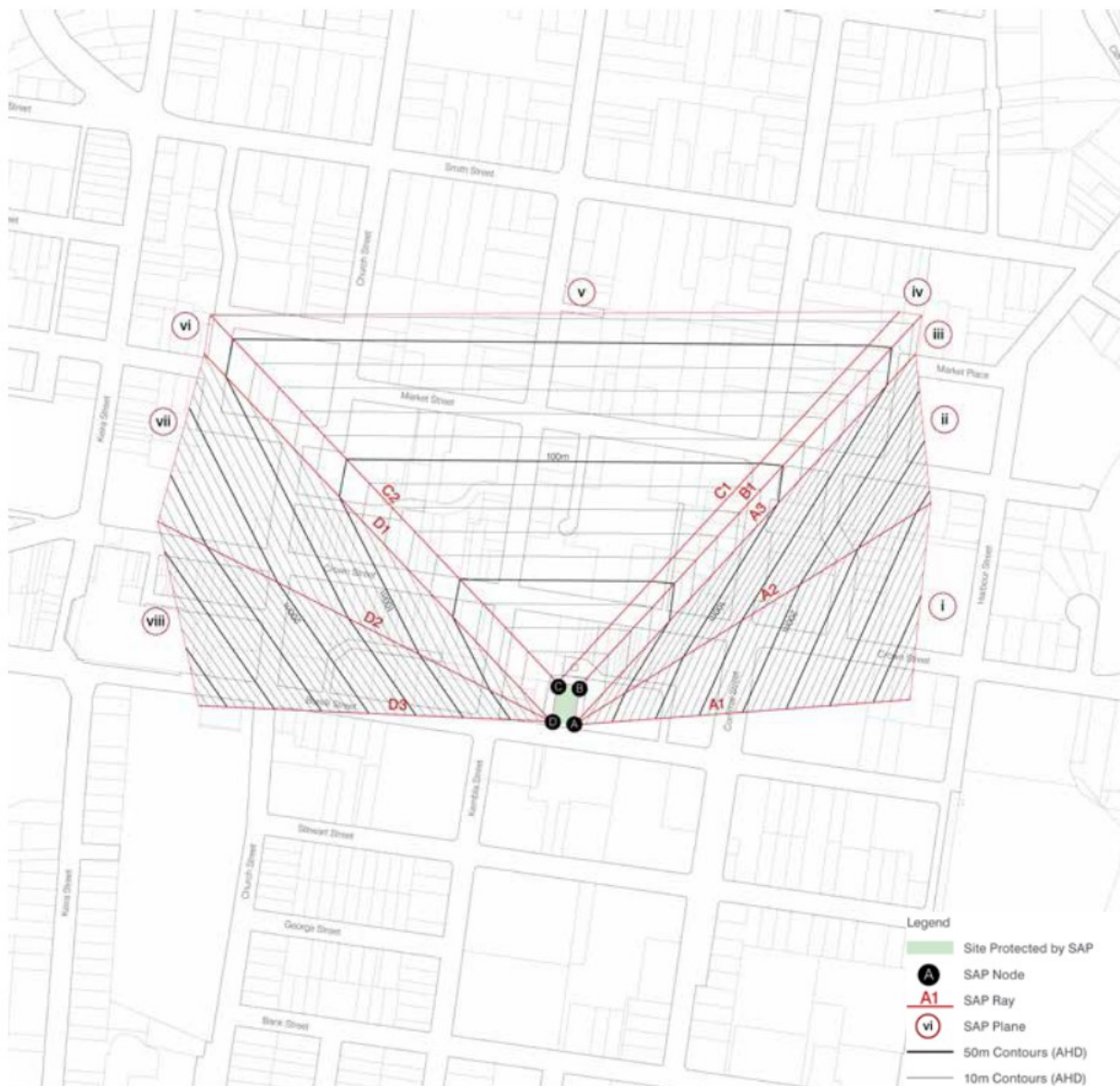


Figure 23: Arts Precinct Sun Access Plane

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## 3.3 Public Views

Views contribute to the understanding of a place's context and character. Views towards the escarpment and ocean reinforce an understanding of Wollongong City Centre's natural setting. Views to the south towards the Port Kembla Steelworks and north east towards the Harbour are important in referencing the City's industrial, "working" character.

Views to special places or buildings within the city centre, such as the Cathedral and Courthouse, reinforce an understanding of the City's heritage and act as landmarks, contributing to the legibility of the city for the public.

Views can be appreciated in different ways:



Figure 24: Contextual Views

- *Composed views to significant features:* for example, the site of St Michael's Cathedral sits where Market and Church Streets intersect at the crest of the hill, meaning it is intended to remain visible from the north, south, east and west extents of the city grid.
- *Contextual views of significant landscape:* these may be available as glimpses between buildings (as in the foreshore and ocean) or retained as continuous features of the skyline (as in the escarpment ridgeline).
- *Silhouette views:* A silhouette is the outline of a building against the sky. The silhouettes of many buildings are significant and contribute to the identity of the city and its skyline.

Within the City Centre, the original 1834 street grid and its 1850s and 1900s additions capture and enhance significant views to key locations including:

- St Michael's Cathedral
- Wollongong Courthouse clock tower
- MacCabe Park
- Market Square
- Breakwater Lighthouse

Other important views captured along streets, and between and over buildings include those to:

- Lang Park (and associated Norfolk Pines)
- City Beach and the ocean and the 5 islands beyond
- The continuous ridgeline of the Illawarra escarpment, including the significant high points of Mount Kembla (west-south-west), Mount Keira (west-north-west) and Brokers Nose (north-west).
- Port Kembla and the Ports area



Composed Views: Market and Church Streets align to views of St Michael's Cathedral



Contextual Views: the Escarpment is seen along streets and between buildings



Silhouette views: the Courthouse clock tower is framed against the sky





Figure 25: Public Views

→ DCP Views  
\* Key points of interest

### Objectives

- Preserve and improve views from the city centre to the foreshore, escarpment and significant built form.
- Enhance views along City streets.
- Protect the silhouettes of the tops of significant buildings or structures as seen against the sky, escarpment or foreshore.
- Ensure the escarpment remains the dominant feature of the skyline.

### Controls

- Existing views shown in Figure x Public Views are to be protected.
- No additional views to the ridgeline of the Escarpment from Flagstaff Hill are to be blocked by new development. View impacts are to be tested view point 34° 25' 19.32"S 150° 54' 33.71"E (Captain Cook Concrete Memorial)
- The height of development on the St Michael's Square site must not exceed the existing ridgeline of the cathedral (RL 43.45 AHD).
- The view and silhouette of the St Michael's Cathedral against the skyline at any point east of the Cathedral looking west along Market Street must be maintained. Future developments that propose to penetrate this view will not be permitted.
- Development surrounding St Michael's Square must be designed so as not to compromise the existing views appreciated to and from the site.
- The view and silhouette of Wollongong Courthouse Clock Tower against the skyline at any point east of the Courthouse looking west along Market Street must be maintained. Future developments that propose to penetrate this view will not be permitted.

7. The massing and arrangement of the skyline and existing building silhouettes must be carefully considered and proposed development must be designed so that its appearance complements the city skyline.
8. The redevelopment of sites with potential to open a blocked view shown in Figure 24: Public Views must restore that view.
9. Site analysis submitted with Development Application must address the achievement of the view objectives and controls, taking into account existing topography, vegetation and surrounding development.
10. The planning and design of building forms must maximise view corridors between buildings.



Views to Port Kembla steelworks down Corrimal Street



Views to Breakwater Lighthouse down Harbour Street



Views to Escarpment from Flagstaff Hill



Views to MacCabe Park down Bank Street



Views to Mt Keira from Rawson St



Views to Ocean down Crown Street

## 3.4 Permeability

Great places are walkable – this means they are designed, built and managed to encourage people of all ages and abilities to walk or cycle for leisure, transport or exercise. This requires a fine grain urban form and land use diversity. Places that demonstrate these characteristics promote healthy, active lifestyles and social interaction.

Permeability describes the ease to which people can move through the urban environment. The street structure provides the framework for a permeable city, and this is supported by finer grain connections created by pedestrian links including: through-site links; through-block links; laneways; arcades; and shared zones.

### Objectives

- a. Contribute to a network of pedestrian links throughout the City Centre by providing through-site links; through-block links; laneways; arcades; and shared zones.
- b. Retain existing through-block links, laneways, arcades shared zones.
- c. Provide new pedestrian links that connect private and public open space to existing pedestrian and cycle networks, public facilities and dwellings.
- d. Promote the use of through-site links through their design and operation.
- e. Ensure pedestrian links are welcoming and have a public character.
- f. Ensure pedestrian links are safe, well lit and accessible.
- g. Maximise low angle (eye-level) views between buildings to allow orientation throughout the City Centre and to reduce the effects of visual enclosure.
- h. Ensure pedestrian links are well designed and activated.
- i. Ensure pedestrian links respond to the scale of adjacent developments.
- j. Support vehicle access and servicing via rear lanes to protect pedestrian amenity on streets.
- k. Ensure visual permeability at ground level in commercial buildings through the design of open floor layouts and transparent materials.

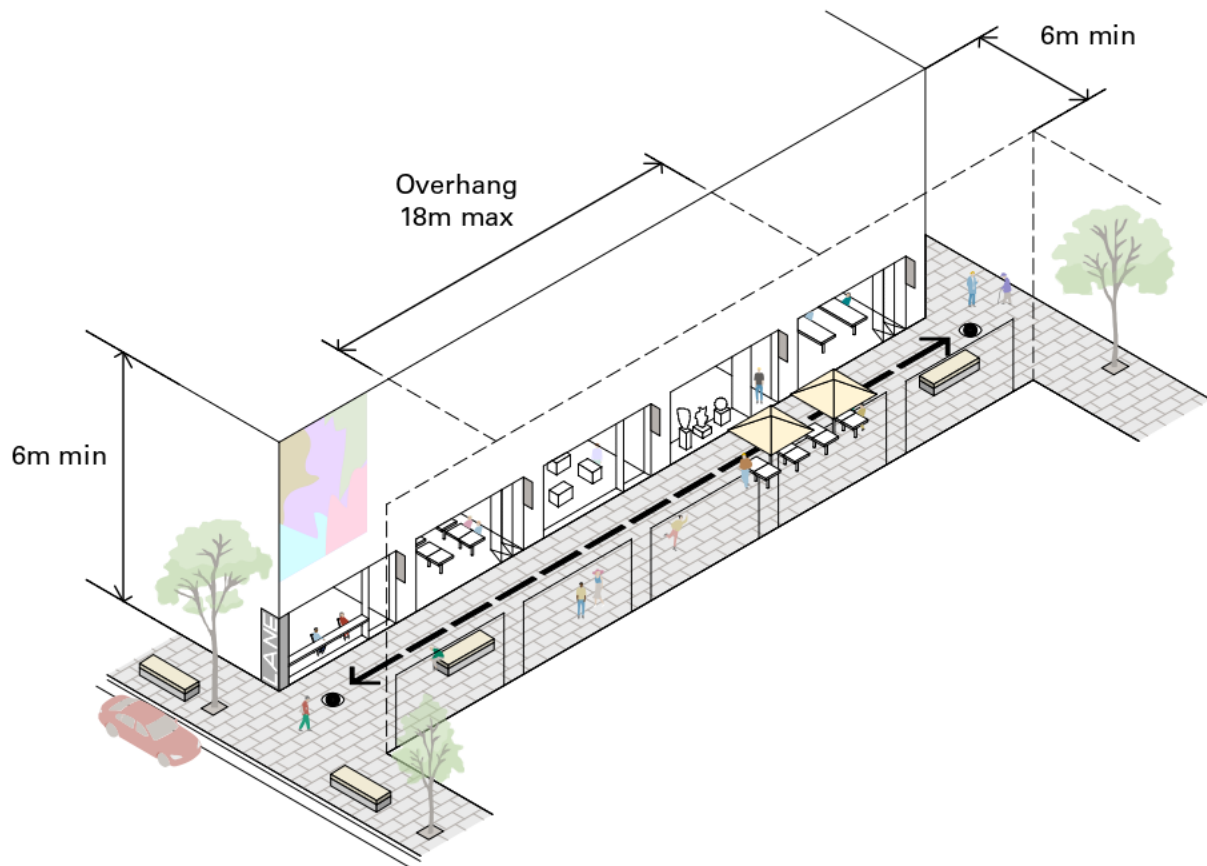




Pedestrian link: indicative sketch (Pig Alley)

1. Existing laneways are retained and enhanced
2. Wider spaces provide opportunities for people to dwell
3. Narrow laneway creates an intimate and human-scale pedestrian experience
4. Presence of public art adds visual amenity and helps foster a "lived-in" atmosphere
5. Retail activation provides activity and entices pedestrian traffic
6. Windows opening onto laneway provide passive surveillance.
7. Clear visual connection through the laneway identifies it as a pedestrian connection and not a service passage
8. Views to the sky boost laneway brightness and amenity
9. Ample lighting adds to safety at night
10. Greening enhances the intimate pedestrian experience and amenity





### Controls

1. Existing pedestrian links are to be retained.
2. New through-site links are to be provided:
  - in the locations identified on *Figure 25: Through site links*
  - within a development site where site analysis indicates the need for, or desirability of, a through-site link.
3. Through-site links are to be an easement on title unless identified for dedication to Council.
4. New through-site links are to be designed to:
  - have a clear height of at least 6m;
  - have a minimum width of 6m, unless built form analysis of the scale of the adjacent built form justifies a narrower width;
  - be direct and publicly accessible, allow visibility along the length of the link to the public domain;
  - be easily identified by users and have a public character;
  - be clearly distinguished from vehicle accessways;
  - include active uses and opportunities for natural surveillance;
  - include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant;
5. Through-site links are only to pass through or under a building where:
  - ensure no structures (for example, electricity substations, carpark exhaust vents, etc) are constructed in the through-site link; and
  - be accessible 24 hours a day
6. In addition to complying with the above controls, internal components of a through-site link must be:
  - the building's height is greater than 3 storeys; and
  - the distance of the link under any structure is less than 50% of its total length to a maximum length of 18m.
7. Where residential development fronts a through-site link, windows, doors, verandahs and courtyards are to front the through-site link at ground level. Privacy is to be managed through level changes, threshold areas and landscape.

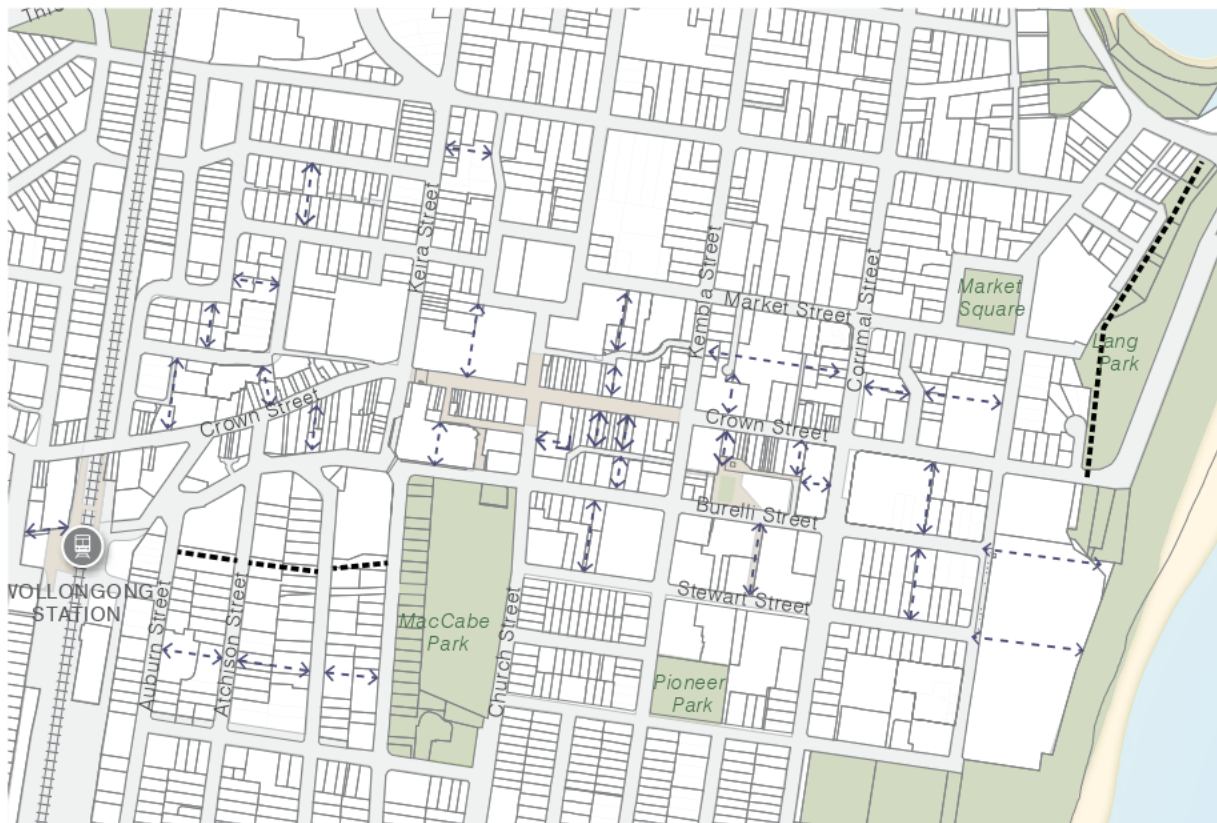


Figure 26: Through site links

- ←--> New through site links
- New shared connections

## 3.5 Environmentally Sustainable Development

This section sets out objectives and controls to provide a framework for the application of ecologically sustainable development principles in the design, construction and operation of buildings across Wollongong City Centre.

Council encourages the application of ecologically sustainable development principles for all development. Implementing the principles means that the development will be designed and constructed so that it complies with the objectives of DCP Chapter A02 Ecologically Sustainable Development.

Council encourages applicants to use an environmental building rating tool, such as Green Star or any similar rating tool, to demonstrate the environmental performance of a proposed development.

Applicants should contact the operator of the rating tool, such as the Green Building Council of Australia, if they wish to obtain a certified rating. Where an applicant voluntarily proposes achieving a Green Star or other building tool rating Council will apply a condition of development consent that requires the development to obtain the certified rating that was nominated by the applicant.

### Controls

#### *Energy efficiency in non residential developments*

1. Development is to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading, including vegetation.
2. Lighting for streets, parks and any other public domain spaces provided as part of a development should be energy efficient lighting such as LED lighting.
3. In multi-tenant or strata-subdivided developments, electricity sub-metering is to be provided for lighting, air-conditioning and power within each tenancy or strata unit. Locations are to be identified on the development plans.

4. Electricity sub-metering is to be provided
5. Car parking areas are to be designed and constructed so that electric vehicle charging points can be installed at a later time.
6. Where appropriate and possible, the development of the public domain should include electric vehicle charging points or the capacity for electric vehicle charging points to be installed at a later time.
7. Applications for new developments containing office premises with a net lettable area of 1,000sqm or more are to be submitted with a *NABERS Energy Commitment Agreement* confirming that the building will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) of 4.5 stars with the NSW Office of Environment and Heritage. Such an agreement is to be entered into prior to any construction certificate being issued for the approved development.
8. Applications for developments involving alterations, additions and refurbishments to existing office premises where the estimated cost of works is over \$5 million, and contains a net lettable area of 1,000sqm or more, are to be submitted with *NABERS Energy Commitment Agreement* confirming that the building will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) of 4.5 stars with the NSW Office and Environment Heritage. Such an agreement is to be entered into prior to any construction certificate being issued for the approved development. Notwithstanding, a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 4 stars is not required where the consent authority is satisfied that:
  - the upgrade works would negatively impact on significant heritage fabric or the heritage significance of a listed heritage item, or
  - the costs associated with the energy efficiency upgrade works are unreasonable when compared to the overall estimated cost of works for the alterations, additions and refurbishment.

9. Any application which may impact on significant heritage fabric or the heritage significance of a listed item is to be supported by a Heritage Impact Statement prepared by an appropriately experienced heritage consultant.
10. Where it is asserted that the costs are unreasonable under subclause (8) the development application is to be supported by a registered Quantity Surveyor's detailed cost report itemising and verifying the cost of the required energy efficiency upgrade works.

*Water efficiency in non-residential development*

1. All new water fittings and fixtures such as showerheads, water tap outlets, urinals and toilet cisterns, in all non-residential development, the public domain, and public and private parks are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development.
2. Generally, rainwater tanks are to be installed for all non-residential developments, including major alterations and additions that have access to a roof form from which rainwater can be feasibly collected and plumbed to appropriate end uses.
3. Where a non-residential building, the public domain, a public or private open space or a community facility is serviced by a dual reticulation system for permitted non-potable uses such as toilet flushing, irrigation, car washing, fire fighting and certain industrial purposes, the development is to be connected to the system.
4. Generally, water used for irrigation of public and private open space is to be drawn from reclaimed water or harvested rainwater sources. Possible sources include harvested stormwater, treated greywater and wastewater and water from a decentralised local network.
5. Separate meters are to be installed for each individual tenancy in commercial or retail buildings over 5,000sqm, such as separate tenant areas within a shopping centre.
6. Separate meters are to be installed for the make-up lines to cooling towers, swimming pools, on the water supply to outdoor irrigation, and other major uses.

7. Where cooling towers are used they are to be connected to a:

- recirculating cooling water loop; and
- conductivity meter so that the blow down or bleed off system in a cooling tower can be automated based on conductivity. This ensures that the water is being re-circulated an optimum number of times before being discharged to the sewer.

8. Cooling towers are discouraged where they are a single pass cooling system.

*Photovoltaic solar panels*

9. The use, location and placement of photovoltaic solar panels is to take into account the potential permissible building form on adjacent properties.
10. Where possible proposals for new buildings, alterations and additions and major tree plantings are to maintain solar access to existing photovoltaic solar panels having regard to the performance, efficiency, economic viability and reasonableness of their location.

*Materials and building components*

See 3.14 Materials





# Built Form

*Built form describes the collection of individual building design elements that contribute to the overall character and performance of the built environment. New built form in Wollongong City Centre will be contextual, sustainable and functional, design in place to enhance the experience of that place for people.*

*Built form has a high impact on people. Building users, those occupying adjacent buildings and people in the public domain are all impacted by a building's design. New built form in Wollongong City Centre will be people-oriented, catering for the individual and the community as a whole.*

*Built form presents an image of place, demonstrating the values and aspirations of a community. New built form in the city centre will respond to the beautiful natural setting with high quality urban and architectural design, appropriate for a significant regional city.*

## 3.6 Building Setbacks

A building setback is the distance between the building and a defined site boundary or object. Building setbacks are important because they:

- relieve the scale of a building;
- manage amenity between sites;
- protect areas for landscaping;
- and create interest in the street.

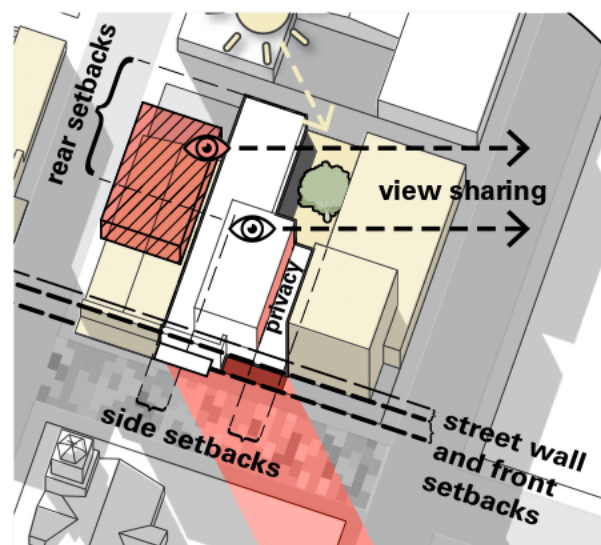
Building setbacks may create a separation from:

- the street boundary;
- a neighbouring site or an adjacent built form;
- a rear boundary ;
- a heritage building;
- an open space.

The following objectives apply to all building setbacks:

### Objectives

- Provide amenity to the site, neighbouring sites, adjacent public domain and pedestrians. This includes their access to sunlight, views, wind mitigation, ventilation and breezes, noise attenuation, safety and privacy.
- Reinforce the desired function and built character of the street.
- Give curtilage to significant buildings and places.
- Maximise view corridors to significant landscape and built form to enable orientation and way-finding, and protect and enhance the city centre's scenic character.
- Provide room for tree planting



### Front Setbacks at Ground Floor

#### Objectives

- Ensure front street setbacks for public domain are well designed for active use by pedestrians.
- Ensure front setbacks for private use include well designed landscaping to provide an appropriate threshold between the footpath and building line.
- 0m setbacks and setbacks for public domain are to promote active streets with excellent visual and physical connection between the footpath and building functions.
- Setbacks respond to the character and role of the street.

#### Controls

Comply with the setback controls in Figure 26: Front setbacks at ground floor

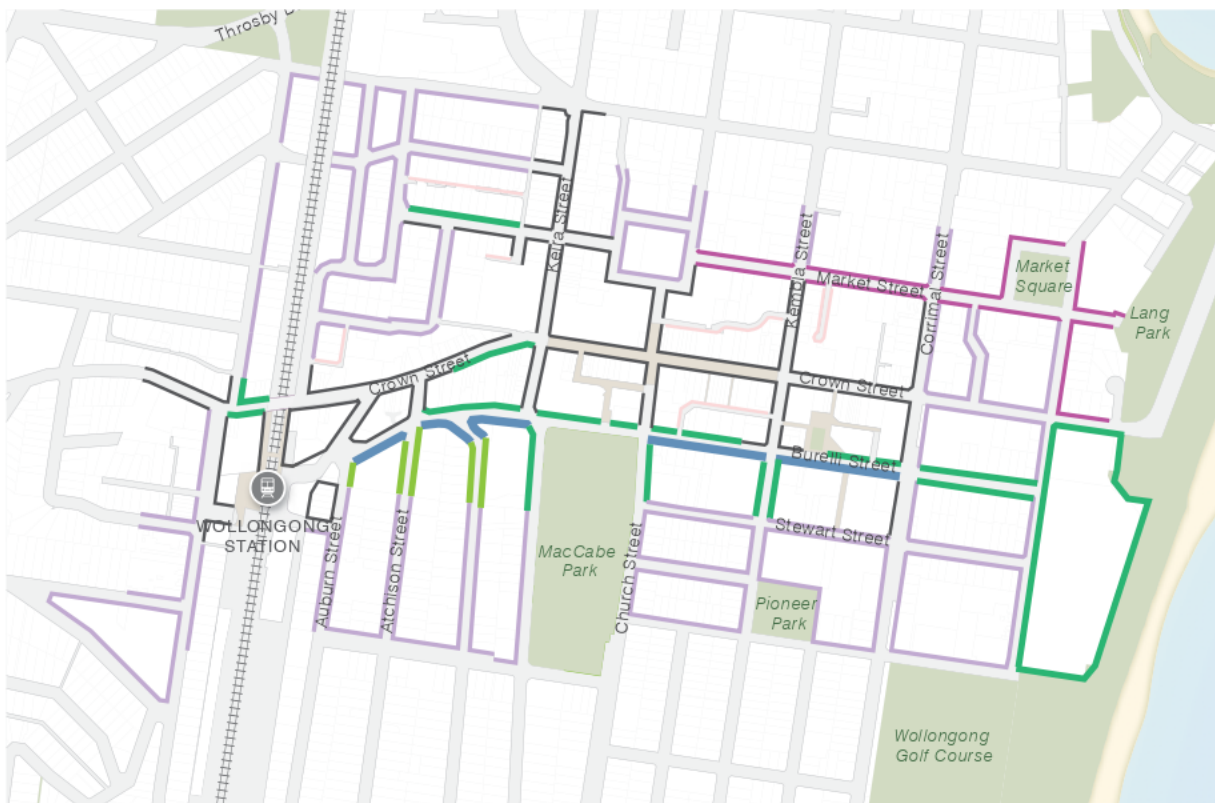


Figure 27: Front setbacks at ground floor

- 0m setback
- 2m setback for public domain
- 3m minimum setback for private domain
- 4m setback for private domain
- 4.5m setback for public domain
- 6m setback for public domain
- 2m setback for footpath access on laneways



5. Front building setbacks are to be deep soil and contain no parking structures at or below ground.
6. Balconies may project up to 600mm into the front building setbacks, provided the cumulative width of all balconies at that level is no more than 50% of the horizontal width of the building facade measured at that level. This control does not apply to buildings with 0m build to alignment setback.
7. Where towers to ground are permitted and realised, an additional front setback at ground floor is required equal to the required setback above street wall.
8. A 3m by 3m chamfered setback must be provided from the site boundary at the ground and first floors at the intersection of streets to allow for the future increase to the radius of the kerb.
9. Circumstances where building to the front setback may be inappropriate include development where:
  - the site is adjacent to a freestanding or setback heritage building. In this case, the new building should respond to the setback of the heritage building and justify the setback configuration in a Heritage Impact Statement.
  - it contributes an appropriate public space at the street frontage.
10. A 2m setback shall be provided on laneways to allow for a footpath.
11. Existing street trees are to be maintained in place, this shall require the retention of existing setbacks.
12. Setbacks 'for public domain' are to comply with section 3.17 - Publically Accessible Spaces

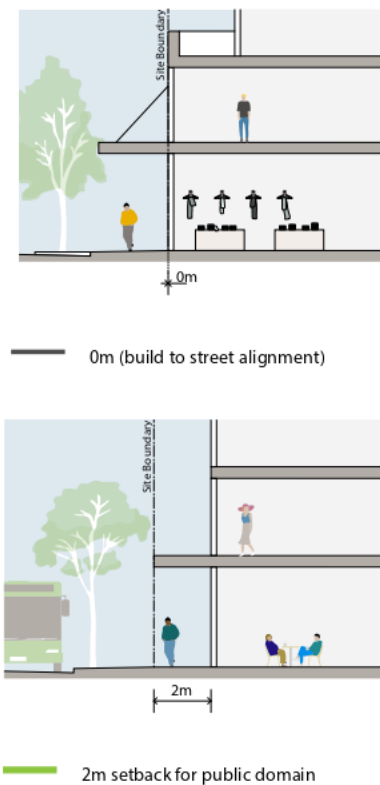
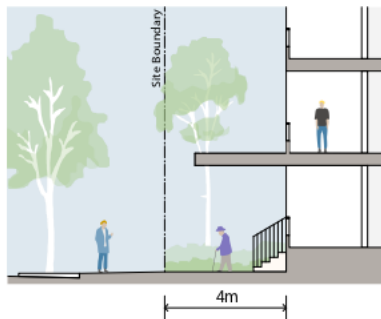
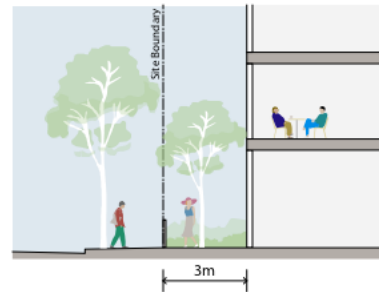


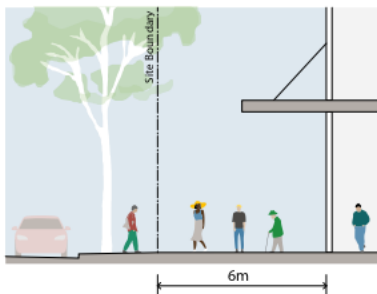
Figure 28 (including 7 sections): Front setbacks at ground floor



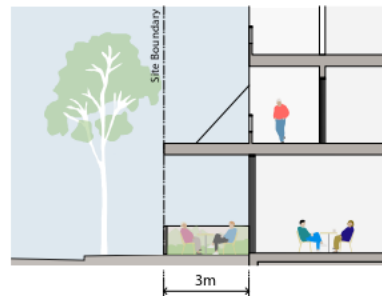
4m setback for private domain



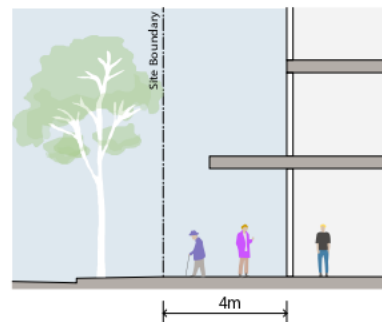
3m minimum setback for private domain (no awning)



6m setback for public domain



3m minimum setback for private domain (commercial at ground)



4m setback for public domain

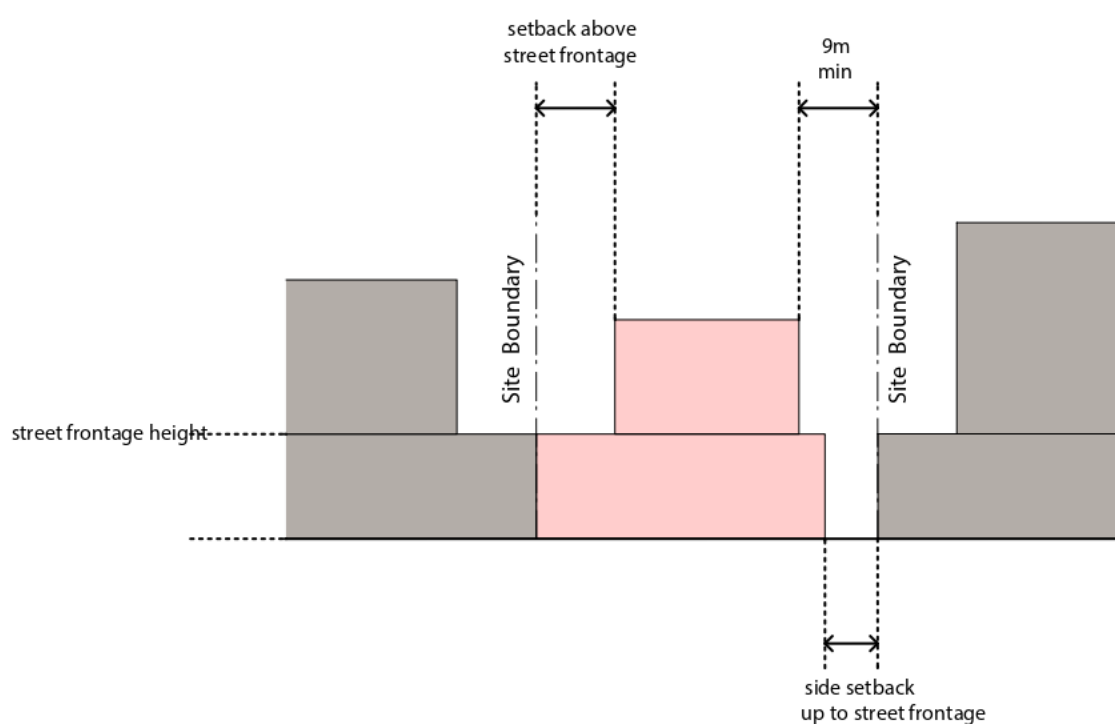
## Side and Rear Setbacks

### Objectives

- Ensure side setbacks preserve amenity between adjacent buildings and allow solar access and views to the sky from the street.
- Ensure rear setbacks provide deep soil and private recreation zones.
- Provide sufficient mid-block pedestrian connections to ensure walkability.

### Controls

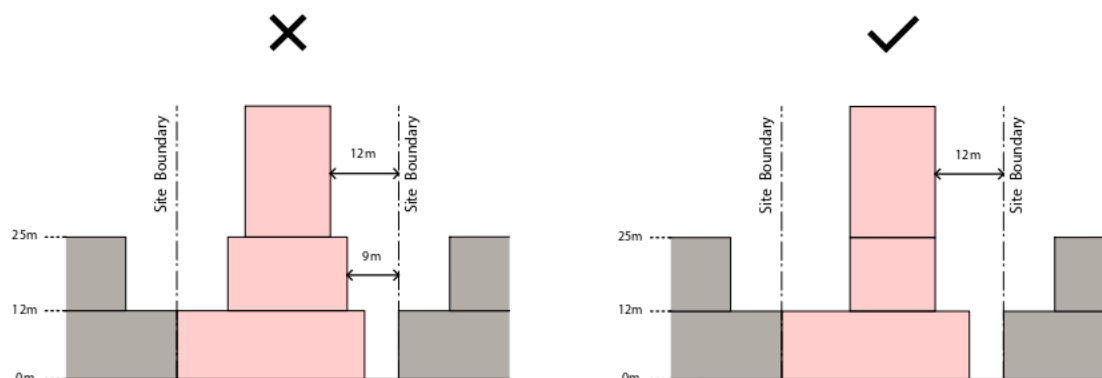
- Comply with the setback controls in Table: Minimum Side and rear setback controls
- Residential setbacks are to achieve the building separation requirements of the Apartment Design Guideline unless this DCP imposes an increase.
- Rear setbacks are to be deep soil and contain no parking structures at or below ground.
- To avoid stepped building forms, a single setback should be provided above street wall. For taller buildings this means the greatest side and rear setbacks should be applied from street wall height.



Side setbacks

		Minimum Side Setback from boundary (m)	Minimum Rear setback from boundary (m)
<b>Commercial Uses</b>			
<b>Up to Street Frontage Height</b>	In area east of Corrimal St and In area bound by Church St, Stewart St, Corrimal St and Bank St. (noted as Precinct 003 in the Wollongong LEP 2009)	3  Zero side boundary setback is not permitted in any circumstance	0
	In other areas	0 or  3m either side of street frontages over 55m in length  or as required to establish a publically accessible open space or through site link	0
<b>Above street frontage height and less than 45m</b>	In Commercial Core	6	6
	In other zones		12
<b>Above street frontage height and over 45m</b>	In other zones	12	12
<b>Residential Uses (subject to ADG building separation requirements)</b>			
<b>Up to 4 storeys (approx 12m)</b>	In area east of Corrimal St and In area bound by Church St, Stewart St, Corrimal St and Bank St (noted as Precinct 003 in the Wollongong LEP 2009)	3  Zero side boundary setback is not permitted in any circumstance	4.5
<b>Up to 12m (4 storeys)</b>	In other areas	0 or  3m either side of street frontages over 55m in length	4.5
<b>12 - 25m (5-8 storeys)</b>	In all areas	4.5	4.5
<b>Over 25m (9+ storeys)</b>	In all areas	6	6

Minimum Side and rear setback controls



Multiple steps in towers are not suitable

DRAFT Wollongong DCP: Chapter D13 Wollongong City Centre



## 3.7 Street Walls

The 'street wall' is the part of a building that directly addresses the street, from the ground level up to the first building setback.

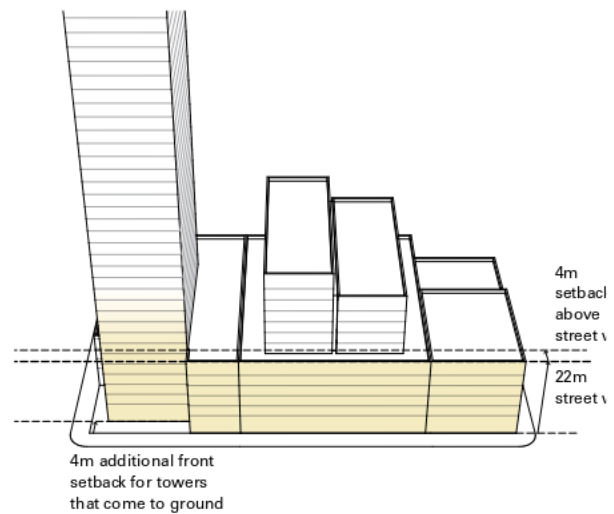
Street walls have a direct impact on the experience of the street for pedestrians. They bring a larger building down to the human scale at the street level, contributing to a sense of enclosure whilst maintaining access to sunlight and reducing the impacts of wind downdrafts from tall towers.

Street walls also influence the character of the street. Uniform street wall height creates a consistent built form typology amongst a mix of uses, building ages and styles.

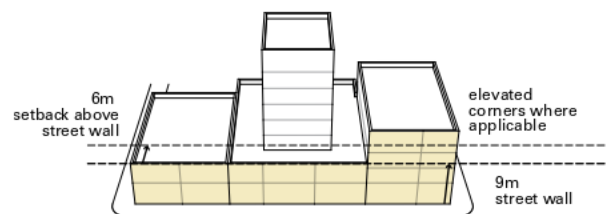
### Heights and Setbacks

#### Objectives

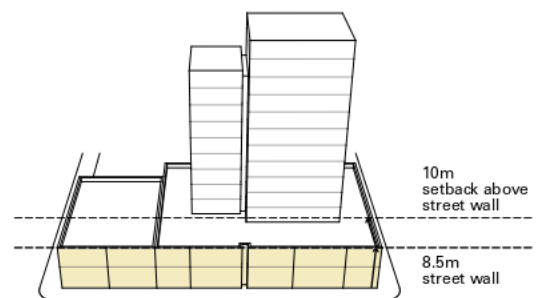
- Protect and enhance the character and historic streetscape quality and character of Crown Street Mall, Crown Street, Keira Street and Market Street.
- Promote the civic character of the Burelli Street commercial spine.
- Ensure a human scale interface with MacCabe Park
- Ensure a transition in height to low scale areas
- Ensure street wall lengths and permeability are consistent with precinct character, and promote pedestrian walkability
- Protect the solar amenity of public spaces and streets
- Provide for open views of the sky and prevent 'canyoning'.
- Provide higher heights at corners to mark breaks in the street pattern.



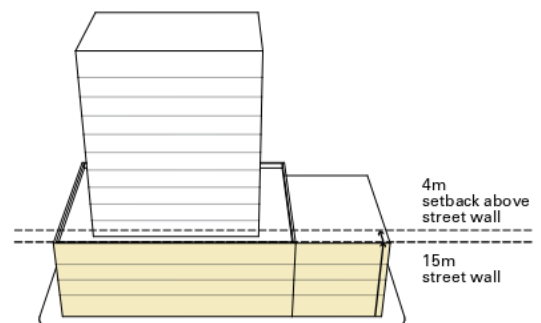
6 storey (22m) streetwall with 4m setback



2 storey (9m) streetwall with 6m setback



8.5m streetwall with 10m setback



4 storey (15m) streetwall with 4m setback

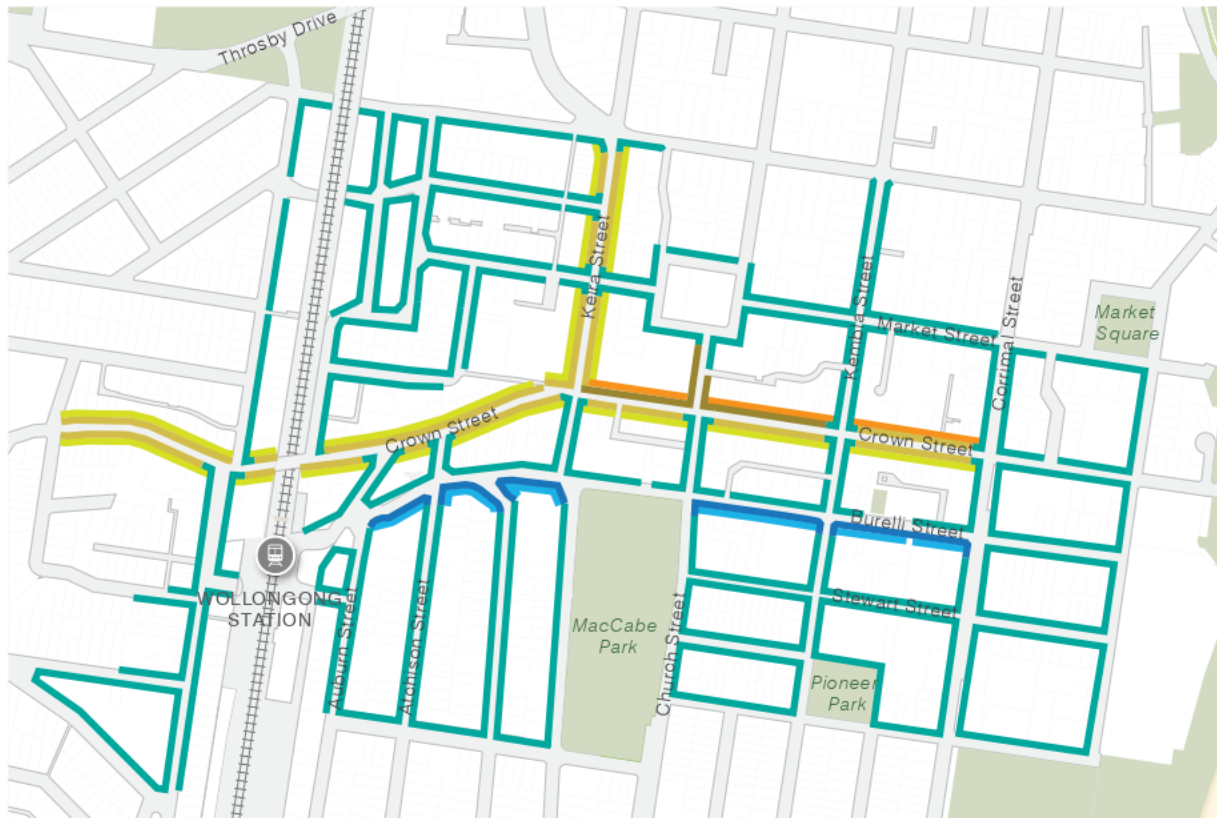


Figure 29: Streetwall heights and setbacks

### Controls

1. Comply with Figure 29 Streetwall heights and setbacks map
2. Streetwall heights shown in Figure 29 are maximums. Buildings are permitted to have a lower streetwall height where a contextual justification can be made.
3. Minor variations under the maximum streetwall height on Crown Street and Keira Street (where 2 storey street wall heights apply) are encouraged to realise modulation and visual interest in the streetwall, as consistent with the established streetscape character of diverse parapet walls.

- Maximum 6 storey street wall (22m) with 4m setback above street wall or towers permitted to ground
- 2 storey (8.5m) continuous street wall to align with prevailing heritage parapet with 10m setback above street wall
- 2 storey (9m) continuous street wall to align with prevailing heritage parapet with 10m setback above street wall
- 2 storey (9m) continuous street wall to align with prevailing heritage parapet with 6m setback above street wall
- Maximum 4 storey (15m) street wall with 4m setback above street wall

## Massing and Form

### Objectives

- a. Achieve high amenity for streets and open spaces by preserving access to sunlight and views to the sky.
- b. Respond to opportunities to improve pedestrian permeability or access to open space.
- c. Preserve and open up public views of significant built form, open spaces and natural features available from and around the site.
- d. Achieve high quality streets for pedestrians.
- e. Create a strong and interesting street edge to City Centre Streets.
- f. Reinforce corner locations.
- g. Respond to the character created by dominant street wall heights and setbacks.
- h. Protect and enhance adjacent heritage or character items.
- i. Minimise the visual and amenity impacts of large scale buildings on the public domain.
- j. Clearly define the adjoining streets, street corners and public spaces and avoid ambiguous external spaces with poor pedestrian amenity and security.

### Controls

1. Buildings with street walls greater than 55m in length are not permitted. Where a development site frontage is in excess of 55m in length, two or more buildings with different architectural expressions should be developed to front the street or public domain with a building separation of not less than 6m for the full height of the building.
2. Where two different street wall conditions meet at a corner the higher street wall frontage will wrap around the corner. The higher street wall frontage will turn the corner for a length that is the lesser of 30m or 2.5 times the lower street wall height.
3. Towers on corners are encouraged to come to ground, adopting an additional ground floor setback equal to the corresponding setback above streetwall.



The street wall responds to the scale and texture of the street  
(Architectus)



## Modulation and Articulation

Modulation and Articulation refers to those design elements that bring interest, character and a sense of scale to the streetscape and broader built environment. Ground floor articulation and modulation is essential to create welcoming and vibrant streets for people.



Large commercial buildings are modulated to the street through the articulation of a street wall which responds to the scale and detailing of adjacent buildings  
(Shane Thompson)

### Objectives

- a. Achieve diversity and interest in the architectural character of the streetscape.
- b. Provide identity for residents in large developments by visually differentiating groups of dwellings.
- c. Developments respond to the existing built form and grain of surrounding facades to reinforce a sense of address and a cohesive street character, without being the same in design.
- d. Maintain and develop fine grain modulation and articulation along Crown and Keira Streets. Existing fine grain buildings are retained and contribute to the character of place and inform surrounding new development.
- e. Buildings express their different functions through modulation and allow the public to read and connect with the building's function.
- f. Introduce fine grain built form and varied architectural character in large developments.

### Controls

1. All building facades throughout the city centre are to be articulated into smaller elements at a scale or grain that reflects:
  - the use of the building and the various components of the building;
  - the details and building elements including building entries, ground floor, lower floors, top floor and roof.
  - the positive elements of the character of the street and/or precinct.
2. Articulate each facade so that it addresses what is adjacent, including the street, through site links, and side and rear boundaries. Each facade should respond appropriately to its context, this may be through adding visual interest or receding visually to maintain the prominence of an adjacent feature.

3. Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as:
  - Expressed cornice lines that assist in enhancing the streetscape,
  - Projections such as entry canopies that add visual interest and amenity, and
  - Provided that the projections do not detract from significant views and vistas
4. Within larger developments, built elements are to be limited in length, have a variety of facades, articulation, physical breaks at ground, massing and architectural character so the street block presents as a group of buildings rather than a single building.
5. Buildings may have a single architectural character provided that the facade elements establish a 'fine grain' vertical articulation.
6. Separate buildings on the same development site must have a different architectural character.

*Area specific controls*

7. The traditional shop-front pattern of 6-12m should be maintained and reinforced in new developments on Keira Street between Burelli and Smith Streets, and Crown Street between the Railway line and Corrimal Street.



Traditional fine grain shopfronts on Keira Street

## 3.8 Tower Massing and Form

Tower massing and form describes the overall three-dimensional configuration of the upper elements of a building. In most cases this refers to the portion of the building that sits above the 'street-wall'.

Tower massing will be realised differently across the different city precincts, responding to their different characters. Tall, slender commercial buildings are concentrated in a spine of height in the Burelli Street commercial precinct, signaling the importance of this area to the City Centre. The historic low scale, fine grain form is maintained to the street along the key retail streets of Crown and Keira with upper level forms set back and discrete. Narrow tower floorplates and generous side setbacks preserve views of the landscape and ocean at the Foreshore.

### Objectives

- a. Achieve an attractive city skyline which is informed by the topography, natural setting, character and particular activity of the precinct.
- b. Preserve and open up public views of significant built form, open spaces and natural features available from and around the site.
- c. Achieve high amenity for streets and open spaces by preserving access to sunlight and views to the sky.
- d. Reduce the shadowing impacts of towers,
- e. Minimise the visual and amenity impacts of large scale buildings on the public domain.
- f. Proportion floor plates to allow for high internal amenity and minimise floor plate length to maintain oblique views across the city and views of the sky.
- g. Ensure that the fine-grain evident in frontages is carried through to the skyline character through differentiation in urban modelling.



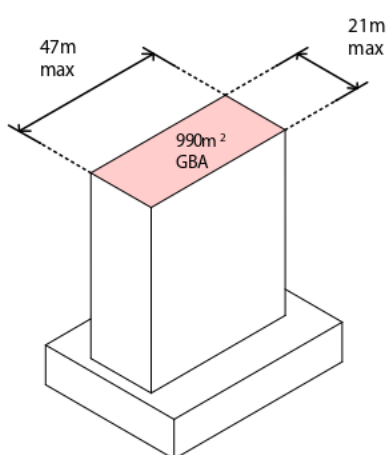
### Controls

1. Comply with the *Tower floor plate maximum dimensions* table. This control relates to building floor plates above street wall (podium) height. Where tower to ground forms (no setback above street wall) are proposed, the maximum floor plate size must be taken from ground. Note that in some cases, site and urban design analysis, as well as other building envelope controls will prevent the realisation of these maximum floorplates.
2. Separate building elements to visually differentiate large building mass, rather than building mass being uniform. Towers with a length over 30m should be expressed as two vertical forms with a clear break of at least 1m wide and 1m deep extending the full height of the tower. A stepped height difference of a minimum of two storeys is to be applied to the two forms.

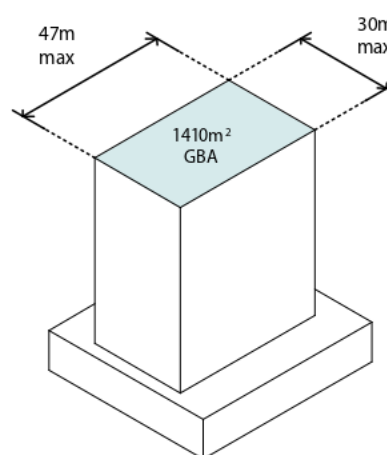


Tower floor plate maximum dimensions			
	Maximum Area	Maximum shorter dimension (depth)	Maximum longer dimension (length)
	(GBA *)	(m)	(m)
Commercial	1,410	30	47
Residential	990	21 (max 18 glassline to glassline as per ADG)	47

**Note:** The building depth or length includes the internal floor plate, external walls, balconies, external circulation and articulation such as recesses and steps in plan and section



Maximum residential floorplate dimensions

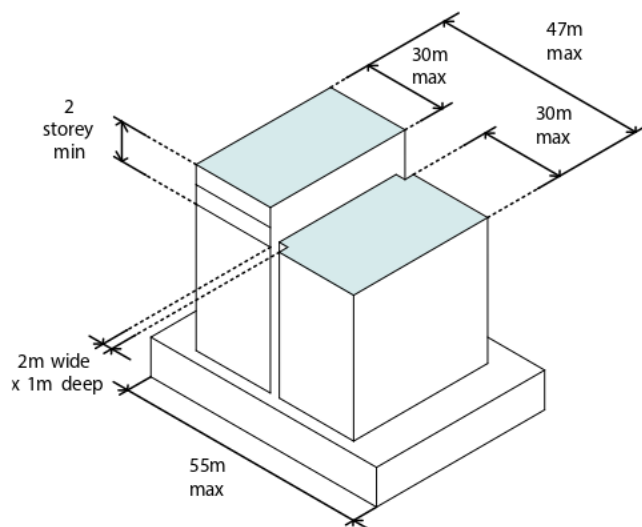


Maximum commercial floorplate dimensions

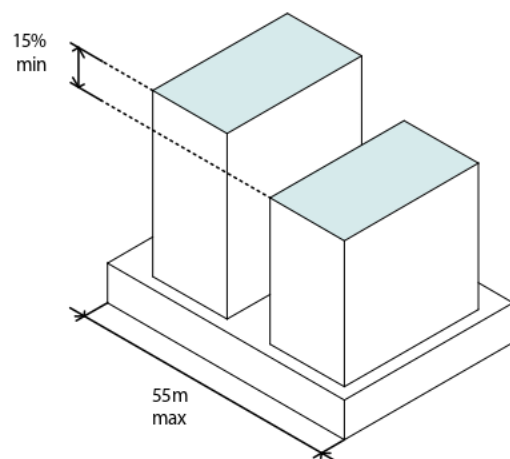
\*GBA (Gross Building Area) is defined as the area of the building at all building levels, measured between the normal outside face of any enclosing walls (or the centre line of common walls between different properties), balustrades and supports. The enclosed and unenclosed areas are usually shown separately and added together to give the total GBA.  
(Note: Gross Building Area should not be confused with Gross Floor Area)



3. On larger sites with more than one tower, there is to be a minimum 15% difference between tower heights above ground level.
4. Towers should be designed 'in the round' - to be seen from all sides. Walls facing side and rear boundaries should have equal design consideration to the street facing wall.
5. Roof spaces and their forms should be treated as a considered aspect of the overall building form - effectively a fifth elevation.



Tower massing



## 3.9 Wind Effects

Wind effects are the positive and negative impacts of built form on the wind conditions of the surrounding area.

The useability of the street, open elevated terraces and balcony spaces is somewhat dependent on comfortable wind conditions being achieved. Moderate breezes can enhance pedestrian comfort and disperse vehicle emissions and air-conditioning plant exhausts. Conversely, windy conditions can cause discomfort and danger to pedestrians and downdraughts from buildings can inhibit the growth of street trees.

<i>Annual Maximum Gust speed</i>	<i>Impact on perceived Pedestrian Comfort</i>
>23m/s	<i>Unsafe (frail pedestrians knocked over)</i>
<16m/s	<i>Acceptable for Walking (unsteady steps for some pedestrians)</i>
<13m/s	<i>Acceptable for standing (window shopping, vehicle drop off, queuing)</i>
<10m/s	<i>Acceptable for Sitting (outdoor cafes, pool areas, parks and gardens)</i>

### Objectives

- New developments maintain comfortable street level conditions for pedestrians and encourage the growth of street trees.
- New developments provide comfortable upper level conditions for users of balconies and other elevated outdoor areas.

## 3.10 Residential Development on Narrow Lots

Narrow sites present an opportunity to provide creative and innovative responses to residential renewal to deliver housing diversity while protecting the historic subdivision pattern of the City Centre.

Lots must be of sufficient width to accommodate development. In order to promote the fine grain development of smaller lot types, residential flat buildings are permitted on certain lots as narrow as 14m, subject to relevant controls. Residential flat buildings are not permitted on sites with a street frontage width less than 14m, as per the Wollongong LEP 2009.

Development sites with a site frontage width less than 24m are unlikely to achieve the permissible FSR or maximum building height of Wollongong LEP 2009. Site feasibility and urban design analysis is to be undertaken with respect to this limitation.

Residential development on narrow lots will be subject to assessment of Design Excellence by the Wollongong Design Review Panel.

### Objectives

- a. Promote a mix of housing scales and types in the city centre
- b. Ensure high amenity outcomes for residents and neighbouring sites
- c. Ensure residential flat buildings on narrow lots are appropriate to context
- d. Ensure residential flat buildings on narrow lots achieve design excellence
- e. Development on narrow lots must not sterilise adjacent sites from future development.

### Controls

Residential flat development is permitted on sites as narrow as 14m subject to the following controls.

6. These controls apply to narrow sites as defined by the Wollongong LEP 2009 clause 7:14
7. The design must be reviewed and recommended for approval by the Design Review Panel, as per the Wollongong LEP 2009.
8. The development must provide safe and efficient access and servicing facilities - particularly in relation to parking, pedestrian and vehicle access, collection and storage of waste.
9. Required site servicing and vehicular access is to be provided via a rear lane.
10. The development must provide a high standard of amenity to residents and neighbouring sites - particularly in relation to privacy, solar access, ventilation, and the provision of outlooks to landscaped setbacks.
11. The development must respond to character of the city precinct in which they are situated.
12. Residential flat buildings on narrow lots are not permitted in the B4 Mixed Use area east of Corrimal St, and the area bounded by Church St, Stewart St, Corrimal St and Bank St. This area is defined at Precinct 003 in the Wollongong LEP 2009

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# Public Interface

*Public interface comprises of the boundary between the internal program of a building and the public realm. The way buildings interface with the public domain has a direct influence on the urban character of the city, the accessibility and functionality of the building and the safety, amenity and quality of the public domain.*

## 3. 11 Activity and Program

Building activity and program describes the position and configuration of uses inside building. The relationship between these uses and the public domain must contribute positively to a people's experience of the city by creating spaces that are attractive, interesting, comfortable, safe, functional and accessible for all.

### Objectives

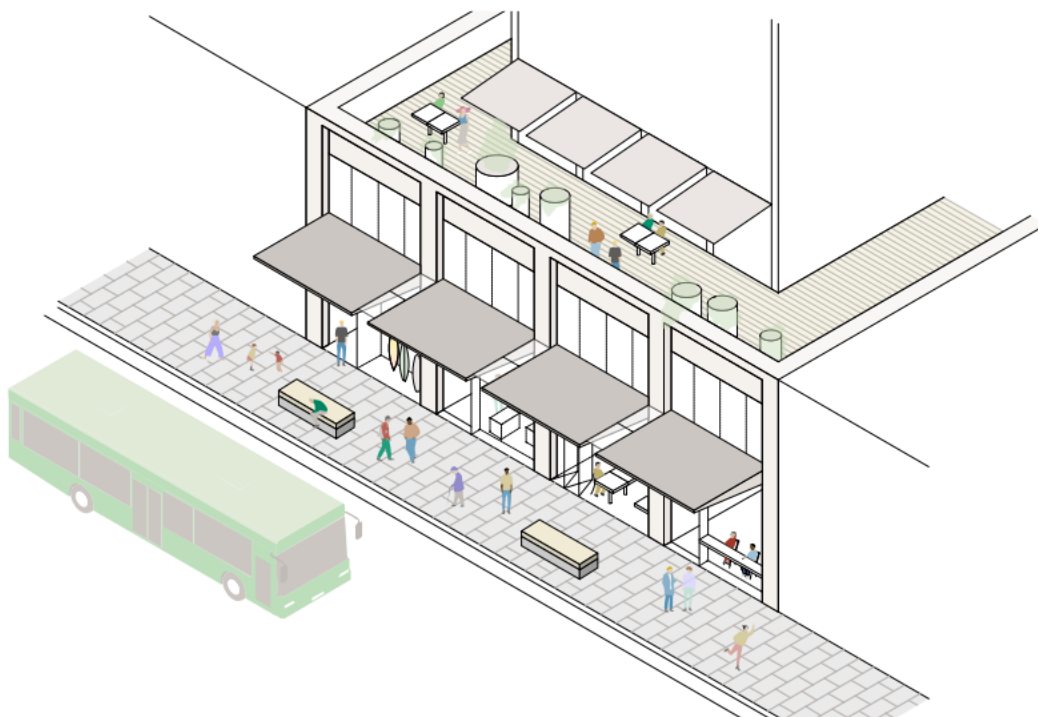
- a. The arrangement of internal uses promote a safe and high quality interface between the public and private realm
- b. Position active uses to address main streets, streets and laneway frontages
- c. The lower levels of the building are designed to accommodate a range of tenancy sizes including smaller tenancies
- d. Buildings are designed for future adaptation.
- e. Internal communal areas or rooftop-podium spaces should be positioned and designed to maximise surveillance and interaction with the public realm.
- f. Maximise the number of pedestrian building entries along street and laneway frontages to provide for public interaction and long term flexibility of tenancies.
- g. Parking and servicing does not negatively impact the public realm.





### Controls

1. Design floorplates and floor to floor heights on the first two levels to allow for future adaptation.
2. Position active uses to address main streets, streets and laneways.
3. Services are to be integrated where possible and positioned away from main streets and public spaces.
4. Service functions, plant and car parking are located away from the street frontage and appropriately integrated into the building.
5. Provide elements of visual interest, such as display cases, or creative use of materials where fire escapes, service doors and equipment hatches cannot be avoided.
6. Parking is not visible from the street.
7. Where it is not possible to provide basement car parking, car parking may be located on the first floor or above. In this circumstance, landscaping or high-quality facade treatments should be used to be screen from the street or any public frontage.
8. Car parking areas at ground level must be concealed by other uses with a minimum depth of 6m which front and activate the street.
9. Carparking areas at ground cannot detract from achieving pedestrian through site links





## 3. 12 Active Street Frontages

All development in the city centre must address the street. A positive building address to the street improves the functionality of the building and the quality of the public domain for people. All uses are capable of activating the street, however non residential uses such as shops, studios, offices, cafes, recreation and community facilities tend to create the most active street fronts.

The Wollongong LEP 2009 requires non-residential active frontages throughout the City Centre's key retail and commercial streets and precincts. These are defined in the Wollongong LEP 2009 Active Frontages Map.

All ground floor frontages in the City Centre, including those outside the Wollongong LEP 2009 mapped zone, must add to the liveliness and vitality of the street, displaying active frontages which may be retail, commercial or residential.

### Objectives

- The City Centre's streets are lively and active places of social, civic and economic interaction.
- The space between the public street and the built form invites interaction and engagement providing both a seamless transition and an extension of the public domain.
- The street frontage and ground floor of buildings is prioritised for active use by people.
- Building frontages contribute to the use, activity, safety and interest of the public realm.
- Development allows for unobstructed views into the ground floor of buildings
- Development presents welcoming, engaging and active edges to streets and other public spaces at ground floor and the street frontages of lower storeys.

### Controls

- Non-residential uses are to be provided on the ground floor in the locations nominated on the Wollongong LEP 2009 Active Frontages map.



Active frontages diagram



Active frontages create a pleasant pedestrian environment

2. Non-residential frontages are to be designed with the ground floor level at the same level as the footpath. Entrances are accessed directly off the street, and not via an off street lobby or foyer.
3. Entrances to buildings with multiple tenancies are distributed along the street, rather than consolidated into a single entrance.
4. Development addresses the street with frontages at ground and on upper floors with physical openings including doorways, verandahs, terraces, windows and balconies.
5. Publicly accessible built form elements at ground are scaled for a positive human experience and provide amenity to pedestrians in the form of weather protection, seating and visual interest.
6. Colours, lighting and materials contribute to the vibrancy of the street and respond to the context.
7. Ground floor tenancies are transparent and permeable and provide a seamless transition between public and private places and invite interaction and engagement.
8. Where non-residential floor plates must be elevated above street level for flood resilience, access between the street level and floor plate level shall be accommodated within the building footprint so that all ramps, stairs and associated handrails for the level transition occur behind the building facade and are not located in the public domain. This may also assist in the articulation of facades at street level

Location	Nominated on the Wollongong LEP 2009 Active Frontages Map	Not nominated on the Active Frontages Map
Uses on public domain frontage	Entries or display windows to shops and/or food and drink premises; open and transparent lobbies to commercial offices	Entries to shops, commercial offices or residential properties. Note: residential developments at ground are to provide individual entries to ground floor dwellings.
Transparency	A minimum of 70% of the ground floor frontage is to be clear glazing with a predominantly unobstructed view from the adjacent footpath to at least a depth of 6m within the building	No requirement
Preferred ground floor tenancy grain and width on Keira and Crown Streets	Fine grain: 6 - 12m (8-16 separate tenancy entries per 100m.	Grain is to reflect precinct character and be reflected in the modulation and materiality of the building.
Minimum ground floor floor-to-ceiling height	4m	3.3m
Provide Awnings	Fixed	As appropriate



**No:**

- Dark glazing or opaque transfers to façade conceals activity inside
- Raised entrances for commercial tenancies are not inclusive or accessible
- Awnings that don't shelter pedestrians
- Ramps protrude into public domain
- Lack of differentiation in materials to highlight ground floor



**Yes:**

- Clear glazing and operable facades
- Opportunities for passive surveillance
- Visually interesting activities and objects visible from the street
- Awnings which shelter pedestrians

Active frontages: improving the interface



## 3. 13 Residential Frontages at Ground

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

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

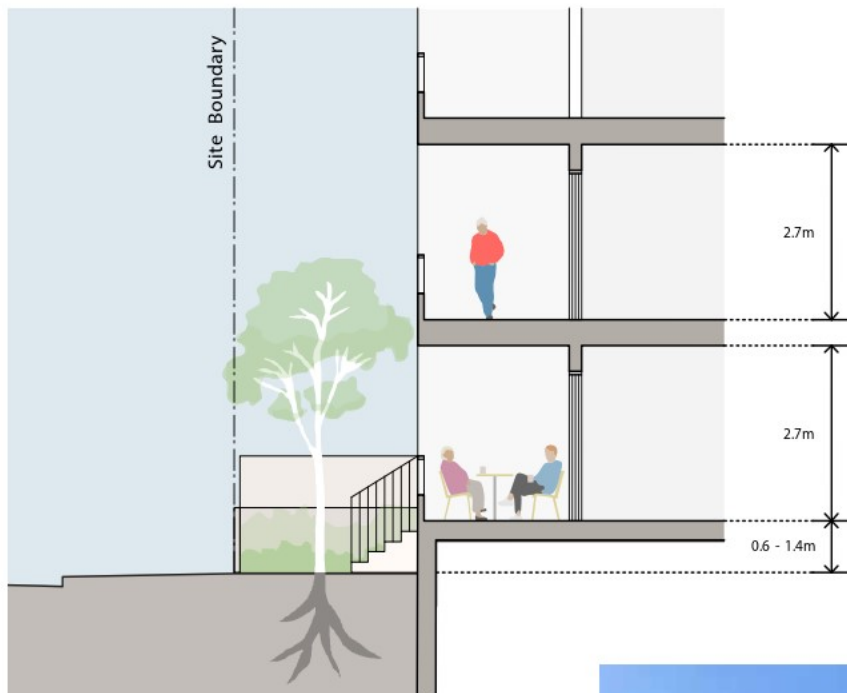


Figure 30: Residential at ground



Residential ground floors are raised for privacy



Individual entries activate the street

Source: Toronto Draft Townhouse and Low-Rise Apartment Guidelines  
October 2015

## 3. 14 Materials

### Character

Wollongong's cityscape and public domain is defined by its buildings, streets and public places. The quality of these places is influenced by the character and performance of the materials that make up the built fabric.

#### Objectives

To ensure that new buildings in Wollongong:

- a. contribute positively to the streetscape and public domain by means of high quality architecture and robust selection of materials and finishes.
- b. provide richness of detail and architectural interest especially at visually prominent parts of buildings such as lower levels and roof tops.
- c. present appropriate design responses to nearby development that complement the streetscape.
- d. maintain a pedestrian scale in the articulation and detailing of the lower levels of the building.

### Controls

1. A materials sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge.
2. Material choice must reflect the character of the precinct.
3. Materials and finishes selection is to be appropriate to adjoining buildings (particularly heritage buildings).
4. External walls should be constructed of high quality and durable materials and finishes with 'self- cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.
5. To assist articulation and visual interest, avoid expanses of any single material.
6. Limit opaque or blank walls for ground floor uses to 30% of the street frontage.
7. Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.
8. Glass at street level is to be clear to allow visual connection between inside and outside. Tinted glass of any kind will not be accepted at ground level.
9. The materials and design of service elements such as plant rooms, lift overruns and service entries is to be integrated into the overall architecture of the building.

## Reflectivity

Reflective materials used on the exterior of buildings can result in undesirable glare for pedestrians and potentially hazardous glare for motorists. Reflective materials can also impose additional heat load on other buildings. The excessive use of highly reflective glass should be discouraged. Buildings with a glazed roof, façade or awning should be designed to minimise hazardous or uncomfortable glare arising from reflected sunlight.

### Objectives

- a. Development is to restrict the reflection of sunlight from buildings to surrounding areas and buildings.

### Controls

1. New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
2. Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%.
3. Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.
4. Highly reflective finishes and curtain wall glazing are not permitted above ground floor level

## Environmental Sustainability

The materials used in building construction are significant contributors to greenhouse gas emissions.

### Objectives

- a. Building components are to be designed for, in order of priority, longevity, adaptation, disassembly, re-use and recycling.
- b. Development must use materials that are environmentally sustainable whenever available.
- c. The amount of materials used in the construction of a building is to be minimised.

### Controls

1. Development is to prioritise the use of building materials, fittings and finishes that:
  - have been recycled;
  - are made from or incorporate recycled materials; and
  - have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme.
2. The amount of material required for a building are to be minimised through:
  - exposing structures to reduce the use of floor, ceiling and wall cladding and finishes;
  - naturally ventilating buildings to reduce ductwork;
  - providing waterless urinals to reduce piping;
  - using prefabricated components for internal fit outs;
3. Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment are to be avoided.



## 3. 15 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 to support and enhance the vitality of the local area.
- b. Increase the usability and amenity of footpaths by providing a consistent and safe path of travel with shelter to pedestrians from sun and rain.
- c. Ensure street awning designs provide reasonable levels of natural and/or artificial lighting to footpaths and to ground floor spaces within buildings.
- d. Ensure street awning designs are of a high architectural merit, are consistent with surrounding streetscape elements, reduce visual clutter and provide visual continuity to the streetscape.
- e. Encourage the conservation, restoration, reconstruction or reinstatement of street awnings that are of heritage significance.

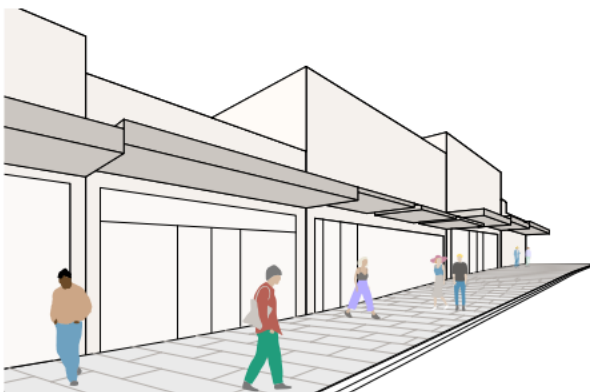


Figure 31: Awning design

### Controls

1. Awnings are to be provided along the streets highlighted in *Figure 31 Awnings*
2. Notwithstanding the extent of awnings shown on *Figure 32 Awnings*, where the building is sited on a street corner, awnings must wrap around corners for a minimum 6m.
3. New awnings are to be compatible with the scale and architectural features of the building and adjacent buildings in order to maintain continuity along the entire street.
4. Reconstruction or renovation of existing awnings must retain any significant fabric, for example pressed metal soffits
5. Where the provision of an awning would have a major adverse impact on the consistency of development within a heritage conservation area or adjacent to a heritage item, they may not be required, as determined in consultation with the determining authority.
6. Awnings are to be cantilevered and non-trafficable.
7. Provide under awning lighting to facilitate night use and to improve public safety. Lighting fixtures are to be recessed into the awning. All wiring and conduits are to be concealed.
8. Gutters are to be concealed from the footpath. Downpipes are to be fully concealed within the ground floor frontage of the building.
9. Steeply sloped, arched or barrel vaulted awnings are not permitted.
10. The conversion of awnings to verandahs or balconies is not permitted.
11. Awnings are to:
  - be horizontal in form
  - have a minimum soffit height of 3.2m and maximum of 4.2 metres above the footpath,
  - be a minimum of 2.4 metres deep (dependent on footpath width),

- ensure steps for design articulation or to accommodate sloping streets are integral with the building design and do not exceed 700mm,
- be low profile, with slim vertical fascias or eaves (generally not to exceed 350mm height)
- have a maximum slope of 5 degrees sloped towards the building so that gutters and downpipes are not required at the street edge.
- be setback at least 1.5m from the face of the kerb to accommodate street tree

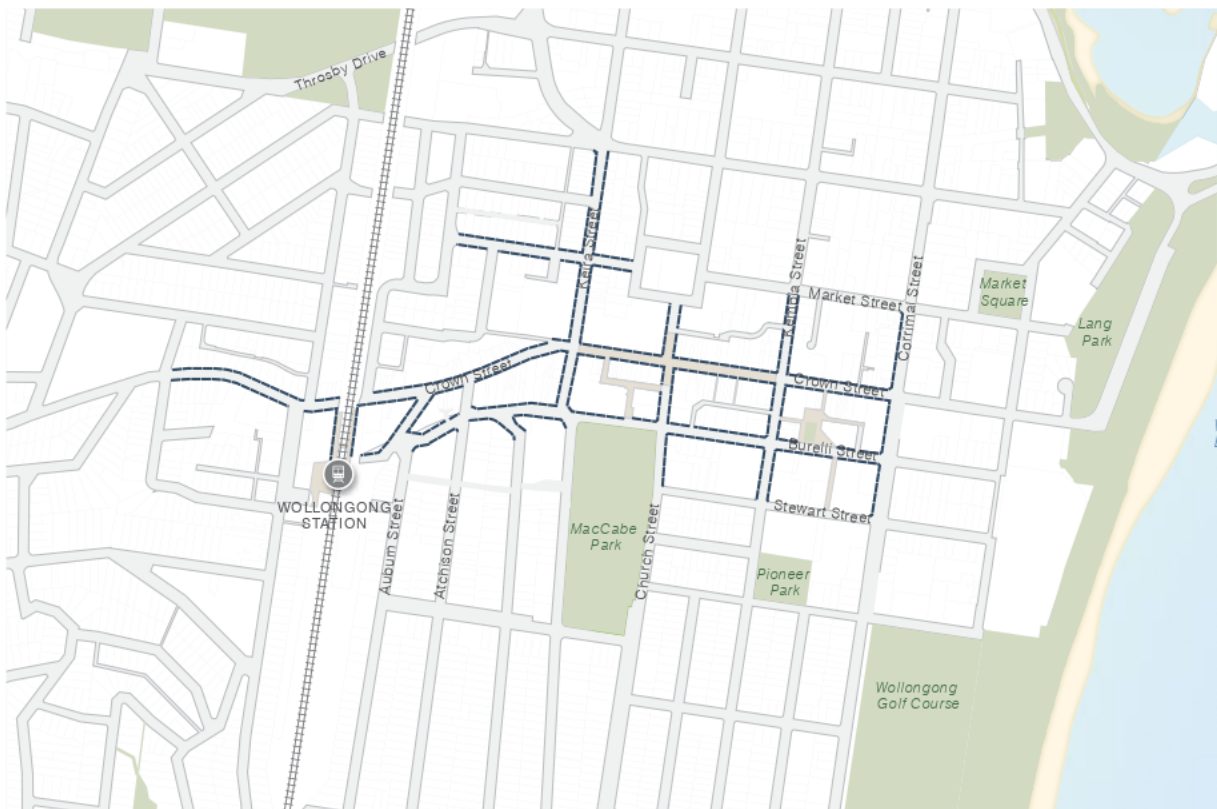


Figure 32: Awning design

### 3. 16 Landscaping and Greening on Structures

Landscaping includes the planning, design, construction and maintenance of all utility, open space and garden areas. Greening on structures includes green roofs and walls and other landscaping not on natural ground. Good landscaping provides breathing space and enhances air quality in city centres. More importantly it delivers passive and active recreational opportunities and an improved public realm experience by activating streets, through-site links and public spaces. It is fundamental to the amenity and quality of life for residents and workers.

Greening in our urban environment can reduce energy consumption and carbon emissions, increase the value of residential property, and is key to attracting high value commercial investment to our city.



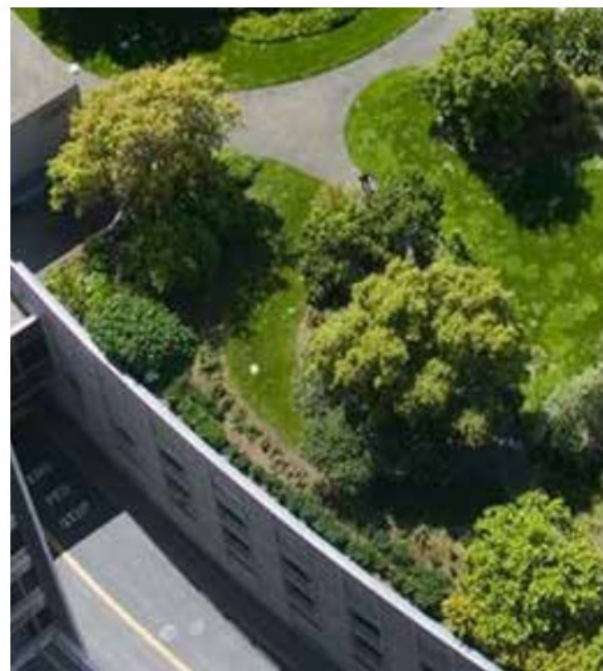
#### Objectives

- a. Ensure landscaping is part of the design process from the outset to ensure it is a fully integrated part of the development.
- b. Ensure landscaped areas are useable and maintainable spaces that contribute to the existing landscape character of the street.
- c. Ensure landscaping fronting the street includes sufficient deep soil areas to establish high quality garden spaces.
- d. Include mature and substantial tree planting to improve the amenity of developments.
- e. Encourage the establishment and healthy growth of trees in urban areas.
- f. Allow for landscaping to provide screening between buildings.
- g. Use landscaping to contribute to the quality and amenity of open space on rooftops and in internal courtyards.
- h. Minimise the extent of impervious areas and facilitate rainwater infiltration.
- i. Improve the microclimate of open space within developments.
- j. Reduce urban heat load and increase canopy coverage and ground absorption of water.
- k. Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- l. Ensure the landscape design is appropriate for the use of the building function and creates a variety of functional spaces that allow a flexibility of program for users.
- m. Ensure the landscape provides uses for various age groups associated with the type of development it is contained within.
- n. Ensure spaces are created that respond to the availability of summer shade and winter sun and that chosen vegetation complements this seasonal change.
- o. Ensure the location of facilities within the landscape respond to site specific micro-climate.



### Controls

1. Development is to comply with the provisions of the Wollongong DCP 2009 Chapter E6 Landscaping and E17 Preservation and Management of Trees and Other Vegetation.
2. Existing trees and vegetation are to be retained and protected wherever practical by locating built elements, paved areas, underground services and external structures where there will be minimum impact on the growing conditions needed by those trees.
3. Tree placement on public streets must ensure excellent circulation for pedestrians.
4. Tree selection and placement for public footpaths must consider the preservation of key views along streets
5. A long-term landscape management plan must be provided for all landscaped areas, in particular any deep soil landscape zone. The plan must outline how landscaped areas are to be maintained for the life of the development.
6. On key sites and sites with frontages exceeding 30m in width, existing underground services within the footpath shall be relocated to ensure adequate space for new street trees behind the kerb.
7. Provision of all landscape components of residential development shall comply with the requirements of the Apartment Design Guide Part 4.





## 3. 17 Publicly Accessible Spaces

The urban environment is shaped by a complex interrelationship between a wide range of stakeholders – public and private. The public domain includes streets, footpaths, parks, plazas and some publicly owned buildings. Many publicly accessible private spaces in the city act as de-facto public domain, and extend the amenity and spatial dimension of the public domain. These spaces include building forecourts, colonnades, arcades, through site links and publicly accessible courtyards that have a connection to the street.

Good public spaces make people feel safe and secure. They are healthy and vibrant environments for people to enjoy. Publicly accessible areas of private developments, as well as the footpaths, lanes and other open spaces they interface with, must be positive extensions of the public domain.

### Objectives

- a. Achieve desirable publicly accessible open spaces with high levels of amenity and design quality.
  - b. Achieve publicly accessible open spaces that are inclusive of particular needs and desires of key community groups such as children, young people, older people, people on low incomes and people with a disability.
  - c. Achieve publicly accessible open spaces that are safe.
  - d. Achieve publicly accessible open spaces that reinforce and increase the permeability of the city centre to increase walkability.
  - e. Publicly accessible private spaces visually and physically extend the street.
  - f. Achieve publicly accessible open spaces that are activated throughout the day and night.
  - g. Achieve publicly accessible open spaces that are attractive aesthetically.
  - h. Achieve publicly accessible open spaces that are attractive functionally to allow casual meeting, socialising, various activities and events.
  - i. Achieve publicly accessible open spaces that have an appropriate mix of hard and soft landscaping based on the character of the development and precinct in which they sit.
1. Paving extends the street through the block
  2. Landscaping adds colour and life
  3. Transparent facades reveal activity
  4. Operable facades extend internal space
  5. Wayfinding signage is clear and simple
  6. Public Art brings interest and flavour
  7. Movement is safe and easy
  8. Places are available to sit and rest
  9. Lighting provides safety and promotes activity at night



### Controls

1. Any development requiring works to be carried out in the public domain in Wollongong City Centre will be subject to compliance with the requirements of the [City Centre Public Domain Technical Manual](#).
2. Publicly accessible open spaces include clear, accessible, safe and convenient linkages to each other
3. Publicly accessible open spaces restrict vehicular movements except for public transit, emergency vehicles, servicing and vehicular drop-off, and special events.
4. The paving treatment of publicly accessible private spaces is to comply with the [City Centre Public Domain Technical Manual](#).



1. Paving extends the street through the block
2. Landscaping adds colour and life
3. Transparent facades reveal activity
4. Operable facades extend internal space
5. Movement is safe and easy



## 3. 18 Car Parking Requirements

High volume traffic affects a number of streets, placing pressure on the City Centre and decreasing the quality of streets for people. Movement in the city centre is to prioritise pedestrians and their access to public and active transport.

### Objectives

- a. Prioritise the city centre for pedestrians.
- b. Reduce the number of vehicles using the core of the city centre.
- c. Encourage mode shift to public and active transport.
- d. Provide car parking spaces that are adaptable to future uses.

### Controls

1. Parking rates for cars, motorcycles and bicycles for developments within the City Centre are to be provided as per Part E3 of this DCP.
2. Notwithstanding the above control;
  - car parking rates for commercial premises (including office premises and business premises, and excluding retail premises) in the B3 zone within Wollongong City Centre is to be provided at not more than 1 space per 60m<sup>2</sup> and not less than 1 space per 120m<sup>2</sup> of Gross Floor Area.
  - car parking rates on sites incorporating the adaptive use of heritage listed buildings may be subject to a reduction at the discretion of the determining authority (applied to the uses within the heritage building only).
3. Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking.
4. Any car parking provided in a building above ground level is to have a minimum floor to ceiling height of 2.8m so it can be adapted to another use in the future.
5. Car parking areas are to be integrated into the design of the building.
6. Car parking is not to be visible at ground level, or on any level up to street wall height, from any street frontage.
7. Vehicle access is to meet the requirements of Vehicular Footpath Crossings.
8. Ventilation grilles and associated elements are to be:
  - integrated into the overall façade and landscape design of the development,
  - not located on the primary street façade, and
  - oriented away from windows of habitable rooms and private opens space areas.

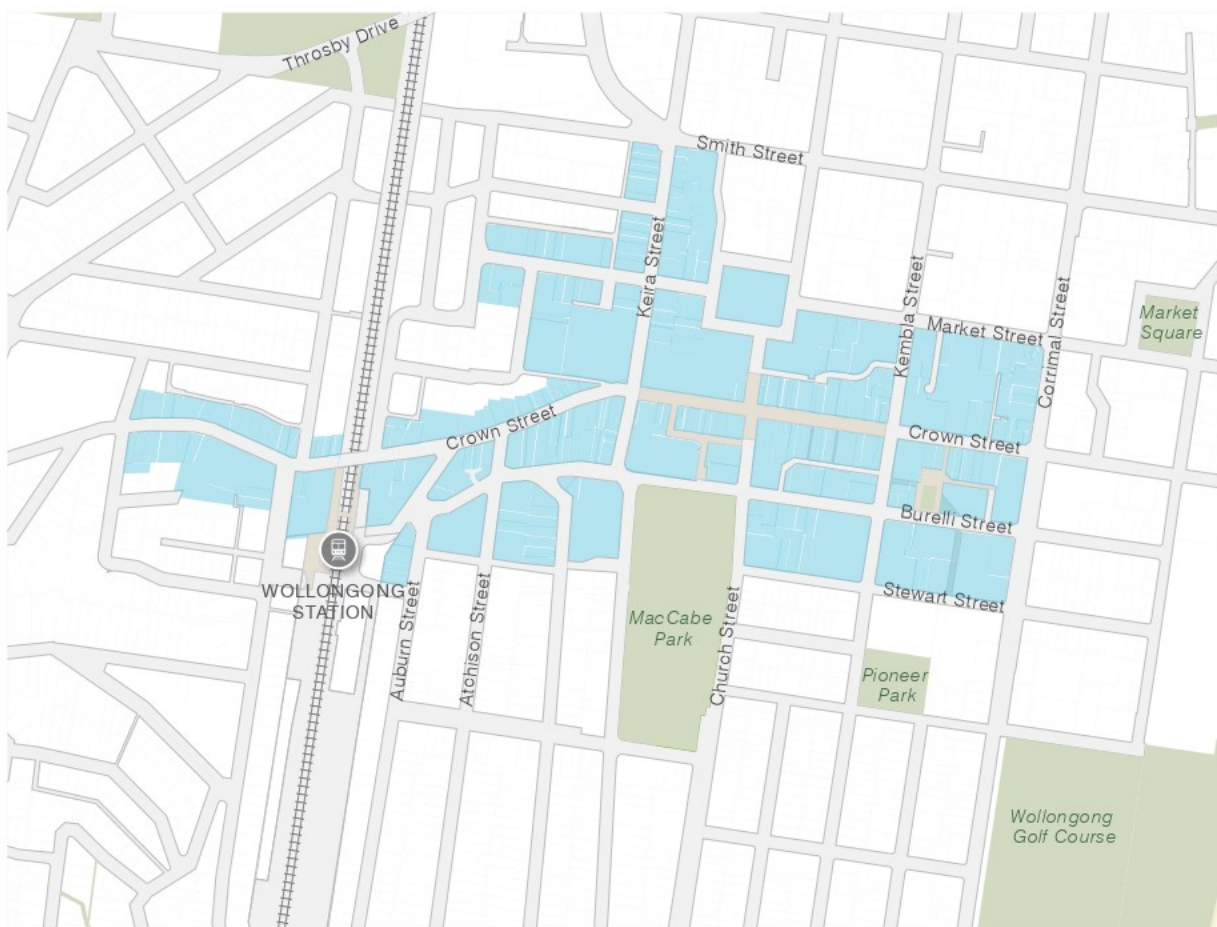


Figure 33: Reduced Car-parking rates are permitted for commercial office development in the B3 zone



## 3. 19 Vehicular Footpath Crossings

A vehicular footpath crossing includes any driveway or other vehicle access-way that crosses a paved pedestrian footpath.

Footpaths in the City Centre are prioritised for pedestrians. The design and location of vehicle access points should promote safe walkability and maintain the visual continuity of the streetscape.

### Objectives

- a. Vehicle access points prioritise pedestrian movement
- b. Vehicle access points minimise disruptions to pedestrian movement
- c. Vehicle entry points do not dominate the design of buildings

### Controls

No additional vehicle entry points will be permitted along the streets highlighted in *Figure 34. Restrictions on vehicular entries*.

4. Redevelopment of sites with a dual frontage including one frontage impacted by the Restrictions on vehicular entries map, and one not impacted, are to remove existing entries where restrictions apply and locate entries on the alternate street frontage.
5. In all areas not highlighted in the Restrictions on vehicular entries map, a maximum of one vehicle access point will be permitted.
6. Vehicle access is to be provided off lanes and minor streets rather than primary street frontages to limit conflicts with pedestrian and cyclist activity.
7. Vehicle access to heritage building will be assessed on a case-by-case basis by the determining authority.
8. Vehicle access driveways and ramps are to be perpendicular to the kerb alignment.
9. Driveway grades to be consistent with adjoining footpaths to ensure a continuous path of travel for pedestrians.
10. Changes in driveway grade may commence inside the site boundary except where a ground floor setback for wider footpaths and/or street planting is imposed. In these cases the driveway grade must be consistent with the footpath for the extent of the setback.
11. Any development requiring works to be carried out in the public domain in Wollongong City Centre will be subject to compliance with the requirements of the [City Centre Public Domain Technical Manual](#).
12. All driveways and vehicle ramps shall comply with the relevant Australian Standards and the requirements of the [Wollongong City Council Standard Engineering Drawings](#).



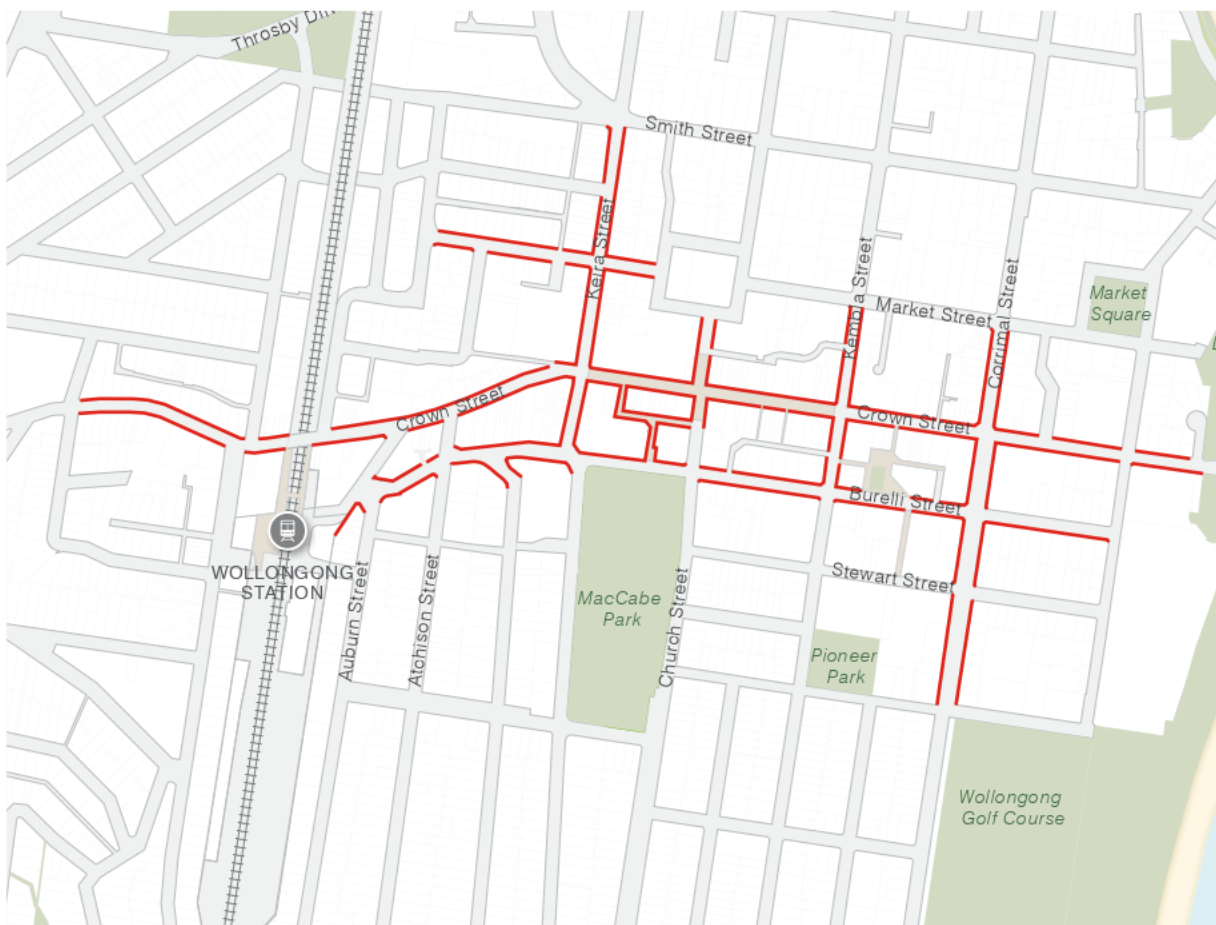


Figure 34: Restrictions on vehicle entries

## 3. 21 Public Art

Public Art enhances the visual quality and cultural influence of both the private and public domain. It contributes to people feeling positive about their surroundings

Public art is a defining quality of dynamic, interesting and successful cities. The City recognises the cultural and economic benefits by integrating public art into the urban fabric. Well-integrated ecologically sustainable public art is encouraged in new development within the City Centre. Developers, architects, landscape architects and artists play a key role in shaping the city and should be involved in producing public artworks.

### Objectives

- a. To promote the inclusion and integration of site specific public artworks within developments which are accessible to the public, make a positive contribution to the urban environment and add to the culture of the City.
- b. Contribute to the physical attractiveness and diversity the public realm of Wollongong City Centre.
- c. Increase the number of high quality public artworks by private developments.
- d. Ensure that public art is an integrated and cohesive part of new development.
- e. Deliver essential infrastructure in creative and innovative ways through the use of public art.
- f. Provide the opportunity to interpret and express Wollongong's historical and cultural themes.
- g. Promote sustainability through public art in new development.

### Controls

1. Public Art is required in developments requiring a Site Specific DCP as defined in the Wollongong LEP 2009 Design Excellence provisions.
2. A detailed Public Art Plan is to be submitted with a site specific DCP. The plan is to include the provision of high quality artworks within the development in a publicly accessible or visible location
3. Must be site-specific with ideas generated as a result of a deep understanding of the site, based on research and analysis, and must therefore enhance the particular site of the development as well as the city as a whole.
4. Public Art should be visible to the broader community and enrich both the public and private domain.
5. Public Art is to be well designed and visually interesting and made by artists or organisations that are competent in the selected field. Artists should be skilled, not just competent.
6. Construct Public Art of materials that are hard wearing, resistant to vandalism and require minimal maintenance.
7. Artwork intended for public spaces must comply with the Wollongong City Council [Public Art Strategy and Guidelines](#).





Artist Credit: Mike Hewson



## 3. 22 Late Night Trading

Late night trading supports a 24-hour economy providing access to businesses offering leisure, entertainment and convenience services, as well as providing flexible employment. Activities such as late-night trading, open air markets, live music festivals, sporting and community events are part of the cultural fabric of the city and are of high value, contributing to our economic growth and the identity of the city.

These controls seek to encourage late night trading activities in priority areas in the city centre to meet the social, cultural and economic needs of the community, while managing the impacts of these activities on city centre neighbourhoods. These controls extend and supercede the *Wollongong CBD Night Time Economy Council Policy*.

The following provisions allow opportunities for premises to utilise late night trading hours in appropriate locations and with appropriate management actions. The provisions seek to prioritise late night trading outcomes in certain areas of the city where impacts on amenity in residential neighbourhoods are likely to be lower and are considered capable of being adequately managed.

Late trading hours are considered by Wollongong City Council to be a privilege. Late trading hours will only be approved in circumstances where an ongoing commitment to good management is evident. This commitment should be demonstrated both at the application stage and throughout the history of the operation of the premises.

### Objectives

- a. Encourage late night trading premises that contribute to vibrancy and vitality, as appropriate for a City Centre.
- b. Prevent the proliferation of poorly managed high impact late night premises.
- c. Encourage a mix of night-time uses with broad community appeal that reflect the diverse entertainment, retail and recreational needs of people who work and live in Wollongong City Centre as well as people who visit.
- d. Incentivise performance, creative or cultural uses
- e. Ensure late night trading premises contribute to a safe City Centre.
- f. Identify appropriate trading hours for late night trading premises and outdoor areas.
- g. Concentrate late night trading premises and outdoor areas and prioritise late night activity in these areas.
- h. Ensure that late night trading premises will have minimal adverse impacts on the amenity of residential or other sensitive land uses.
- i. Ensure that new residential developments are designed in such a way to ameliorate any perceived negative impacts of late night trading in priority areas.
- j. Ensure that a commitment is made by operators of late night trading premises to good management through the monitoring and implementation of robust plans of management.
- k. Encourage premises with extended trading hours that are of a type that do not operate exclusively during late night hours and may be patronised both day and night.
- l. Ensure a consistent approach to the assessment of applications for premises seeking late night trading hours, in accordance with the specific provisions.
- m. Ensure that applications are accompanied by sufficient information so that proposals for late night trading premises can be fully and appropriately assessed.
- n. Provide the possibility of extensions of trading hours for premises where they have demonstrated good management over a trial period.

## Controls

### General

1. These provisions apply:
  - (a) to applications made under Part 4 of the Environmental Planning and Assessment Act 1979 which includes development applications and applications to review a determination or modify a consent. Premises are categorised as A, B or C - these categories are defined in Schedule 1: Late Night Trading Definitions.
  - (b) to land in the B3 Commercial Core, B4 Mixed Use and SP3 Tourist within the Wollongong City Centre, as defined by the Wollongong Local Environmental Plan 2009.
  - (c) to businesses seeking to operate beyond 10pm, classified under Categories A, B and C in Schedule 1- Late Night Trading Definitions.
  - (d) to temporary and mobile land uses, including; special events, pop-up venues and mobile food and drink outlets.
2. This policy does not supersede the provisions of the Liquor Act 2007 or any State Environmental Planning Policy
3. Generally standard trading hours between 7am and 10pm will apply in business zones. These provisions apply to applications for new and existing Category A, B and C premises that:
  - (a) seek approval for trading hours;
  - (b) seek refurbishment, additions or extensions that will result in an intensification of an existing use;
  - (c) seek an extension or renewal of trading hours as prescribed in this section of the DCP; or
  - (d) seek approval for outdoor trading.
4. These provisions do not apply to Category B and C premises that do not trade after 10pm, and Category A premises trading only between 10am to 10pm.
5. These provisions are not retrospective and do not derogate from existing consents. Existing consents, and past operation under those consents, will be taken into account in assessing new applications.

### Late Night Trading Areas

6. Late Night Trading areas include:
  - a. *B3 Commercial Core*: This area includes key central streets and is dominated by existing commercial activities. This location allows for later hours of operation and for more intense late night activities such as live music, theatre and 'DJ' culture. Residents of new residential apartments in these areas must anticipate late night trading.
  - b. This area is also characterised by accessible and frequent public transport services at night.
  - c. *B4 Mixed Use zone and SP3 Tourist zone*: This intermediate activity area is characterised as mixed residential and commercial use with the potential to accommodate a range of lower impact late night trading premises.
  - d. This area is intended to function as a transition zone by providing a lesser intensity of use. This is generally achieved by applying more stringent operating hours.

### Late Night Trading Hours

5. Businesses may operate within the maximum operating hours listed in Table: Late Night Trading Extended Hours, subject to development assessment.
6. In some unique circumstances, Category C (non-licensed) uses requiring extended access and operation may be permitted to operate up to 24 hours a day\*, where assessed as appropriate e.g. 24-hours gyms, emergency services etc.
7. Notwithstanding their classification, premises having a *performance, creative or cultural* use as defined in Schedule 1 -Late Night Trading definitions, may be permitted to operate up to:
  - a. B3 zone: 2am, 7 days a week, indoor and outdoor, regardless of an residential interface
  - b. B4 and SP3 zone: 2am, 7 days a week, indoor and outdoor. Midnight for outdoor areas with a residential interface.

8. In addition to the hours provided the Table, the assessment of operating hours will be based on
  - a. Proximity to residential development, sensitive land uses and other late trading premises.
  - b. Impact on acoustic amenity.
  - c. Scale of proposal and patron capacity.
  - d. Suitability of Plan of Management.
  - e. Safety, security and crime prevention impacts on site and the public domain.
  - f. Accessibility of transport options.
  - g. Potential Social impacts.
  - h. Submissions made during exhibition period.
  - i. Consultation with Wollongong Police.
  - j. Cultural contribution to the Night Time Economy.

#### *Residential Interface*

A venue or premises will be considered to have a residential interface where existing approved residential accommodation is located on an adjoining or adjacent site, or where the development site adjoins a residential zone.

9. An acoustic report may be required where an application proposes to operate until or beyond 12am (midnight) and has a residential interface. The report must be prepared by a member of the Australian Acoustic Society or the Association of Australian Acoustic Consultants and be submitted with the development application. The report must assess the noise both indoor and outdoor and recommend a suitable attenuation plan to meet applicable noise criteria provided by the NSW Environmental Protection Agency, Independent Liquor & Gaming Authority and Liquor & Gaming NSW.

#### *Trial Period*

Where potential impacts of night trading are undetermined and a trial period is deemed necessary, a condition of consent will be placed on any consent issued limiting the operation within proposed hours to between 12 – 24 months. At the cessation of the trial period the hours will revert to reduced hours.

The applicant may apply to modify the consent to remove or extend the trial period. The assessment of the trial period will be based on;

- a. Site inspections by Council officers during the trial period.
- b. Consideration of formal customer complaints to Council.
- c. Submissions made during exhibition period.
- d. Consultation with Wollongong Police.
- e. Relevant crime statistics.

#### *Venue Plan of Management*

10. A Venue Plan of Management will be required to be submitted with the development application which seeks to operate until or beyond 12am (midnight).
11. The Venue Plan of Management must be developed in consultation with the Wollongong Police and must include information that addresses the following matters:

#### *All land Uses:*

- a. Description of the primary use of the premises as well as any secondary or ancillary use.
- b. Hours of operation for all indoor and outdoor areas.
- c. Maximum patron capacity.
- d. Staff numbers.
- e. Security measures, including security, CCTV, visual surveillance and lighting.
- f. Noise management measures, including internal and outdoor areas.

	Category A			Category B			Category C
	Indoor	Outdoor	Outdoor (with residential interface)	Indoor	Outdoor	Outdoor (with residential interface)	Indoor
<b>B3 Commercial Core</b>	2am Thurs-Sat Midnight Sun - Wed	2am Thurs-Sat Midnight Sun - Wed	midnight Thurs-Sat 10pm Sun - Wed	2am Thurs-Sat Midnight Sun - Wed	2am Thurs-Sat Midnight Sun - Wed	midnight Thurs-Sat 10pm Sun - Wed	up to 24 hours* 7 days
<b>B4 Mixed Use and SP3 Tourist</b>	midnight 7 days	midnight Fri-Sat 10 pm Sun-Thurs	10pm 7 days	2am Fri-Sat Midnight Sun - Thurs	midnight 7 days	10pm 7 days	up to 24 hours* 7 days

Table: Late Night Trading Extended hours

- g. Waste management, including storage and disposal procedure.
  - h. Emergency procedures.
  - i. Consultation undertaken in development of this plan of management.
- Licensed Venues Only:*
- j. Incident management system.
  - k. Complaint management system.
  - l. Current or proposed liquor licence details.
  - m. Management of queuing outside the premises, including measures to mitigate impacts on local amenity and use of the footpath.
  - n. Management of patron behaviour when leaving the premises, including measures to preserve local amenity.
  - o. Management of patrons whom are intoxicated, violent, refused service or asked to leave.
  - p. For venues operating beyond midnight, consideration of 12am or 1am last entry policy.

- 12. Council may request further information regarding the management of premises if it is considered that the proposal will adversely impact on the amenity of the area or as required by the Wollongong Police.
- 13. The Plan of Management is to be reviewed on an annual basis in consultation with the Wollongong Police. The consultation is to be commenced at least three months before the end of the annual period.



## Schedule 1 - Late Night Trading Definitions

**Category A - High Impact Premises** means any of the following premises:

- (i) a hotel within the meaning of the Liquor Act 2007 that is not designated as a general bar licence;
- (ii) a hotel within the meaning of the Liquor Act 2007 that has a capacity of more than 120 patrons and is designated as a general bar licence;
- (iii) an on-premises licence within the meaning of the Liquor Act 2007 where the primary business or activity carried out on the premises is that of a nightclub with a capacity of more than 120 patrons;
- (iv) A dedicated performance venue, which may be licensed and includes theatres, cinema, music hall, concert hall, dance hall or other space that is primarily for the purpose of performance, creative or cultural uses, with the capacity of 250 patrons or more, but does not include a pub, bar, karaoke venue, small bar, nightclub, adult entertainment venue or registered club;
- (iv) a club within the meaning of the Liquor Act 2007;
- (v) a premises that has a capacity of more than 120 patrons where the primary purpose is the sale or supply of liquor for consumption on the premises; or
- (vii) premises that are used as a karaoke venue where the owner or occupier sells or supplies liquor for consumption on the premises.

**Category B – Low Impact Premises** means any of the following premises:

- (i) a hotel within the meaning of the Liquor Act 2007 that has a capacity of 120 patrons or less and is designated as a small bar or general bar licence;
- (ii) premises that have a capacity of 120 patrons or less where the primary purpose is the sale or supply of liquor for consumption on the premises;
- (iii) an on-premises licence within the meaning of the Liquor Act 2007;
- (iv) any premises where the owner or occupier sells or supplies

liquor for consumption on the premises that is not a Category A Premises;

- (vi) any other commercial premises, other than Category C premises, which in the opinion of the Council may impact on the amenity and safety of a neighbourhood resulting from its operation at night, including but not limited to, food and drink premises, takeaway food and drink premises, theatres, karaoke venues, convenience stores, entertainment facility and stand-alone gyms in buildings with residential accommodation and the like; or

- (vii) A dedicated performance venue, which may be licensed and includes theatres, cinema, music hall, concert hall, dance hall or other space that is primarily for the purpose of performance, creative or cultural uses, with the capacity of up to 250 patrons, but does not include a pub, bar, karaoke venue, small bar, nightclub, adult entertainment venue or registered club.

**Category C –** means any of the following premises:

- (i) Any retail premises or business premises which does not sell, supply or allow the consumption of liquor on or off the premises or hold any license under the Liquor Act 2007. This may include premises selling groceries, personal care products, clothing, books/stationery, music, homewares, electrical goods and the like, or businesses such as drycleaners, banks and hairdressers and the like. It does not include convenience stores, food and drink premises, takeaway food and drink premises, gyms in buildings with residential accommodation, or adult entertainment venue or sex services premises.

**Base hours** are the standard range of trading hours that a late night trading premises is entitled to if an application is approved.

**Convenience store** is a shop that:

- primarily offers pre-packaged, processed snack food for sale in addition to soft drinks, cigarettes, magazines and other miscellaneous grocery and convenience items; and
- has a floor area generally under 200 square metres; and
- located at street level in places with medium to high volume of passing traffic.

In all cases, the discretion as to what development is considered to be a 'convenience store' for the purposes of this DCP shall be solely that of the consent authority and generally in accordance with this DCP.

**Extended hours** mean trading hours that may be approved above base hours on a trial basis.

**Outdoor areas** are any areas that are not considered an enclosed place within the meaning described in the Smoke-free Environment Regulation 2007.

**Patron capacity** means the maximum number of patrons permitted in a development consent. Outdoor seating is included in patron capacity calculations.

**Performance, creative or cultural uses** include:

- Live entertainment, being an event at which one or more persons are engaged to play or perform live or pre-recorded music, or a performance at which the performers (or at least some of them) are present in person; or
- Display, projection or production of an artwork, craft, design, media, image or immersive technology; or
- Rehearsal, teaching or discussion of art, craft, design, literature or performance.

*Note:* The definition of live entertainment is consistent with clause 102 of the Liquor Regulation 2018.

