

ITEM 2

DRAFT PLANNING PROPOSAL FOR THE FORMER BULLI BOWLING CLUB, LOT 360 DP1214993, NO. 218 PRINCES HIGHWAY, BULLI PP-2019/3

In 2019, a Planning Proposal request was lodged to rezone the former Bulli Bowling Club to enable a mixed-use development. The proposal has been considered twice by Wollongong Local Planning Panel (LPP). The LPP recommends that the proposal not be progressed at this time.

It is recommended that the draft Planning Proposal to rezone the site not be supported.

RECOMMENDATION

- 1 A draft Planning Proposal not be prepared for the former Bulli Bowling Club site (Lot 360 DP 1214993) No. 218 Princes Highway Bulli, as it does not have strategic merit.
- 2 The proponent be advised of Council's decision not to progress the proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 Location Map
- 2 Concept Plan and Proposed Planning Controls
- 3 Wollongong Local Planning Panel Advice 7 August 2019
- 4 Wollongong Local Planning Panel Advice 2 April 2020

BACKGROUND

The former Bulli Bowling Club site is located at No. 218 Princes Highway, Bulli (Lot 360 DP 1214993), on corner of Grevillea Park Road. The site has an area of 8,301m² and is zoned RE2 Private Recreation (Attachment 1).

The site is located within the Bulli Showground/Recreation precinct. In 1967 Council sold the site to the Bulli Bowling Club. The Bowling Club closed in 2013. The current owner purchased the site in 2016, and currently has an approval to use the site as an indoor recreational facility (gym).

The site is on the fringe of the Bulli Town Centre. The site is located within 160m of the town centre and less than 370m of the Bulli train station. The site is located within the Bulli Heritage Conservation Area under the Wollongong Local Environmental Plan 2009. The site has a medium flood risk.

PROPOSAL

In 2019, a draft Planning Proposal request was lodged for the site, proposing -

- To rezone the site from RE2 Private Recreation to R1 General Residential
- Increasing the maximum building height limits from 9m to 14m, 17m and 19m, and
- Introducing a Floor Space Ratio of 1.4:1
- Permitting the additional uses under Schedule 1 Restaurants or Cafes, Office Premises, Medical Centre and Markets (Noting that restaurants or cafes, and markets are permitted under the current RE2 Private Recreation zone).

The proposed controls were based on a concept design seeking a mixed-use development consisting of one three-storey building, one four-storey building (with ground floor café and co-working space) and two five-storey buildings, enabling approximately 95 dwellings, including five dwellings for Affordable Rental Housing.

The draft Planning Proposal request was lodged with supporting documentation including -

- Planning Proposal Report
- Urban Design Report
- State of Heritage Impact
- Flooding Report
- Geotechnical Assessment
- Preliminary Community Consultation Report
- Bush Fire Assessment Report
- Traffic and Parking Impact Assessment

Council officers considered the proposal and recommended to the proponent that the rezoning request be withdrawn, as there was no adopted strategy supporting the proposal and therefore the proposal did not have strategic merit to proceed.

The proponent indicated that they wished to progress the proposal. On 7 August 2019, the proposal was considered by the LPP, who deferred the item seeking additional information. Further information on the LPP deliberations and recommendations are detailed later in this report.

The proponent requested additional time to revise the proposal. Additional information was submitted in October 2019, December 2019 and January 2020. The revised draft Planning Proposal sought to -

- Rezone the site from RE2 Private Recreation to R1 General Residential to enable a mixed-use development consisting of three residential flat buildings
- Increasing the maximum building height limit from nine (9) to 16 metres, and
- Introducing a maximum Floor Space Ratio (FSR) of 1.3:1.

The revised planning proposal has been reduced from 1.4:1 to 1.3:1 FSR and a reduction in height from 19 metres to 16 metres. The revised concept shows development comprising of two buildings with predominantly three storey heights, plus additional attic storey above basement parking, (with ground floor café, child care centre and co-working space), enabling approximately 100 dwellings (Attachment 2).

Council officers assessed the revised proposal and again recommended that it be withdrawn, as the proposal did not have strategic merit to proceed. The proponent advised that they wished to progress the proposal.

On 2 April 2020, the revised proposal was considered by the Wollongong Local Planning Panel (LPP) who recommended that the proposed rezoning not be progressed as it is premature to the strategic planning consideration of Bulli and does not demonstrate strategic merit. Further information on the LPP deliberations and recommendations are detailed later in this report.

The proponent requested time to explore some design response options for the site. These were provided in June 2020, outlining 4 potential options -

- 1 FSR of 0.5:1 and building height of 9 metres – similar to the surrounding R2 Low Density Residential zone and would yield up to 28 dwellings (the proponents concept plan shows a mix of dual occupancies and detached dwelling houses).
- 2 FSR of 0.75:1 and building height of 9 metres and 13 metres – similar to the nearby former Bulli Brickworks Site, which would yield some 54 units
- 3 FSR of 1:1 and building height of 13 metres and would yield some 71 units
- 4 FSR 0.5:1 and 1:1 [building height is not given, estimated to be approximately 13 metres] and would yield some 10 dwelling houses and 27 units.

By comparison the current planning controls applying in the nearby residential areas along the Princes Highway are R2 Low Density Residential zone, with a nine metre height limit and 0.5:1 floor space ratio. The former Bulli Brick Works site is zoned R3 Medium Density with a 0.75:1 floor space ratio and 13 metre height limit. The B2 Local Centre zone within Bulli town centre has an 11 metre height limit and 1.5:1 floor space ratio.

The proposal is seeking a significant uplift in potential development density compared with the current character of controls applying to the areas surrounding Bulli town centre.

The options were considered by staff and again the applicant was advised to withdraw the proposal in August 2020 as it was not supported due to the lack of strategic merit, and concerns relating to the impact on character and heritage. The applicant was advised that the proposal could be considered as a submission to the draft Housing and Affordable Housing Options paper as an “opportunity site” for additional housing.

Recent DA history

- DA-2017/419 Change of use to indoor recreation facility – approved 15 June 2017
- DA-2018/43 Change of use to community facility – refused 25 January 2018
- DA-2019/137 Change of use - proposed community market on the old Bulli Bowling Club greens – approved 14 August 2019
- DA-2019/958 Use of existing greenkeeper’s shed for community DIY space – approved 22 October 2019
- DA-2020/705 Alterations and additions to existing building and change of use to food and drink premises (restaurant/café) and community markets stalls – approved 30 October 2020

Strategic Context

The draft Housing and Affordable Housing Options Paper indicates that the LGA currently has sufficient capacity to meet housing demand, however there is a need to provide more townhouses and villas (the missing middle) and affordable housing.

The Wollongong Local Strategic Planning Statement provides a planning vision for the LGA and a holistic approach to considering suitable areas for increased housing. This document notes that the LGA already has adequate capacity available with regard to housing, and that Council has studies to increase future capacity either underway, or planned. In this regard, there is little urgency to consider this site in isolation ahead of detailed strategic planning for the area.

The Planning Proposal has inconsistencies with -

- Illawarra Shoalhaven Regional Plan (2015)
- Council’s Planning Proposal Policy (2018)
- Section 9.1 (Environmental Planning and Assessment Act (1979), Ministerial Direction 4.3 (Flood Prone Land)
- NSW State Flood Prone Land Policy and NSW Floodplain Development Manual (2005)
- Wollongong Local Environmental Plan 2009 Clause 7.3 Flood Planning
- Wollongong Local Environmental Plan 2009 Clause 5.10 Heritage Conservation

Planning Issues

The main planning issues relating to the draft Planning Proposal are -

- The proposal lacks strategic merit
- It has not been demonstrated that the proposal is suitable within the Heritage Conservation Area
- Close proximity to a major recreation facility – Bulli Showground (noise, amenity and traffic impacts)
- Flooding and site access – the potential risk in the absence of a strategic reason to proceed
- Potential traffic implications

- The need for additional child care facilities in the area and the existing site zoning permits this use. It is noted that there is a child care facility next door (on Council land). Child care facilities are permitted in a range of zones
- The proposal seeks a bulk and scale out of character with existing development

Heritage and Character

The site is within the Bulli Heritage Conservation Area. The LPP advice to Council in August 2019 was that the height, size, density and configuration proposed had the potential to impact on the visual quality of the area, particularly the views of the Bulli Heritage Hotel, escarpment and 'sense of arrival' in Bulli.

The proposed height and density sought is greater than the height and floor space ratio within Bulli town centre, despite this site being on the fringe. This would likely set a precedent, as other landowners would be able to argue that their properties within the town centre could have similar heights and densities.

Wollongong Development Control Plan 2009 describes the desired future character for Bulli as retaining its relatively low density residential suburban character and generally be restricted to two stories in height. The proposed height and floor space ratio sought is not in keeping with the desired character of the precinct.

Flood Risk

The site is located within the Slacky Creek catchment and has a medium flood risk. The proposal is supported by a flood study which indicates mitigation measures. There is insufficient justification to place future residents at risk and consider flood mitigation works, when other sites could provide additional housing with less risk from flooding. It is also likely that the development will need to be raised clear of flood levels, which would potentially impact on the streetscape / Heritage Conservation Area.

Traffic

A traffic study accompanied the initial proposal. It estimated that the proposal would generate an additional 117 traffic movements in the AM peak hour, and 64 movements in the PM peak hour. The Study found that there would be little impact on the traffic exiting Grevillea Park Road, but there would be increased queuing on the Princes Highway right turn into Grevillea Park Road. The AM queuing distance increasing from 57.5m to 76.3m (an extra three vehicles). The Study also found a decrease in the level of service at the Point Street and Park Street intersections, particularly in the AM peak hour, although considered it a minor impact.

The Princes Highway - Grevillea Park Road intersection does have traffic lights, but no south bound right turning lane. This intersection, and other ones between the Northern Distributor / Memorial Drive and Thirroul are prone to queueing and side swipe accidents. Transport for NSW, with Council's assistance, is investigation options to improve traffic flow and safety between Bulli and Thirroul.

RE2 Private Recreation Zone

The RE2 Private Recreation zone has the objectives of -

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The zone permits the following range of uses:

Animal boarding or training establishments; Aquaculture; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Function centres; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures

In addition, other uses are permissible under various State Environmental Planning Policies. For example SEPP Seniors Housing permits residential development on land adjoining an urban zone, provided a site compatibility statement is obtained from the NSW Department of Planning, Industry and Environment.

Residential zones

The submitted draft Planning Proposal proposes the rezoning of the site to the R1 General Residential zone. The R1 General Residential zone currently applies to land around the Wollongong City Centre in North Wollongong, West Wollongong and South Wollongong, having been introduced as part of the Wollongong City Centre LEP 2007. The R1 zone has very broad permissibility and does not indicate the preferred housing form or likely future character unlike the R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential zones.

If the draft Planning Proposal is progressed, it would be preferable to use the R2 Low Density Residential or R3 Medium Density Residential zone, with appropriate floor space ratio and building height controls.

As noted, the nearby residential areas along the Princes Highway are R2 Low Density Residential zone, with a 0.5:1 FSR and 9m height limit. The R3 Medium Density Residential zone with the former Bulli Brickworks site has a 0.75:1 FSR and 13m height limit. The B2 zone within Bulli town centre has an 11 metre height limit and 1.5:1 floor space ratio.

CONSULTATION AND COMMUNICATION

Wollongong Local Planning Panel Consideration

On 7 August 2019, the item was considered by the LPP who acknowledged that the land is a key site with capability for some development. The LPP noted that the site is located at the northern edge of the Bulli Town Centre and may be described, along with the surrounding land, as the significant northern gateway to new Bulli. The site is in a prominent visual location with an escarpment backdrop and is located within the Bulli Heritage Conservation Area. The site sits within a landscaped buffer to the village. The mature trees of Mailbag Reserve opposite the site, the riparian vegetation along the creek line, and the open space created by the former bowling greens, the garden of the child care centre and the Bulli showground all add to the escarpment backdrop and create a landscape threshold to the village. The site is also constrained by flooding. Therefore, the height, size, density and configuration of any future development on the site must be carefully controlled to ensure an appropriate built form outcome (Attachment 3).

The LPP raised concerns in relation to the following aspects of the proposal -

- There is no apparent strategic justification for a residential development of this size in this location
- It is unclear how the proposed development fits within the overall context of Bulli
- The proposal to increase the permissible building heights has the potential to impact on the visual quality of the area in that the buildings will be higher than the existing tree line and may block views of the escarpment from the Princes Highway
- The height and scale of the development will visually detract from the view of the heritage conservation area, in particular the Bulli Heritage Hotel, in the arrival sequence to Bulli
- The floor level is proposed to be raised significantly higher than the ground level to be above the 1:100 year flood event. How is this to be resolved in terms of access to the buildings, access to basement car park and visual impact
- The fine grain "laneway" design approach adopted for the concept does not translate to the proposed built form
- Overall, the height, scale and density of the proposal appears to ignore the established character of Bulli

The LPP also noted that a large building setback is proposed to the Princes Highway frontage. This is considered to be an important design principle to ensure that the green open gateway to Bulli is

maintained. It is considered however that the encroachment of the proposed corner building on this setback is not appropriate.

The proponent requested that the LPP defer consideration of the planning proposal for eight weeks to allow the proponent to address the concerns raised at the meeting.

The LPP recommended that action in relation to this planning proposal be deferred until 2 October 2019 to provide the proponent with an opportunity to respond to the following matters -

- 1 *The impact of flooding on the site and further details of the impacts and behaviour of floodwaters and information as to whether reticulated sewer, water and electricity would be affected by a 1 in 100 year flood event. Whether residents would need to be evacuated and if so, how this would occur during a flood event.*
- 2 *Identify more clearly the strategic context of the site in terms of the Bulli Town Centre, proposed Town Centre Study and residential growth.*
- 3 *Review the surrounding character and context of the site and how residential development should be controlled to ensure that character is maintained.*
- 4 *Consider a more appropriate lower density, height and scale for the site in keeping with the character of the locality and impacts on the sense of arrival at the town centre of Bulli.*
- 5 *Provide a visual assessment of the locality and the escarpment backdrop, which identifies the impacts of development of the site as proposed and how these impacts may be lessened by a lower height, less bulky development concept.*
- 6 *Provide detailed information as to how the ground floor of the buildings and the basement carpark will have a suitable transition to the ground level. These levels need to be resolved to ensure compliance with DDA and to prevent inappropriate visual impacts.*

Following receipt of an amended Planning Proposal and supporting information, the draft Planning Proposal was referred again to the LPP on 2 April 2020. The LPP noted that many of the points raised in the previous consideration still applied to the revised proposal. The LPP acknowledged that the site is worth considering as part of Council's forward planning work for the Bulli Town Centre. The LPP recommended that the proposed rezoning not be progressed as it would be premature to the strategic planning consideration of Bulli and it does not demonstrate strategic merit (Attachment 4).

The LPP provides advice to Council to assist the decision-making process. Council can resolve to progress the draft Planning Proposal, to seek a Gateway Determination and then exhibit the draft Planning Proposal to enable community submissions.

PLANNING AND POLICY IMPACT

Under Council's Planning Proposal Policy, the key factor in determining whether a Planning Proposal should proceed is whether the proposal demonstrates strategic merit. The urban design and architectural merits are secondary to the overall strategic consideration. At Planning Proposal stage, Council is considering the overall planning controls that would apply to the site, not a specific development proposal.

Having reviewed the new material provided, Council officers are not supportive of the planning proposal at this time, in isolation of a broader strategic plan for the area. As such, the concept is not considered to have sufficient strategic merit to warrant a change to Wollongong LEP 2009 as this will pre-empt and potentially compromise upcoming strategic planning for the wider area.

The key reasons that the concept lacks strategic merit are (but not limited to) the following -

Illawarra-Shoalhaven Regional Plan 2015

The Illawarra-Shoalhaven Region Plan 2015 is the NSW Government's strategy for guiding land use planning decisions for the region for the next 20 years. In the strategy, the focus for increased housing activity is within five precincts, with centres identified including Thirroul, Corrimal and Fairy Meadow. Action 2.2 in the strategy states that there is capacity to accommodate 24,100 new homes in existing

urban areas. The strategy also states that a place-based approach will be adopted to consider these opportunities.

There is no urgency to increase housing capacity at Bulli in the short to medium term. It is noted that other sites within Wollongong are being developed within the current planning control regime and there is spare capacity for residential development within existing zones on less constrained land. A zoning change including increase in height and FSR on the site is therefore considered to be low priority within this context.

The concept pre-empt's Wollongong City Council's planned housing strategy

On 23 March 2020, Council endorsed the draft Housing and Affordable Housing Options Paper to be exhibited. The Options Paper being part of the preparation of a new Housing Strategy which will guide housing outcomes over the next 20 years, with particular consideration to the need for affordable housing. It is noted that the State Government recently expanded application of State Environmental Planning Policy No. 70 – Affordable Housing to enable Wollongong City Council to require contributions for affordable housing.

Although the site is well located near Bulli Train Station, and close to the Bulli Town Centre, this area has not been identified as being able to potentially cater for additional residential density (Illawarra-Shoalhaven Urban Development Program, 2016 Update, Department of Planning and Environment).

The draft Housing and Affordable Housing Strategy is being prepared and the site can be considered as an "opportunity site" for future consideration. This acknowledges the LPP advice.

The Wollongong LGA has enough capacity under current planning controls for housing expected increases in population, although some adjustments are required to meet the changing demand. There is not an urgent shortage that justifies consideration of a spot rezoning ahead of more holistic studies.

Wollongong Local Strategic Planning Statement (2020)

On 29 June 2020, Council adopted the Wollongong Local Strategic Planning Statement (LSPS). The LSPS informs the City's future planning controls, including desired housing outcomes across the local government area and to ensure appropriate sequencing of development. The LSPS suggests that Wollongong Local Government Area already has adequate capacity available with to meet our housing demand and that council has studies to increase future capacity either underway or planned. In this regard, there is little urgency to consider this site in isolation ahead of proper strategic planning for the area.

There is no strategic rationale for a site-specific planning proposal being progressed and other sites may be disadvantaged by a development of this scale, as it could receive a greater proportion of future uplift than it might otherwise have received had it been considered in the broader strategic context.

Bulli Showground Masterplan

The site is surrounded by land owned by Council including the Bulli Showground and Bulli Child Care Centre. A draft Bulli Showground Masterplan is in preparation, with a Community Survey being undertaken in 2018.

The Bowling Club use was consistent with the recreational use of the precinct. A residential use would be a significant change in character.

The site sits at a distance from other residential precincts, although is mid-way between the former Bulli Brickworks and Bulli Town Centre.

It is not agreed that there are no viable private recreation uses for the site. The background report suggests that uses such as community facilities, restaurant/café and public park will contribute to the renewal of the site. In considering the location close to the showground precinct and Bulli Town centre, uses such as community facilities, centre-based child care facilities, entertainment facilities, restaurants, markets, recreation facilities etc are permitted within the existing RE2 zone and would complement the uses in the entertainment precinct.

Wollongong City Council's Planning Proposal Policy

The Planning Proposal does not comply with Council's Planning Proposal Policy, as it is not supported by a strategy, plan or policy and is of limited public benefit to the greater Wollongong community.

The future uses of the land and appropriate housing forms are better considered holistically as part of a wider consideration of this area.

There is no significant public benefit to this proposal

There is no urgent need in housing supply terms to consider this site ahead of the guiding strategies and studies discussed above. The proposal seeks a building height limit and floor space ratio greater than is currently permitted within the Bulli town centre. Council has not yet formulated its own vision with the community to inform the future desired development style, height and density. As previously noted, the proposed height and floor space ratio sought is not in keeping with the desired character of the precinct as outlined in the current planning controls.

OPTIONS

This report recommends that Council not support the progression of a draft Planning Proposal. Council has the option of resolving to progress a draft Planning Proposal, seek a Gateway Determination and then exhibit the draft Planning Proposal. To progress the draft Planning Proposal, a suitable alternate resolution would be:

- 1 A draft Planning Proposal be prepared for the former Bulli Bowling Club site (Lot 360 DP 1214993) No. 218 Princes Highway Bulli, incorporating:
 - a Rezoning the site from RE2 Private Recreation to R3 Medium Density Residential,
 - b Introducing a Floor Space Ratio of 0.75:1,
 - c Increasing the Maximum Height of Buildings to 11m,
 - d Introducing a Minimum Lot Size of 449m².
- 2 The draft Planning Proposal request be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination.
- 3 Following the gateway determination, the draft Planning Proposal be exhibited for a minimum period of 28 days.
- 4 The NSW Department of Planning, Industry and Environment be requested to issue authority to the General Manager to exercise plan making delegations, following the consideration of the post exhibition Council report.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 5 "We have a healthy community in a liveable 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
5.1.1 We work in partnership to build on opportunities to strengthen vulnerable communities	5.1.1.2 Continue to undertake social, land use and environmental activities that assist in service planning.	Access rezoning submission and progress supported Planning Proposals.

CONCLUSION

The former Bulli Bowling Club site has some development potential that may be considered in the future, however, this would best be achieved through a holistic study for the broader area, to work out the wider demands, type of development desired within the area and best suited to the site. There are other areas in the Wollongong local government area, close to public transport and commercial hubs that can

accommodate additional development density under current planning controls while strategic studies are carried out.

It is noted that there is a need for additional child care facilities within the locality, as position availability is extremely limited and likely to increase in demand with population growth. The site is well located and could be utilised for a child care facility under the current zoning provisions.

The draft Planning Proposal represents proposed over development of the site within the context of the character of Bulli and is not justified at this time. The site should be considered holistically as part of a wider plan for the area, undertaken by Council.

Council has the option of allowing the draft Planning Proposal to progress to be sent to the NSW Department of Planning, Industry and Environment for a “Gateway” determination to be issued, or to resolve not to progress the draft Planning Proposal. This report recommends that Council not progress the draft Planning Proposal at this time.



**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

**Planning Proposal
Bulli Bowling Club
Bulli Bowling Club
LEP2009**

- Legend**
- Subject Site
 - Neighbourhood Centre
 - Local Centre
 - Commercial Core
 - Mixed Use
 - Enterprise Corridor
 - Business Park
 - National Parks & Nature Reserves
 - Environmental Conservation
 - Environmental Management
 - Environmental Living
 - General Industrial
 - Light Industrial
 - Heavy Industrial
 - Working Waterfront
 - General Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Large Lot Residential
 - Public Recreation
 - Private Recreation
 - Primary Production
 - Rural Landscape
 - Primary Production Small Lots
 - Special Activities
 - Infrastructure
 - Tourist
 - Natural Waterways
 - Recreational Waterways
 - Working Waterways

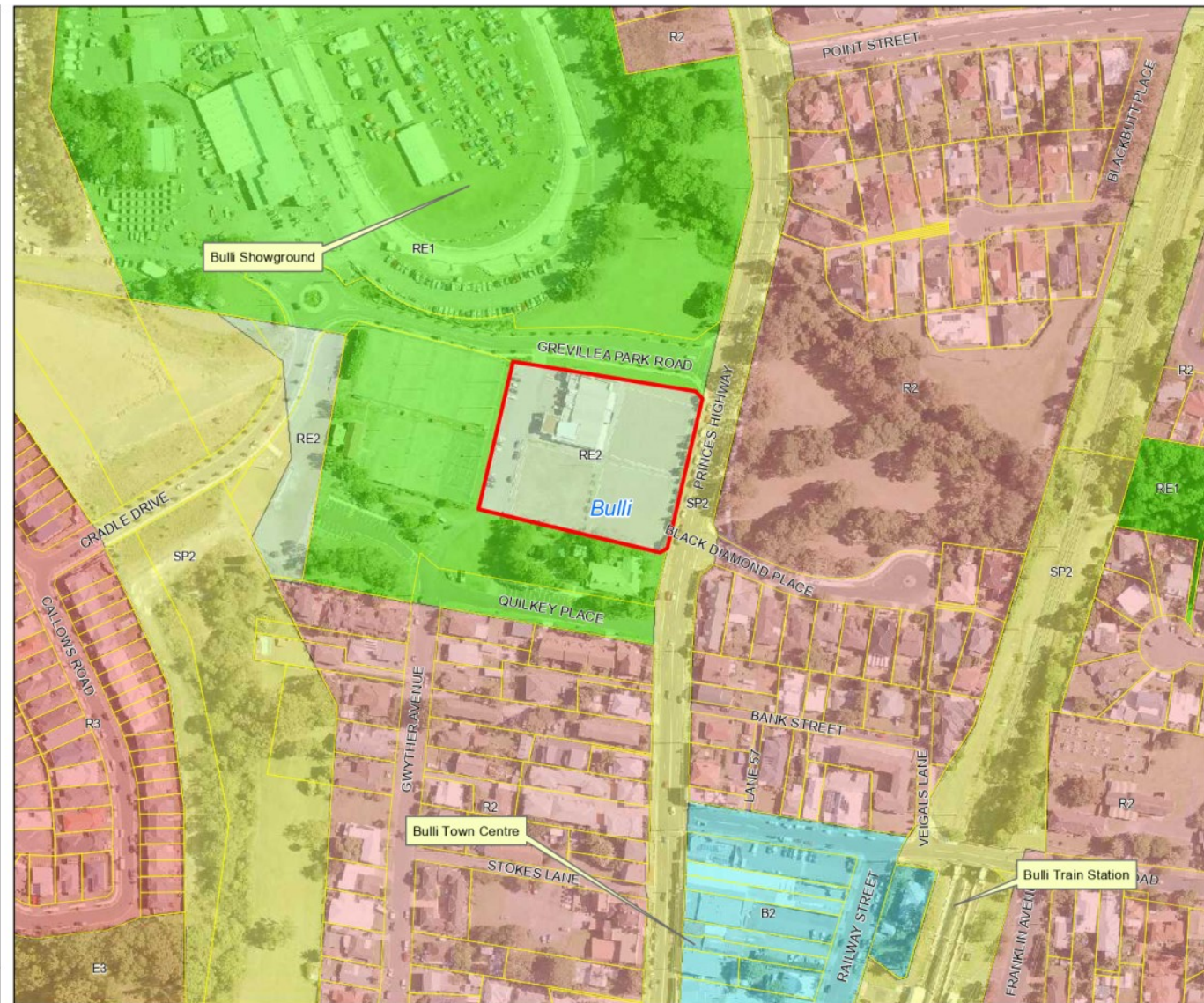
Cadastre
Cadastre 05.06.19 @ Wollongong City Council



0 75
Meters
Scale 1:12000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification number: BBC LEP2009 Map.mxd





PLACE LED FLOOD SOLUTIONS

At the Planning Proposal stage careful consideration has been given to a place-led flooding solution. Beyond the network of linear greens, courtyards and plazas contributing to the flooding solution, flood mitigation is further improved by the provision of freeboard integrated into the building design. For residential uses, the freeboard is taken up by elegant steps contributing to an engaging public realm.

The world-famous New York brownstone terraces with their front steps or stoop is a precedent. For commercial uses, the freeboard is taken up inside the ground floor and is setback approximately 2-3m from the façade glass line. The perception is of a generous shopfront connecting to the footpath.



- Separate Buildings
- Water Flow Path
- Highly Permeable Ground
- Green Open Space

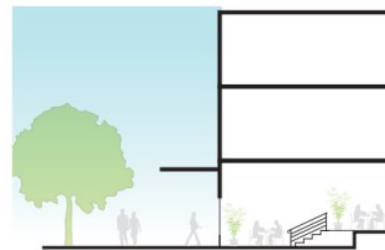
FREE BOARDS

TYPICAL RESIDENTIAL:



**EXTERNAL
FREE BOARD**

TYPICAL COMMERCIAL:



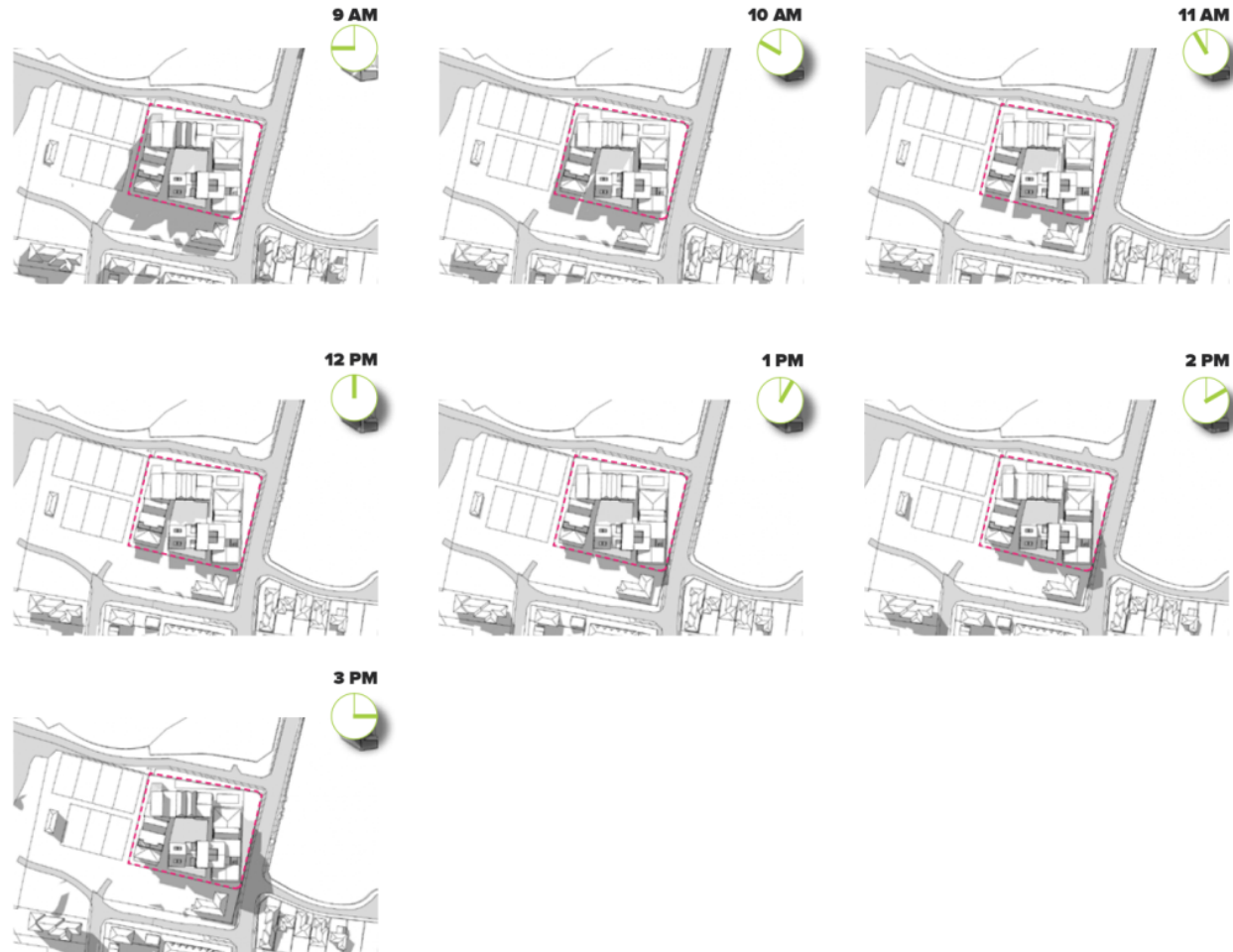
**INTERNAL
FREE BOARD**

SOLAR ANALYSIS

WINTER SOLSTICE

The adjacent diagrams illustrate solar amenity for mid-winter between 9am-3pm on 21 June.

The diagrams illustrate compliance with ADG and maintaining of reasonable solar amenity to the southern property.



VISUAL ASSESSMENT SUMMARY OF FINDINGS

A visual assessment study has been undertaken to understand the proposal and its relationship to:-

- The experience of 'arrival' into the town centre
- The escarpment
- Local character particularly built form to tree canopy

We highlight various improvements to pedestrian experience and site conditions previously identified in the Report.

In general, the proposal is acceptable, having a low impact on the existing landscape and public views. Specifically, the proposal maintains the majority of views of the escarpment and mid-ground tree line.

In addition, the roof profile of the proposal fits into the taper of the escarpment creating visual harmony between built form and landscape.

PRINCES HIGHWAY WESTERN SIDEWALK LOOKING SOUTH



ASSESSMENT METHODOLOGY

DETAILED ASSESSMENT METHODOLOGY

A qualitative assessment of the visual impacts and changes to landscape has been undertaken based on the following guidelines:

- RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (2013);
- The Guidance for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013) prepared by the Landscape Institute and Institute of Environmental Management and Assessment; and
- Visual Representation of Development Proposals, Technical Guidance Note 02 (2017).

The guidelines describe the assessment as a way to define the changes to the physical landscape and day to day visual effects of a project on people's views. The determination of the impacts is based on the following criteria:

Sensitivity is defined as "The sensitivity of a landscape character zone or view and its capacity to absorb change" (EIA No4 Guidelines, 2013, RMS).

The visual sensitivity of a view is defined by the nature of the view and its duration. A higher visual sensitivity is given to views which would be seen for longer, by a higher numbers of potential viewers and where visual amenity is important to viewers. The context of the view and the distance from the views are also used to determine the visual sensitivity level of the landscape.

Magnitude is defined as "The measurement of the scale, form and character of a development proposal when compared to the existing condition" (EIA No4 Guidelines, 2013, RMS).

It reflects the degree of visual contrast between the proposal and the existing landscape setting. In the case of visual assessment this also relates to how far the proposal is from the viewer.

For the purposes of this assessment the criteria listed in the following tables have been specifically defined for sensitivity and magnitude of change for both the assessment of landscape character and the visual impact to viewpoints. The combined assessment of sensitivity and magnitude provides an overall rating of the visual impact, as shown in the Impact Level table.

EXISTING AND PROPOSED SCENARIOS

Finalisation of the amended design and supporting technical documentation enabled the selected vantage points to be realistically documented.

The accuracy of the existing and proposed images is based on the following process and information:

- Creating 3D model of the terrain and context;
- 3D massing model of the proposed built forms;
- Digitally linking the coordinate data and 3d model into Google Earth (GE);
- Positioning camera in 3D software to prepare proposed scenarios from vantage points based on existing coordination and reference points;
- Photo matching and rendering to reflect landscaping, intended materials and lighting.

		MAGNITUDE					
		Very High	High	Moderate	Low	Very Low	Negligible
SENSITIVITY	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Sensitivity	Criteria
Very High	Nationally designated landscape with high conservation or heritage value and absence of landscape detractors. Protected views identified in planning policy designation, State designated publicly accessible landscape or heritage assets.
High	Locally designated valued landscape with many distinctive characteristics and very few landscape detractors. Public views with a high visual prominence and a high number of users in close proximity, private views in close proximity, passive recreational receptors where the landscape has a high visual value.
Moderate	Landscape with some distinctive characteristics and few landscape detractors. Public views with a moderate visual value and a moderate number of users in close proximity, active recreational receptors where the landscape has little visual value.
Low	Landscape with few distinctive characteristics and presence of landscape detractors. Public views with a little visual value and a low number of users, where receptors are mostly road users in motor vehicles or passers-by, people at their work place or views from commercial buildings where the landscape has some visual value.

Sensitivity Ranking Criteria

Magnitude	Criteria
Very High	Total loss or major change to key characteristics of the existing landscape. The proposal forms a significant and immediately apparent part of the scene. It significantly contrasts in scale and character (either existing or planned). It is severely detrimental to the quality of the scene.
High	Notable loss or change to key characteristics of the existing landscape. The proposal forms a dominant feature of the scene to which other elements become subordinate. It contrasts in scale and character (either existing or planned). It is reducing the quality of the scene.
Moderate	Partial loss or change to key characteristics of the existing landscape. The proposal forms a visible new element within the overall scene, yet one that is relatively compatible with the surrounding character (either existing or planned) and view's composition. It is possibly reducing the quality of the scene.
Low	Minor loss or change to key characteristics of the existing landscape. The proposal constitutes only a minor component of the wider view, that is compatible with the surrounding character (either existing or planned) and view's composition.

Magnitude Ranking Criteria

VANTAGE POINTS

In response to the Local Planning Panel considerations, the key vantage points for the purpose of visual impact assessment have been determined through identification of physical absorption capacity and visibility of the site as well as focus on the areas that are more likely to be affected by the proposal.

The scope of this visual analysis is focused on the views in close proximity as well as the distant views of the escarpment to identify any potential visual impact on main view corridors and local topography.

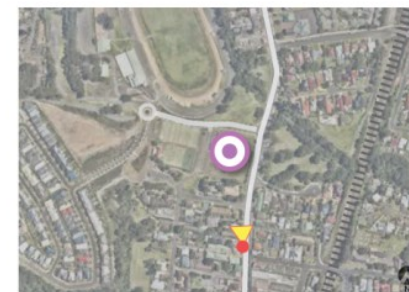
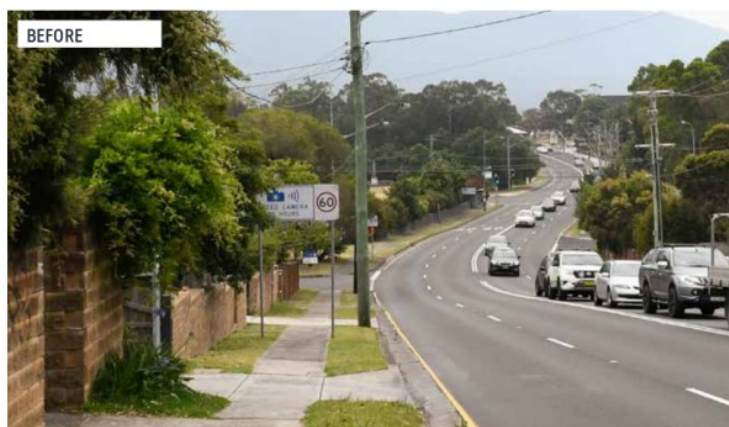
The key vantage points analysed include:

- View from Princes Highway (south)
- Distant view from Princes Highway (north)
- Close view from Princes Highway (north)
- View from intersection of Princes Highway and Point Street
- View from intersection of Princes Highway and Grevillea Park Rd
- View from west of Grevillea Park Rd
- View from Slacky Park east of Princes Highway



VISUAL ASSESSMENT

VIEW 1- PRINCES HIGHWAY SOUTH



	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High/ Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Princes Highway is:

- To understand the visual impact of proposed built form viewed from the key highway connecting to Bulli from south;
- To assess to what degree the existing hills topography will be impacted by the proposal; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The sensitivity of view from Princes Highway factors the following points:

- Receptors are mostly road users in motor vehicles that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- There are landscape detractors present in the view including existing housing, fences and utility poles.

However, the existing view corridor to the surrounding hills and ridges increases the sensitivity of this location. Therefore, the sensitivity of the viewpoint is considered MODERATE.

Magnitude

The magnitude of the proposal in this view is considered VERY LOW, due to:

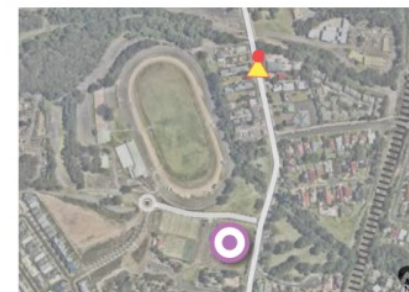
- Proposal responds to the existing view corridor through recessive building form which opens up a significant open space area along Princes Highway;
- The planting and landscaping of proposed open space along Princes Highway largely screen the proposal and soften the building facades;
- There already exists a presence of landscape detractors including the existing structures and built forms;
- Proposal is not reducing the quality of the scene.

Conclusion

The visual impact for this view is assessed as LOW/ NEGLIGIBLE. The proposal is acceptable with a minimum impact on the existing landscape and escarpment.

VISUAL ASSESSMENT

VIEW 2 - PRINCES HIGHWAY NORTH



		MAGNITUDE					
		Very High	High	Moderate	Low	Very Low	Negligible
SENSITIVITY	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High/ Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Princes Highway is:

- To understand the visual impact of proposed built form viewed from the key highway connecting to Bulli from north;
- To assess to what degree the existing landscape will be impacted by the proposal; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from Princes Highway is considered to have LOW sensitivity due to:

- Receptors are mostly road users in motor vehicles that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- Public view has little visual value;
- There are landscape detractors present in the view including existing housing, fences and utility poles.

Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE, due to:

- Proposal is in the distance and completely screened by the existing topography, housing and landscaping;
- No change in the view.

Conclusion

The visual impact for this view is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.

The proposal is acceptable as it is not visible (with no impact) from this view.

VISUAL ASSESSMENT

VIEW 3 - INTERSECTION OF PRINCES HIGHWAY & POINT STREET

BEFORE



AFTER



The proposal is screened by existing vegetation and mature trees



		MAGNITUDE					
		Very High	High	Moderate	Low	Very Low	Negligible
SENSITIVITY	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Princes Highway is:

- To understand the visual impact of proposed built form viewed from the key highway in closer proximity to the site;
- To assess to what degree the existing landscape will be impacted by the proposal; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from Princes Highway is considered to have LOW sensitivity due to:

- Receptors are mostly road users in motor vehicles that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- Public view has little visual value.

Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE, due to:

- Proposal is in the distance and completely screened by the existing vegetation and mature trees along Slacky Creek;
- No change in the view.

Conclusion

The visual impact for this view is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.

The proposal is acceptable as it is not visible (with no impact) from this view.

VISUAL ASSESSMENT

VIEW 4 - INTERSECTION OF PRINCES HIGHWAY & GREVILLEA PARK RD



	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High/ Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from intersection of Princes Highway & Grevillea Park Rd is:

- To understand the visual impact of proposed built form viewed from the intersection at the corner of the site;
- To assess to what degree the existing hills topography will be impacted by the proposal; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from the intersection is considered to have MODERATE sensitivity due to:

- Passive recreational receptors along the Park are more sensitive to visual change of their surroundings;
- Public view has some visual value offering views to the surrounding hills and ridges;
- Proposal is in close proximity.

Magnitude

The magnitude of the proposal in this view is considered MODERATE, due to:

- Proposal constitutes a relatively minor component of the wider view, that is compatible with the surrounding character;
- Proposal is partly screened by the landscaping along the streets and public open space;
- The majority of valuable views to the escarpment in background are maintained;
- Proposal is not reducing the quality of the scene.

Conclusion

The visual impact for this view is assessed as MODERATE/LOW.

The proposal has a compatible built form and landscaping which results in a minimum impact on the existing landscape and escarpment.

VISUAL ASSESSMENT

VIEW 5 - GREVILLEA PARK RD



	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High/ Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Grevillea Park Rd is:

- To understand the visual impact of proposed built form viewed from the west and along tennis courts;
- To assess to what degree the existing landscape will be impacted by the proposal; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from Grevillea Park Rd is considered to have LOW sensitivity due to:

- Grevillea Park Rd is not a main street and has relatively low flow of traffic;
- Receptors are mostly road users in motor vehicles that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- Public view has little visual value.

Magnitude

The magnitude of the proposal in this view is considered LOW, due to:

- Whilst the proposal forms a relatively apparent new element, it is consistent with the character of the area and provides compatible facade design and materials;
- Proposal is largely screened by the existing street trees and landscaping along Grevillea Park Rd;
- Proposal is not reducing the quality of the scene.

Conclusion

The visual impact for this view is assessed as LOW/ Negligible.

The proposal is acceptable as it is compatible with the surrounding character with minimum impact on the existing landscape.

VISUAL ASSESSMENT

VIEW 6 - SLACKY PARK

BEFORE



AFTER



	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High/ Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Slacky Park is:

- To understand the visual impact of proposed built form viewed from the east;
- To assess to what degree the existing escarpment will be impacted by the proposal; and
- To test the extent to which the existing mature trees along the Park will block the proposal.

Sensitivity

The view from Slacky Park is considered to have MODERATE sensitivity due to:

- Passive recreational receptors in the Park are more sensitive to visual change of their surroundings;
- Public view has some visual value;
- Proposal is in close proximity.

Magnitude

The magnitude of the proposal in this view is considered VERY LOW, due to:

- Proposal is largely screened by the existing mature trees in the Park and along Princes Highway;
- The valuable views to the escarpment in background are maintained;
- Proposal is not reducing the quality of the scene.

Conclusion

The visual impact for this view is assessed as LOW/ Negligible.

The proposal has a compatible built form and landscaping which results in a minimum impact on the existing landscape and escarpment.

VISUAL ASSESSMENT

VIEW 7 - PRINCES HIGHWAY NORTH



	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High/ Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Princes Highway is:

- To understand the visual impact of proposed built form viewed from the key highway connecting to Bulli from north;
- To assess to the visual impact of the proposal from close viewing distance; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The sensitivity of view from Princes Highway factors the following points:

- Receptors are mostly road users in motor vehicles that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- There are landscape detractors present in the view including existing housing, fences and utility poles.

However, the existing view corridor to the surrounding hills and ridges increases the sensitivity of this location. Therefore, the sensitivity of the viewpoint is considered MODERATE.

Magnitude

The magnitude of the proposal in this view is considered MODERATE, due to:

- Whilst the proposal forms an apparent new element, it is consistent with the surrounding character in terms of scale and built form;
- Proposal is partly screened by the landscaping along the streets and the proposed public open space;
- The mature trees in the future will further screen the proposal and reduce the visual impact;
- Proposal is not reducing the quality of the scene.

Conclusion

The visual impact for this view is assessed as MODERATE/LOW.

The proposal has a compatible built form and landscaping which results in a minimum impact on the existing local character of the area.

PARKING SUMMARY

The residential parking provision in accordance with the WDCP requires 148 car parking bays in total of which 116 are residential. RMS guidelines, as prescribed by the ADG's/SEPP 65 recommends 121 residential parking bays. The RMS Guidelines prescribes a 4% increase on Councils DCP requirements.

Given the sites location to existing transport networks and close proximity to various land uses and places of employment and study, it is suggested that the WDCP provision might be more than adequate for the site however the proposal has capacity to accommodate parking ratios compliant with the RMS.

We propose a total of 116 car parking bays for residential and 32 for other uses totalling 148 cars altogether. Of the total cars 13 spaces will be designed as accessible/disabled parking. There are 8 motorcycle spaces allowed for in the scheme and 42 bicycle parking spaces are provided.

On the basis of the above figures, Bulli Green delivers a compliant parking strategy.

CAR PARKING REQUIREMENTS

Residential Flat Building, Multi dwelling housing:

- 0.75 space per 0-70sqm unit 7
- 1 spaces per 76-100sqm unit 89
- 0.2 visitor space per unit 20
- 1 car wash bay included in visitor bay provision

RESIDENTIAL SUB TOTAL 116

Other

- Childcare 16
- Co-working 1 space per 40 sqm 11
- Cafe 1 space per 25 sqm 5

SUPPORTIVE USES SUB TOTAL 32
TOTAL 148

ACCESSIBLE PARKING REQUIREMENTS

Accessible Parking:

- 10% of dwellings (WDCP) 9.9
 - 1% of other use car spaces (BCA) 3.2
- TOTAL 13.1

MOTORBIKE PARKING REQUIREMENTS

- Residential uses 1 per 15 car spaces 7.7
 - Other uses 1 per 25 car spaces 1.2
- TOTAL 8.9

BICYCLE PARKING REQUIREMENTS

- Residential uses 34
 - Other uses 8
- TOTAL 42

RMS PARKING COMPARISON

Residential Flat Building, Multi dwelling housing:

- 0.6 space per 1 bedroom unit 6
- 0.9 spaces per 2 bedroom unit 53
- 1.4 spaces per 3 bedroom unit 42
- 1 visitor space per 5 dwellings 20

TOTAL 121

PARKING PROVIDED	SPACES	%
Residential Car Parking	116	59%
Other Uses	32	16%
Motorbike	8	3%
Total Bicycle Parking	42	22%
TOTAL	198	100%

DEVELOPMENT SUMMARY

GROSS FLOOR AREA

Floor area of each floor of a building measured from the inner face external walls of the building measured at a height of 1.4 metres above the floor, excluding:

- Any area for common vertical circulation, such as lifts and stairs;
- Any basement, plant rooms, lift towers;
- Car parking to meet any requirements of the consent authority (including access to that car parking);
- Any space used for the loading or unloading of goods (including access to it),
- Terraces and balconies with outer walls less than 1.4 metres high, and;
- Voids above a floor at the level of a storey or storey above.

YIELDS

FSR: The ratio of overall Gross Floor Area to the whole development site area.

Site Area:	8,309 sqm
FSR Asking for:	1.3:1
Residential GFA:	9,776 sqm
Childcare GFA:	592 sqm
Co-working Space GFA:	438 sqm
Cafe GFA:	75 sqm
TOTAL GFA:	10,880 sqm

JOB GROWTH

The following breakdown details the potential new jobs created by the proposed development and associated uses. It is expected that approximately 49 employees will be working at Bulli Green during operation, and 329 total job years generated during construction (Strategic Land Use Study Report):

Coworking Space

- 438sqm
- GLA: 381sqm
- 25 employees, based on 1 employee/15sqm

Other formulas used:

- WeWork Precedent: 1 employee/4sqm
- A-grade office buildings: 1 employee/per 8sqm
- Standard office: 1/10sqm (BCA requirement)

Cafe

- 75sqm plus 50sqm of outdoor space: 125sqm
- GLA: 60sqm
- 2 employees, based on 1 employee/26sqm

Childcare

- 592sqm
- GLA: 531sqm
- 13 employees, based on 1 employee/40sqm

Work at Home

- GLA: 76sqm
- 8 employees, based on 1 employee/13 units

RESIDENTIAL UNITS % MIX

1 Bed (60 sqm)	10	10%
2 Bed (80 sqm)	59	60%
3 Bed (100 sqm)	30	30%
Total Apartments	99	100%
Affordable Housing	5	5% of Total

OTHER USES UNITS % OF GFA

Childcare	1	5.44%
Co-working Space	1	4.02%
Cafe	1	0.69%
Total Other	3	10.15%

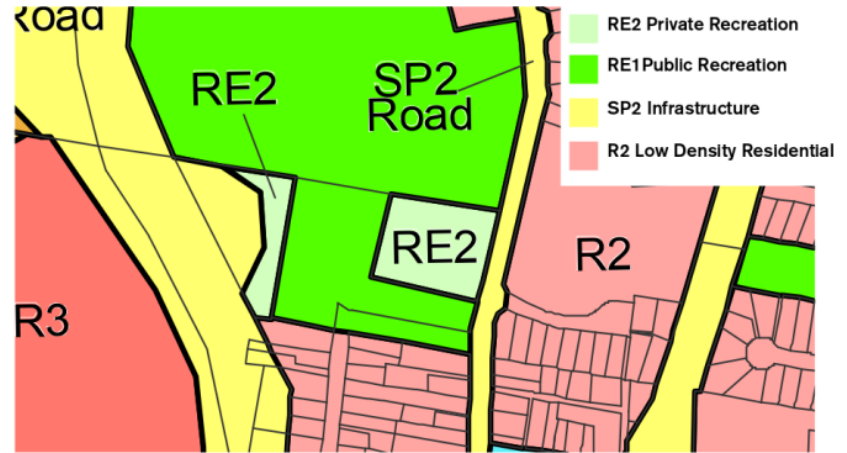
OPEN SPACE AREA % OF SITE

Deep soil	1,472 sqm	18%
Communal Open Space	2,834 sqm	34%

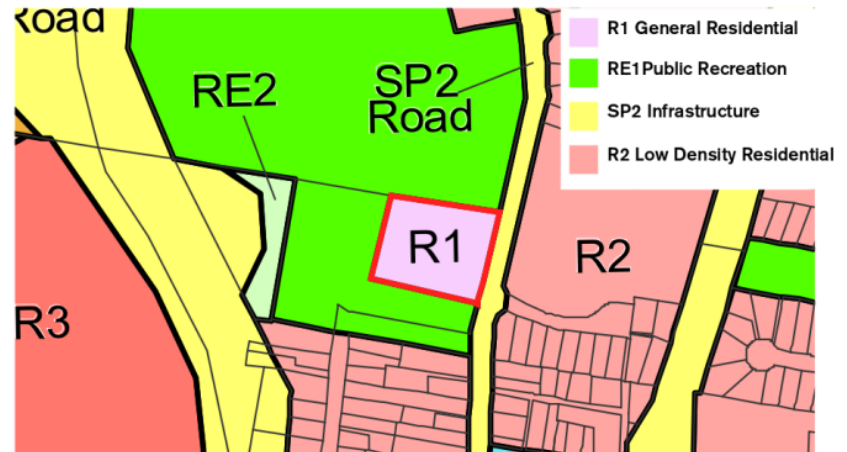
PLANNING CONTROLS

WHAT WE ARE
ASKING FOR

ZONING



EXISTING - RE2

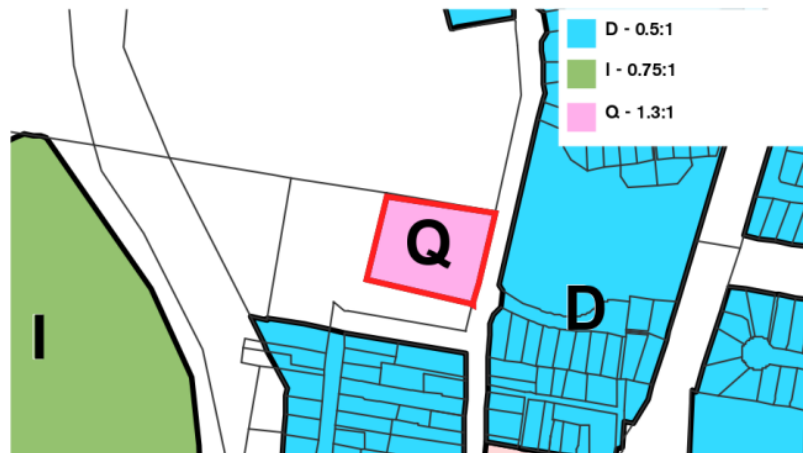


PROPOSED - R1

FSR



EXISTING - N/A

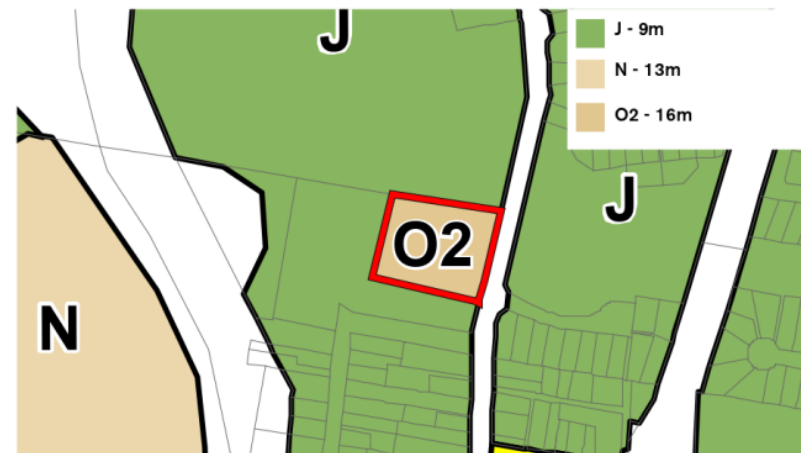


PROPOSED - 1.3:1

HEIGHT OF BUILDINGS

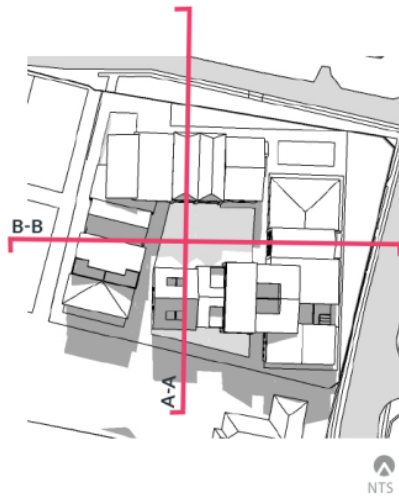


EXISTING - 9M



PROPOSED - 16M

BUILDING LAYOUT AND SECTIONS



SECTION A-A
NTS



SECTION B-B
NTS



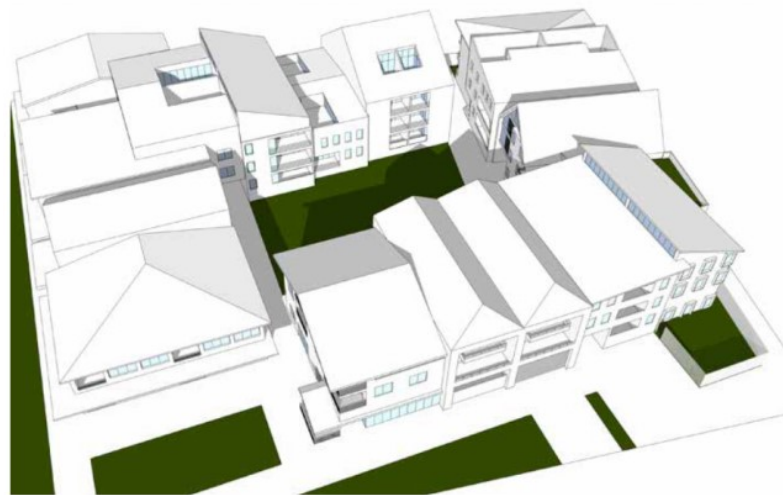
TYPICAL GROUND FLOOR LAYOUT

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Retail
- Cafe
- Child Care



TYPICAL FIRST FLOOR RESIDENTIAL LAYOUT

- Child Care
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



ROOF LAYOUT



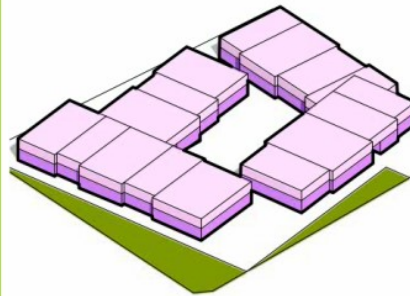
TYPICAL UPPER LEVELS RESIDENTIAL LAYOUT

- Child Care
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment

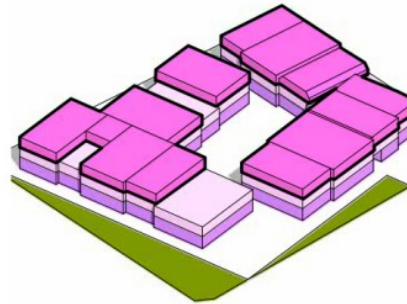
BUILDING HEIGHTS AND TRANSITIONS

The proposal includes a variety of building heights to create transition to the surrounding areas. The proposed low-rise and diverse built form respects existing local character and is in harmony with its natural setting.

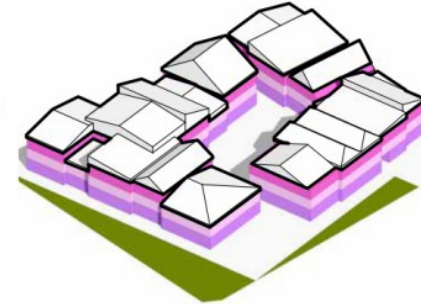
The potential attic level has been designed to create visual interest and a compatible built form with a minimum visual impact on the existing valuable views.



2 Storeys



3 Storeys



Attic

63%
OF THE SITE AREA IS
2 STOREYS

ONLY
12%
OF THE SITE AREA IS
ABOVE 3 STOREYS

	% of Site
Ground Floor	31%
1st Floor	32%
2nd Floor	25%
Attic	12%

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	7 August 2019
PANEL MEMBERS	Robert Montgomery (Chair), Mark Carlon and Sue Hobley
STAFF IN ATTENDANCE	David Green (Land Use Planning Manager), Jon Bridge (Senior Strategic Project Officer)
PROPERTY	Lot 360 DP 1214993 (former Bulli Bowling Club) Princes Highway Bulli

Wollongong Local Planning Panel (WLPP) meeting held at Corrimal Community Centre Meeting Room, Short Street Corrimal, opened at 1:12pm, adjourned from 1:20pm to 2:10 and closed at 3:20pm. Panel deliberations continued after the meeting closed.

CONFLICT OF INTEREST

None of the Panel members had any conflict of interests relating to the matter. The Chair disclosed that he sits on the Bayside Local Planning Panel, where Mr Stephen Moore, the applicant's consultant for this Item, also sits as an expert member. The Chair stated that he has no other professional association with Mr Moore and no conflict in relation to the matter.

ITEM 2

Planning proposal to rezone Lot 360 DP 1214993 (former Bulli Bowling Club) from RE2 Private Recreation to R1 General Residential, with associated changes to Building Height, FSR and additional uses.

PUBLIC SUBMISSIONS

As the Panel is providing advice only to Council on the planning proposal, the Panel meeting was not open to members of the public.

Mr Steve Hughes and Mr Stephen Moore, proponent's representatives, addressed the Panel.

PANEL CONSIDERATION

The Panel inspected the site prior to the meeting.

The Panel acknowledges that the land is a key site with capability for some development. The site is located at the southern edge of the new Bulli Town Centre and may be described, along with the surrounding land, as the significant northern gateway to new Bulli. The site is in a prominent visual location with an escarpment backdrop and is located within the Bulli Heritage Conservation Area. The site's immediate context sits it within a landscaped buffer to the village. The mature trees of Mailbag Reserve opposite the site, the riparian vegetation along the creek line, and the open space created by the former bowling greens, the garden of the childcare centre and the Bulli showground all add to the escarpment backdrop and create a landscape threshold to the village. The site is also constrained by flooding. Therefore, the height, size, density and configuration of any future development on the site must be carefully controlled to ensure an appropriate built form outcome.

The Panel raised concerns in relation to the following aspects of the proposal:

- There is no apparent strategic justification for a residential development of this size in this location;
- It is unclear how the proposed development fits within the overall context of Bulli;
- The proposal to increase the permissible building heights has the potential to impact on the visual quality of the area in that the buildings will be higher than the existing tree line and may block views of the escarpment from the Princes Highway;

- The height and scale of the development will visually detract from the view of the heritage conservation area, in particular the hotel, in the arrival sequence to Bulli;
- The floor level is proposed to be raised significantly higher than the ground level to be above the 1:100 year flood event. How is this to be resolved in terms of access to the buildings, access to basement car park and visual impact;
- The fine grain “laneway” design approach adopted for the concept does not translate to the proposed built form; and
- Overall, the height, scale and density of the proposal appears to ignore the established character of Bulli;

The Panel also noted that a large building setback is proposed to the Princes Highway frontage. This is considered to be an important design principle to ensure that the green open gateway to Bulli is maintained. It is considered however that the encroachment of the proposed corner building on this setback is not appropriate.

The proponent requested that the Panel defer consideration of the planning proposal for eight weeks to allow the proponent to address the concerns raised at the meeting.

ADVICE TO COUNCIL

The Wollongong Local Planning Panel recommends to Council that action in relation to this planning proposal be deferred until 2 October 2019 to provide the proponent with an opportunity to respond to the matters raised by the Panel. The Panel requests that the proponent address the following matters:

1. The impact of flooding on the site is considered by the Panel to be a threshold issue which needs to be satisfied prior to progressing any proposal for residential development. In this regard further details of the impacts and behaviour of floodwaters and information as to whether reticulated sewer, water and electricity would be affected by a 1 in 100 year flood event should be provided. It also important to understand whether residents would need to be evacuated and if so, how this would occur during a flood event;
2. Identify more clearly the strategic context of the site in terms of the Bulli Town Centre, proposed Town Centre Study and residential growth;
3. Provide a review of the surrounding character and context of the site and how residential development should be controlled to ensure that character is maintained;
4. Consider a more appropriate lower density, height and scale for the site in keeping with the character of the locality and impacts on the sense of arrival at the town centre of Bulli;
5. Provide a visual assessment of the locality and the escarpment backdrop, which identifies the impacts of development of the site as proposed and how these impacts may be lessened by a lower height, less bulky development concept; and
6. Provide detailed information as to how the ground floor of the buildings and the basement carpark will have a suitable transition to the ground level. These levels need to be resolved to ensure compliance with DDA and to prevent inappropriate visual impacts.

Voting: 3/0



REZONING REVIEW RECORD OF DECISION

DATE OF DECISION	2 April 2020
PANEL MEMBERS	Alison McCabe, Sue Francis, Steven Layman
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Steven Layman indicated that he had on one occasion previously worked in a consultant team with the proponent but that he was not working with him at present, has never been in any form of partnership with him and has not been involved in the subject proposal and as such did not believe he had any conflict of interest

REZONING REVIEW

Planning Proposal PP-2019/3 – former Bulli Bowling Club, Princes Highway, Bulli

LOCAL PLANNING PANEL CONSIDERATION AND DECISION

The Panel considered the material in the Council Planning Report listed at item 1 and the matters raised and/or observed at meeting.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site-specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
 - ☒ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site-specific merit

The decision was unanimous

REASONS FOR THE DECISION

The Panel heard from the proponent and his expert team and had the benefit of a detailed report from staff in respect of this revised PP.

The Panel is aware that the site is vacant and that it is flood prone. The Panel is also aware of the prior consideration of previous PP by the LPP. In this respect, although this is a revised PP, many of the points raised previously remain relevant to the consideration of this revised proposal.

Further, the Panel considers that to rezone the site R1 with a FSR of 1.3:1 and a height of 16m would be premature to the strategic planning consideration of Bulli and that there are no exceptional circumstances that would warrant the site being considered for rezoning in the form proposed in advance of that ongoing strategic planning work.

The PP should not proceed at this stage.

However, the Panel does consider that the site is unusually large in the locality and is worthy of consideration for rezoning from RE2 in Councils forward planning work but that the following criteria should be considered in any such work:-

1. The proposed zoning of R1 is too broad having regard to the character of the existing development context. A more appropriate zoning to say R3, consistent with the zoning of the adjacent brickworks site would be more compatible with the densities in the area.
2. An R3 zone would allow uses such as childcare centres, aged care facilities, neighbourhood shops. Any other, more 'commercial' uses would have the potential to conflict with the existing Bulli Town Centre B2 zoned area
3. A proposed height and FSR consistent with the adjacent R3 zone would be a more appropriate density and scale of development in this out of centre, recreational precinct.

PANEL MEMBERS	
 Alison McCabe	 Sue Francis
 Steven Layman	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	PP-2019/3
2	LEP TO BE AMENDED	Wollongong LEP 2009
3	PROPOSED INSTRUMENT	n/a
4	MATERIAL CONSIDERED BY THE PANEL	Council Planning Report