



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6:00 pm on

Monday 6 June 2022

Council Chambers, Level 10,
Council Administration Building, 41 Burelli Street, Wollongong

(Note: In accordance with the Code of Meeting Practice, Councillors will be able to attend and participate in this meeting via electronic means)

Order of Business

- 1 Opening Meeting
- 2 Acknowledgement of Traditional Custodians
- 3 Civic Prayer
- 4 Apologies and Applications for Leave of Absence by Councillors
- 5 Confirmation of Minutes of Ordinary Council Meeting
- 6 Confirmation of Minutes of Extraordinary Ordinary Council Meeting
- 7 Conflicts of Interest
- 8 Petitions and Presentations
- 9 Confirmation of Minutes of Council Committee Meeting
- 10 Public Access Forum
- 11 Call of the Agenda
- 12 Lord Mayoral Minute
- 13 Urgent Items
- 14 Reports to Council
- 15 Reports of Committees
- 16 Items Laid on the Table
- 17 Notices of Motions(s)/Questions with Notice
- 18 Notice of Rescission Motion
- 19 Confidential Business
- 20 Conclusion of Meeting

Members

Lord Mayor –
Councillor Gordon Bradbery AM (Chair)
Deputy Lord Mayor –
Councillor Tania Brown
Councillor Ann Martin
Councillor Cameron Walters
Councillor Cath Blakey
Councillor David Brown
Councillor Dom Figliomeni
Councillor Elisha Aitken
Councillor Janice Kershaw
Councillor John Dorahy
Councillor Linda Campbell
Councillor Mithra Cox
Councillor Richard Martin

QUORUM – 7 MEMBERS TO BE PRESENT

Statement of Ethical Obligations

In accordance with clause 3.23 of the Model Code of Meeting Practice, released by the NSW Office of Local Government, Councillors are reminded of their Oath or Affirmation of Office made under section 233A of the Act and their obligations under Council's Code of Conduct to disclose and appropriately manage conflicts of interest

OATH OR AFFIRMATION OF OFFICE

The Oath or Affirmation is taken by each Councillor whereby they swear or declare to undertake the duties of the office of councillor in the best interests of the people of Wollongong and Wollongong City Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgment.

CONFLICTS OF INTEREST

All Councillors must declare and manage any conflicts of interest they may have in matters being considered at Council meetings in accordance with the Council's Code of Conduct. All declarations of conflicts of interest and how the conflict of interest was managed will be recorded in the minutes of the meeting at which the declaration was made.

Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with Council's Code of Conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting will be suspended or terminated for the time during which the matter is being considered or discussed by Council, or at any time during which Council is voting on the matter.

Councillors should ensure that they are familiar with Parts 4 and 5 of the Wollongong City Council **Code of Conduct for Councillors** in relation to their obligations to declare and manage conflicts of interests.

Staff should also be mindful of their obligations under the Wollongong City Council **Code of Conduct for Staff** when preparing reports and answering questions during meetings of Council.

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6:00 pm

Monday 23 May 2022

Present

Lord Mayor – Councillor Gordon Bradbery AM (in the Chair)

Deputy Lord Mayor – Councillor Tania Brown

Councillor Ann Martin

Councillor Cameron Walters

Councillor Cath Blakey

Councillor David Brown

Councillor Dom Figliomeni

Councillor Elisha Aitken

Councillor Janice Kershaw

Councillor John Dorahy

Councillor Linda Campbell

Councillor Mithra Cox

Councillor Richard Martin

In Attendance

General Manager

Director Infrastructure + Works, Connectivity Assets + Liveable City

Director Planning + Environment, Future City + Neighbourhoods

Director Corporate Services, Connected + Engaged City

Director Community Services, Creative + Innovative City

Chief Financial Officer (attended electronically)

Manager Governance + Customer Service

Manager City Strategy

Manager Project Delivery (attended electronically)

Manager Infrastructure Strategy + Planning (attended electronically)

Manager Open Space + Environmental Services (attended electronically)

Manager Community Cultural + Economic Development

Greg Doyle

Joanne Page

Linda Davis

Renee Campbell

Kerry Hunt

Brian Jenkins

Todd Hopwood

Chris Stewart

Glenn Whittaker

Chris O'Connor

Paul Tracey

Sue Savage

Note: In accordance with the Code of Meeting Practice, participants in the meeting can participate via electronic means. Those who participated via electronic means are indicated in the attendance section of the Minutes.

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CONFLICTS OF INTERESTS

Councillor A Martin declared a significant non-pecuniary in Item 4 - Post Exhibition - Updates to Planning Proposal Policy due to her role at the Department of Planning. Councillor Martin advised she will depart the meeting during debate and voting on the item.

Councillor Cox declared a non-significant, non-pecuniary conflict of interest in Item 9 – Notice of Motion – Councillor Mithra Cox – Reducing Greenhouse Emissions from Gas as she works for the Global Strategic Communications Council as an oil and gas associate, working with experts and environment groups to communicate about gas, oil and hydrogen. As none of the work is related to Wollongong, Wollongong City Council or any partners in Wollongong, Councillor Cox advised she will remain in the meeting during debate and voting on the item.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 2 MAY 2022

675 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that the Minutes of the Ordinary Meeting of Council held on Monday, 2 May 2022 (a copy having been circulated to Councillors) be taken as read and confirmed.

PRESENTATION

The Lord Mayor, Councillor Bradbery tabled a certificate of recognition from the Illawarra Academy of Sport thanking Council for its continued support and contribution.

CALL OF THE AGENDA

676 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the staff recommendations for Items 1, 3 then 5 to 8 inclusive be adopted as a block.

ITEM 1 - PUBLIC EXHIBITION - DRAFT WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 CHAPTER C3 BOARDING HOUSES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 676)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1 Draft Wollongong Development Control Plan 2009 Chapter C3 Boarding Houses be exhibited for a minimum of 28 days.
- 2 Draft Wollongong Development Control Plan 2009 Chapter E3 Car Parking, Access, Servicing/Loading Facilities and Traffic Management, Schedule 1 – Car Parking, Bicycle Motorcycle and Delivery Vehicle Parking Requirements be exhibited for a minimum of 28 days.
- 3 Following the exhibition period, a report outlining the submissions received from the public exhibition process with recommendations regarding the progression of the draft Development Control Plan amendments be presented for Council's consideration.

ITEM 2 - ROCK FISHING SAFETY ACT 2016 - OPT-IN LEGISLATION

677 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Campbell that -

- 1 Council resolves to pursue stakeholder and community engagement for 28 days on Council's proposal to opt-in to the Rock Fishing Safety Act 2016, which would see areas within Wollongong LGA declared as high-risk rock fishing locations.
- 2 A subsequent report come forward to Council with the outcome of this engagement with a view to have Council resolve to request the Minister for Local Government to make a declaration under the Rock Fishing Safety Act 2016 that the Wollongong LGA is an area where high risk rock fishing takes place.
- 3 The report also investigate a range of options that may include, but not be limited to, short term hire or loan of life jackets so that no one is disadvantaged by the introduction of this regulation. Further that funding options to provide this, including funds from the Recreational Fishing Trust and the PKCIF be examined.
- 4 For the purposes of the above declaration, the high-risk rock fishing locations within the Wollongong LGA are those described and identified on the map attached to this report.

Variation The variation moved by Cr Campbell (the addition of a new point 3 "The report also investigates a range of options that may include, but not be limited to, short term hire or loan of life jackets so that no one is disadvantaged by the introduction of this regulation. Further, that funding options to provide this, including funds from the Recreational Fishing Trust and the PKCIF be examined." and the existing point 3 to become point 4 was accepted by the mover and seconder.

ITEM 3 - DRAFT QUARTERLY REVIEW STATEMENT MARCH 2022

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 676)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1 The draft Quarterly Review Statement March 2022 be adopted.
- 2 The Budget Review Statement as at March 2022 be adopted and revised totals of income and expenditure be approved and voted.

DEPARTURE OF COUNCILLOR

Due to a disclosed conflict of interest, Councillor A Martin departed the meeting at 6:28pm and was not present for the debate nor voting on Item 4. Councillor A Martin returned to the meeting at 6:30pm at the conclusion of Item 4.

ITEM 4 - POST EXHIBITION - UPDATES TO PLANNING PROPOSAL POLICY

678 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the updated Planning Proposal Policy, Application Form and Checklist be adopted, and a notice placed on Council's website advising of the adoption.

ITEM 5 - APPOINTMENTS TO THE LAKE ILLAWARRA CMP IMPLEMENTATION GROUP

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 676)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1 Cr Ann Martin be endorsed as the Councillor delegate to act as Chairperson on the Lake Illawarra CMP Implementation Group for the initial hosting period.
- 2 Colin La Flamme and Jess Whittaker be appointed as community representatives to the Lake Illawarra CMP Implementation Group.
- 3 Dr Brian Jones be appointed as Independent Scientific Advisor to the Lake Illawarra CMP Implementation Group.
- 4 The unsuccessful candidates be thanked for their nomination and interest in assisting in the implementation of the Lake Illawarra CMP.

ITEM 6 - TENDER T1000048 - WEST DAPTO ROAD UPGRADE STAGE 1

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 676)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1
 - a In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council decline to accept the tenders received for West Dapto Road Upgrade Stage 1 and resolve to enter into negotiations with one or both tenderers, or any other party with a view to entering into a contract in relation to the subject matter of the tender.
 - b In accordance with Section 178(4) of the Local Government (General) Regulation 2021, the reason for Council hereby resolving to enter into negotiations with one or both of the tenderers or another party and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who demonstrate a capacity and ability to undertake the works.
- 2 Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with one or both tenderers, and, in the event of failure of negotiations with one or both tenderers, any other party, with a view to entering into a contract in relation to the subject matter of the tender.
- 3 Council grant authority for the use of the Common seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 7 - TENDER T1000055 - PORT KEMBLA BEACH ACCESS RAMP

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 676)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1 In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accept the tender of Cadifern Pty Ltd for the construction of an access ramp to the Port Kembla Beach, in the sum of \$428,066.38, including GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.

- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 8 - TENDER T1000057 - RELOCATION OF UTILITIES - BONG BONG ROAD/STATION STREET INTERSECTION, DAPTO

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 676)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1 Council note that no tender submissions were received for the publicly advertised tender "Bong Bong Road/Station Street Intersection, Dapto – Utilities Relocations".
- 2
 - a In accordance with Section 178(3)(e) of the Local Government (General) Regulation 2021, Council enter into negotiations with any person in relation to Bong Bong Road/Station Street Intersection, Dapto – Utilities Relocations with a view to entering into a contract in relation to the subject matter of the tender.
 - b In accordance with Section 178(4) of the Local Government (General) Regulation 2021, the reason for Council hereby resolving to enter into negotiations with any party and not inviting fresh tenders is that the previous tender process received no responses and it is anticipated that a more satisfactory outcome can be achieved by directly negotiating with parties who can demonstrate a capacity and ability to undertake the works.
- 3 Council delegate to the General Manager the authority to undertake and finalise the negotiations with any party, with a view to entering into a contract in relation to the subject matter of the tender.
- 4 Council grant authority for the use of the Common seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 9, Councillor Walters departed and returned to the meeting, the time being from 6:44 pm to 6:45 pm.

ITEM 9 - NOTICE OF MOTION - COUNCILLOR MITHRA COX - REDUCING GREENHOUSE EMISSIONS FROM GAS

679 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Cox seconded Councillor Blakey that as part of the next Climate Mitigation Plan, Council investigates ways to reduce greenhouse emissions from gas, both within Council operations and in the broader community.

Variation The variation moved by Councillor Blakey (the removal of the words 'banning or' from point a) was accepted by the mover and seconder.

Variation The variation moved by Councillor A Martin (the addition of 'the next iteration of the Wollongong DCP and in consultation with the State Government through the future review of the BASIX requirements with the potential to slowly roll out amendments relating to preference of electricity over gas where available in the BASIX requirements' to point a, and the addition of 'when they are due for replacement' to the end of points b and c) was accepted by the mover and seconder.

Variation The variation moved by Councillor Bradbery (the removal of points a, b and c) was accepted by the mover and seconder.

THE MEETING CONCLUDED AT 7:29 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 6 June 2022.

Chairperson

ITEM A LORD MAYORAL MINUTE - ULURU STATEMENT FROM THE HEART

Wollongong City Council has an Aboriginal Engagement Framework and an endorsed Reconciliation Action Plan (RAP) which provides a strategic approach for the organisation's contribution to the reconciliation movement at a local level.

In 2017 hundreds of First Nations leaders endorsed the Uluru Statement from the Heart which calls for structural and constitutional reforms to improve the lives of Aboriginal and Torres Strait Islander people. The three key reforms of the Statement are summarised as Voice, Treaty, Truth. Local Government has a role in promoting reconciliation and providing Aboriginal and Torres Strait Islander people a voice in decisions that affect them. Whilst the commitments made in the Wollongong City Council RAP generally align with the principles of the Uluru Statement from the Heart, Council has not developed a specific response to the Statement.

RECOMMENDATION

Wollongong City Council -

- 1 Develop a response to the Uluru Statement from the Heart in alignment with the Wollongong City Council Reconciliation Action Plan.
- 2 Continue to engage with the local Aboriginal community and organisations to provide a First Nations voice as per Wollongong City Council's Aboriginal Engagement Framework.
- 3 Acknowledge the Aboriginal groups of the Illawarra as the First Nations peoples whose sovereignty was never ceded.

ATTACHMENTS

There are no attachments for this report.

ITEM 1

PUBLIC EXHIBITION - WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2022

Development contributions are collected to help fund infrastructure that is required as a direct or indirect result of development. The current adopted Wollongong City-Wide Development Contributions Plan (2021) (Plan) came into force on 2 August 2021. The Plan is reviewed annually to reflect updates to Councils works program and any other required changes. The revised 2022 Plan incorporates the allocation of new projects.

During the year there has been legislative changes that also affect the Plan, and the revised 2022 Plan has been amended accordingly.

It is recommended that the draft Wollongong City-Wide Development Contributions Plan (2022) (Attachment 1), be exhibited for community comment.

RECOMMENDATION

- 1 The draft Wollongong City-Wide Development Contributions Plan (2022) (Attachment 1), be exhibited for a minimum of 28 days
- 2 Following the exhibition period, a report on submissions be prepared for Council's consideration, along with a recommendation regarding adoption.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 Draft Wollongong City-Wide Development Contributions Plan 2022

BACKGROUND

Development Contributions

The *Environmental Planning and Assessment Act 1979* (Act) establishes various mechanisms through which a Council can collect development contributions.

Under Section 7.12 of the Act, contributions can be collected as 'fixed development consent levies' based on a percentage of the proposed cost of development. Clause 209 of the *Environmental Planning and Assessment Regulation 2021 (Regulation)* sets the maximum percentage that can be levied. For the Wollongong City Council Local Government Area (LGA) these are -

Where the proposed cost of carrying out the development is -

- Up to and including \$100,000 – Nil.
- More than \$100,000 and up to and including \$200,000 - 0.5% of that cost.
- More than \$200,001 - 1% of that cost.

For land within the Wollongong City Centre B3 Commercial Core zone -

- Up to and including \$250,000 – Nil.
- More than \$250,001 – 2%.

Contributions are applied towards the provision, extension or augmentation of public infrastructure across the contribution area, or towards the recoupment of these costs.

In February 2021, a new Practice Note for Section 7.12 development contributions was issued by NSW Department of Planning and Environment. In accordance with Clause 26(1) of the *Environmental Planning and Assessment Regulation 2000*, the review of the Plan by staff has had regard to this Practice Note.

In February 2021, the *Environmental Planning and Assessment Regulation 2000* was also amended to incorporate the following -

- Provide more detailed reporting requirements on receipt and expenditure of development contributions. The new reporting requirements will commence on 1 July 2022.
- Make documents and information more readily accessible on Council's website and the NSW Planning Portal.
- Update a reference in Clause 25K, replacing 'Wollongong City Centre Local Environmental Plan 2007' with 'Wollongong Local Environmental Plan 2009'.

On 1 March 2022 the *Environmental Planning and Assessment Regulation 2000* was replaced by the *Environmental Planning and Assessment Regulation 2021*. The new Regulation has required all references in the Contributions Plan to be updated to reflect new Clause numbers.

Draft Development Contributions Reforms

In October 2021, the NSW Department of Planning and Environment exhibited a comprehensive set of draft reforms to local and State development contributions, and proposed the introduction of Regional contributions. The proposed reforms and Council officer's submission was reported to Council on 21 February 2022.

The NSW Government indicated that "no Council will be worse off under the reforms". The Department proposed that the reformed system would be operational by July 2022 with Councils progressively moving into the system over two years until all recommendations are effective by July 2024. At this stage there has been no announcement about the commencement. If the reforms commence, a further amendment to the Contributions Plan may be required.

Wollongong City-Wide Development Contributions Plan

The Wollongong Section 94A Development Contributions Plan initially came into force on 14 June 2006 when it repealed various Section 94 Contributions Plans. The Plan has been reviewed annually to reflect updates to Council's works program and any other required changes. Projects to be fully or partially funded through the contribution scheme are required to be listed in Schedule 5 and 6 and mapped in Schedule 7 of the Plan.

On 1 March 2018, the Act was amended, including a restructure and all sections were renumbered. Section 94A was renumbered to section 7.12.

On 23 July 2018, Council resolved to rename the plan to the Wollongong City-Wide Development Contributions Plan (2018). The current City-wide Development Contributions Plan came into force on 2 August 2021. The Plan applies to the majority of the Wollongong City Council LGA, excluding the West Dapto Urban Release Area, where the West Dapto Section 7.11 Development Contribution Plan (2020) currently applies.

PROPOSAL

This report proposes to update the current City-wide Development Contribution Plan to reflect Council's draft Delivery Program 2022-2026 and Operational Plan 2022-2023 endorsed by Council for exhibition on 2 May 2022. Any updates or changes to the Delivery Program or Operational Plan will be reflected in the Contributions Plan prior to adoption. Other amendments include -

- 1 Replacement of the cover page image to assist in distinguishing the new 2022 Plan from the current 2021 version.
- 2 Update of the list of proposed projects including proposed expenditure from the Wollongong City-Wide and City Centre Contributions accounts.

- 3 New maps identifying the location of the proposed projects (projects with no specific location are not identified on the maps).
- 4 Update to the list of completed projects and actual expenditure from the Wollongong City-Wide Contributions account. Older projects are being summarised into an "Other" project to improve readability of the Schedule. It should be noted that any values for the 2021-22 Financial Year are year-to-date values as of April 2022 and will be updated for the full Financial Year with the adoption of the Plan.
- 5 Amendment of the Ministerial Direction relating to the timing of development contributions payments for identified projects introduced as a response to the COVID pandemic. Although no longer active, this still applies where consents were issued under the Direction until 25 September 2022.
- 6 On 1 March 2022, the *Environmental Planning and Assessment Regulation 2000* was replaced by the *Environmental Planning and Assessment Regulation 2021*. The clauses have been re-numbered, and any references in the Contribution Plan have been updated to reflect the new clauses. It should also be noted that new accounting and reporting requirements in the Regulation (currently contained in Schedule 8 of the Regulation) are commencing on 1 July 2022.
- 7 Parts of the former *Environmental Planning and Assessment Regulation 2000* were moved to the newly created *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* to deal with certification and Fire Safety under its own regulation. References to clauses relating to the responsibilities of accredited certifiers have been updated.
- 8 Removal of Schedule 4 Detailed Cost Report which was extracted from the NSW Department of Planning's Development Contributions Practice Note – 2005 which has since been repealed. Where detailed cost reports from a registered quantity surveyor are required for a development, these are provided as part of a development application and are generally tailored according to the specific development application and the needs around calculating the development contributions.
- 9 Updates to date references through the document, updated population forecasts through to 2041, and renumbering of schedules.

Contributions are allocated to a range of new infrastructure projects across 7 categories, as summarised in the following table (summary of schedule 5 of the draft Plan) –

Category	2022-23	2023-24	2024-25	2025-26	Total	%
Roads and bridges	\$600,000	\$875,000	\$0	\$0	\$1,475,000	7.6%
Footpaths and cycleways	\$2,800,000	\$2,150,000	\$100,000	\$500,000	\$5,550,000	28.5%
Car parks	\$0	\$300,000	\$200,000	\$0	\$500,000	2.6%
Non-commercial buildings (e.g. community centres)	\$1,500,000	\$5,400,000	\$1,450,000	\$0	\$8,350,000	42.9%
Parks, gardens and sports fields	\$750,000	\$0	\$1,300,000	\$0	\$2,050,000	10.5%
Land acquisition	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000	5.1%
Administration	\$125,594	\$129,361	\$145,494	\$137,239	\$537,688	2.8%
Total	\$6,025,594	\$9,104,361	\$3,445,494	\$887,239	\$19,462,688	100.0%

CONSULTATION AND COMMUNICATION

The Works Schedule has been updated in consultation with the Infrastructure Strategy and Planning Division to reflect the endorsed draft Infrastructure Delivery Plan 2022-2026. The update of the Plan has been discussed at the internal Development Contributions Coordination Group meetings.

If Council endorses the draft 2022 Plan, it will be exhibited for a minimum period of 28 days. Copies will be available on Council's website and at Council's Administration Centre and Libraries.

Following the exhibition period, a report on submissions will be prepared for Council's consideration, along with a recommendation regarding adoption.

PLANNING AND POLICY IMPACT

The Plan is linked to the Our Wollongong 2028 Community Strategic Plan and also the Draft Delivery Program 2022-2026 and Operational Plan 2022-2023 which was endorsed by Council for exhibition on 2 May 2022. Specifically, the contributions are used to fund or part fund infrastructure projects in the Infrastructure Delivery Plan. As the projects listed in the Infrastructure Delivery Program are updated annually, the City-Wide Development Contributions Plan also needs to be updated annually. The Plan does include a 4-year work schedule that provides flexibility for infrastructure projects to either be brought forward or rephased, depending on other issues such as the timing of approvals.

The report contributes to a number of Wollongong 2028 objectives as the Plan is aligned with the Infrastructure Delivery Plan and contributes to the funding required to implement the Delivery Program.

It also delivers on core business activities as detailed in the Land Use Planning Service Plan 2021-22.

FINANCIAL IMPLICATIONS

Since 2006, Council has allocated \$51.9m of developer contributions to a range of projects, as summarised in the following table (summary of schedule 6 of the draft 2022 Plan) -

Category	Total	%
Roads and Bridges	\$6,251,966	12.0%
Footpaths and Cycleways	\$13,900,729	26.8%
Car parks	\$2,650,270	5.1%
Non-commercial buildings	\$15,952,025	30.7%
Parks, Gardens and sports fields	\$5,961,544	11.5%
Land acquisition	\$5,703,000	11.0%
Administration	\$1,520,154	2.9%
Total	\$51,939,688	100.0%

As at 30 April 2022, the net balance of Section 7.12 contributions held by Council was \$25.852 million. This includes \$23.036 million held in the City-Wide restricted account and a balance of \$2.816 million in the City Centre restricted account. The balance has been allowed to grow to enable the funds to be allocated to significant projects and the coming years.

The proposed Works Schedule for 2022-23 includes approximately \$6.026 million of expenditure, with an additional \$13.437 million over the following three years (total of \$19.462 as indicated in table on previous page). Significant projects to be funded (partially or fully) include the Warrawong Library and Community Centre, Helensburgh Library and Community Centre a number of shared paths.

Income is forecast at an average of approximately \$2.5 million per annum, although fluctuates depending on the commencement of development.

The income and expenditure will continue to be monitored and reviewed as needed in order to respond to current community needs.

CONCLUSION

The Wollongong City-Wide Development Contributions Plan is an important mechanism to assist with funding public infrastructure within the City. The existing Plan has been updated to reflect changes in legislation and Council's Capital Works Program, as well as other minor amendments.

It is recommended that the draft Wollongong City-Wide Development Contributions Plan (2022) (Attachment 1) be exhibited for community comment.



Wollongong City Council

Draft Wollongong City-Wide Development Contributions Plan 2022



Wollongong City-Wide Development Contributions Plan (2021-2022)

Document Control						
Document ID: Wollongong City-Wide Development Contributions Plan						
Rev No	Date	Revision Details	Typist	Author	Verifier	Approver
1	March 2006	Draft for exhibition (2006 version)	ZS	ZS	ZS	ZS
2	June 2006	In force (2006 version)	ZS	ZS	ZS	ZS
3	December 2006	Ministers Direction under S94E added	ZS	ZS	ZS	ZS
4	May 2007	Draft for exhibition (2007 version)	ZS	ZS	ZS	ZS
5	June 2007	In force (2007 version) Draft	ZS	ZS	ZS	ZS
6	May 2008	For exhibition (2008 version)	DG	DG	DG	DG
7	24 July 2008	In force (2008 version) Draft	DG	DG	DG	DG
8	28 July 2009	For exhibition (2009 version)	DG	DG	DG	DG
9	27 October 2009	Endorsed by Council	DG	DG	DG	DG
10	4 November 2009	In force (2009 version)	DG	DG	DG	DG
11	27 July 2010	Draft for exhibition (2010 version)	DH	DH	JB	RC
12	6 September 2010	In force (2010 version)	DH	DH	DG	DG
13	3 June 2011	Draft for exhibition (2011 version)	DH	DH	DG	DG
14	26 July 2011	In force (2011 version)	DH	DH	DG	DG
15	2 August 2012	Draft for exhibition (2012 version)	DH	DH	DG	DG
16	8 December 2012	In force (2012 version)	DH	DH	DG	DG
17	8 April 2013	Draft for exhibition (2013 version)	DH	DH	DG	DG
18	16 September 2013	In force (2013 version)	DH	DH	DG	DG
19	9 September 2014	Draft for exhibition (2014 version)	DG	DG	DG	DG
20	3 November 2014	In force (2014 version)	DG	DG	DG	DG
21	10 July 2015	Draft for exhibition (2015 version)	MH	MH	DG	DG
22	26 October 2015	In force (2015 version)	MH	MH	DG	DG
23	06 October 2016	Draft for Exhibition (2016 version)	BL	MH	DG	DG
24	19 December 2016	In force (2016 version)	BL	MH	DG	DG
25	8 May 2017	Draft for Exhibition (2017 version)	MB	MB	MH	DG
26	26 July 2017	In force (2017 version)	JP	MB	MB	DG
27	7 May 2018	Draft for exhibition (2018 version)	MB	MB	DG	DG
28	28 July 2018	In force (2018 version)	MB	MB	SH	DG
29	12 August 2019	Draft for exhibition (2019 version)	SH	SH	DG	DG
30	23 November 2019	In force (2019 version)	SH	SH	DG	DG
31	20 July 2020	Draft for exhibition (2020 version)	SH	SH	DG	DG
32	16 November 2020	In force (2020 version)	SH	SH	DG	DG
33	31 May 2021	Draft for Exhibition (2021 version)	SH	SH	DG	DG
34	2 August 2021	In force (2021 version)	SH	SH	DG	DG
35	XX June 2022	Draft for Exhibition (2022 version)	SH	SH	DG	DG

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Part A - Schedules

1. Schedule 1 – City-Wide levy rates

In accordance with clause 25K(1)(a)209(2) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), the rate of the levy for development carried out on land to which this Plan applies (excluding Wollongong City Centre Commercial Core - see Schedule 2) is calculated as follows:

Proposed cost of carrying out development (Determined in accordance with Clause 18 of this Plan)	Levy Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5%
More than \$200,000	1%

2. Schedule 2 - Wollongong City Centre Commercial Core levy rates

In accordance with clause 25K(1)(b)209(1) of the EP&A Regulation, the rate of the levy for development carried out on land within the B3 Commercial Core zone in the Wollongong City Centre, as shown at Figure 2, is calculated as follows:

Proposed cost of carrying out development (Determined in accordance with Clause 18 of this Plan)	Levy Rate
Up to and including \$250,000	Nil
More than \$250,000	2%

This contribution provides funding towards the Special City projects originally nominated in the Civic Improvements Plan (2009) for the Wollongong City Centre, reproduced below. The timing of the implementation of the projects will be determined through Councils Management Plan process as funding permits, and then detailed in Part D Schedule 5.

Item	Cost Estimate (2009)
Crown Street Upgrade	\$14,200,000
City Beach Waterfront Improvements	\$11,000,000
Civic Precinct Revitalisation	\$21,000,000
MacCabe Park Landscape Improvements	\$12,000,000
Bus Transport Initiatives	\$20,000,000
Traffic Management Works	\$2,000,000
City Centre Car Park	\$8,000,000
Total	\$88,200,000

Note: The Civic Improvement Plan was retired in 2016 as a policy document

In 2010 Wollongong Council commenced a CBD revitalisation program of streetscapes and public domain areas. Major projects completed since include:

- Keira Street – Crown Street to Smith Street
- Crown Street Mall – Kembla Street to Keira Street
- Market Street – Keira Street to Young Street
- Crown Street West – Atchison Street to Railway Parade

In addition, traffic signals have been installed to improve pedestrian activity and safety at:

- Intersection of Auburn & Burelli Streets
- Intersection of Victoria and Keira Streets
- Intersection of Kenny and Burelli Streets

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3. Schedule 3 – Works schedule summary

Category/Asset Class	Actual Contribution Expenditure 2006/07 to 2021/22	Proposed Contribution Expenditure 2022/23 to 2025/26	Total Contribution Expenditure 2006/07 to 2025/26
Roads and bridges	\$6,251,966	\$1,475,000	\$7,726,966
Footpaths and cycleways	\$13,900,729	\$5,550,000	\$19,450,729
Car parks	\$2,650,270	\$500,000	\$3,150,270
Community buildings	\$15,952,025	\$8,350,000	\$24,302,025
Parks, gardens and sportsfields	\$5,961,544	\$2,050,000	\$8,011,544
Land acquisitions	\$5,703,000	\$1,000,000	\$6,703,000
Administration	\$1,520,154	\$537,688	\$2,057,842
Total	\$51,939,688	\$19,462,688	\$71,402,376

For further details refer to Part D Schedule 5 and 6 – Detailed Works Schedules.

Part B – Expected Development and Demand for Public Facilities

4. Expected Development and Demand for Public Facilities

This part broadly discusses the relationship between the expected types of development in the Council's area and the demand for additional public amenities and services to meet that development. That relationship is established through current demographic information.

The expected types of development include but are not limited to:

- Alterations and additions to existing development;
- Dwellings of all forms;
- Commercial development located primarily in commercial precincts;
- Industrial development;
- Subdivisions; and
- Mixed use development.

The relationship between expected development and the demand for public facilities is established through:

- The population projections undertaken by informed decisions (.id), adopted from the Australian Bureau of Statistics (ABS) information and other factors, indicate that continued population growth in Wollongong is expected. A projected population of 233,144,249,422 is expected by 2026,2031 and 254,805,278,744 by 2036,2041.
- Accelerating housing costs in metropolitan Sydney contribute to certain pressures in Wollongong, particularly new housing developments, which will largely impact the future needs of the region.
- The likely population growth will diminish the enjoyment and standard of public facilities for the existing population unless additional facilities are provided to meet the additional demand.
- The likely growth will require the provision of additional public facilities to meet additional demands.

Wollongong City Council wants to ensure that it has a sustainable local government area, safeguarding the economic, social, cultural, and environmental wellbeing of present and future generations. These levies will assist Council to provide high quality and diverse public facilities to meet the expectations of the existing and new residents of Wollongong City Council.

The additional public facilities to be provided to meet the expected future development are set out in Part D Schedule 5 and 6.

The demand for facilities within the Wollongong City Centre is based on the growth and development projected for

Wollongong City-Wide Development Contributions Plan (2021/2022)

the Wollongong City Centre in the Illawarra Shoalhaven Regional Growth Plan 2015 and A City for People 2016. In particular, this includes the total developable floor space allowed under the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009.

Part C – Administration and Operation of the Plan

5. What is the name of this Contributions Plan?

This Plan is called the "Wollongong City-Wide Development Contributions Plan (2021/2022)" (the Plan) and replaces the Wollongong Section 94A Development Contributions Plan (2020/2021).

This Plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

6. Where does this Plan apply?

This Plan applies to all land within the local government area of Wollongong City Council excluding the West Dapto Urban Release Area, as shown at Figure 1.

7. What is the purpose of this Plan?

The purpose of this Plan is to:

- To enable the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).
- Authorise Council, and accredited certifiers or other consent authority to impose conditions requiring contributions under Section 7.12 of the EP&A Act when determining an application on land to which this Plan applies;
- Assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- Publicly identify the purposes for which the levies are required.

8. When does this development contributions Plan commence?

This Plan takes effect from the date on which ~~public notice was published~~ this Plan is adopted, pursuant to clause 31(4)214(4) of the EP&A Regulation.

This City-Wide Development Contributions Plan 2021/2022 was adopted by Council at its Meeting of 2 August 2021 [DATE] and came into force on 2 August 2021 [ADOPTION DATE].

9. Relationship with other development contribution Plans

This plan repeals the following contributions plan:

- Wollongong City-Wide Development Contributions Plan (2020/2021 version)

Previous iterations of contributions plans that applied to all or part of the land to which this plan applies which have been repealed are:

- Wollongong City-Wide Development Contributions Plan (2020 version)
- Wollongong City-Wide Development Contributions Plan (2019 version)
- Wollongong Section 94A Contributions Plan (2018 version)
- Wollongong Section 94A Contributions Plan (2017 version)
- Wollongong Section 94A Contributions Plan (2016 version)
- Wollongong Section 94A Contributions Plan (2015 version)
- Wollongong Section 94A Contributions Plan (2014 version)
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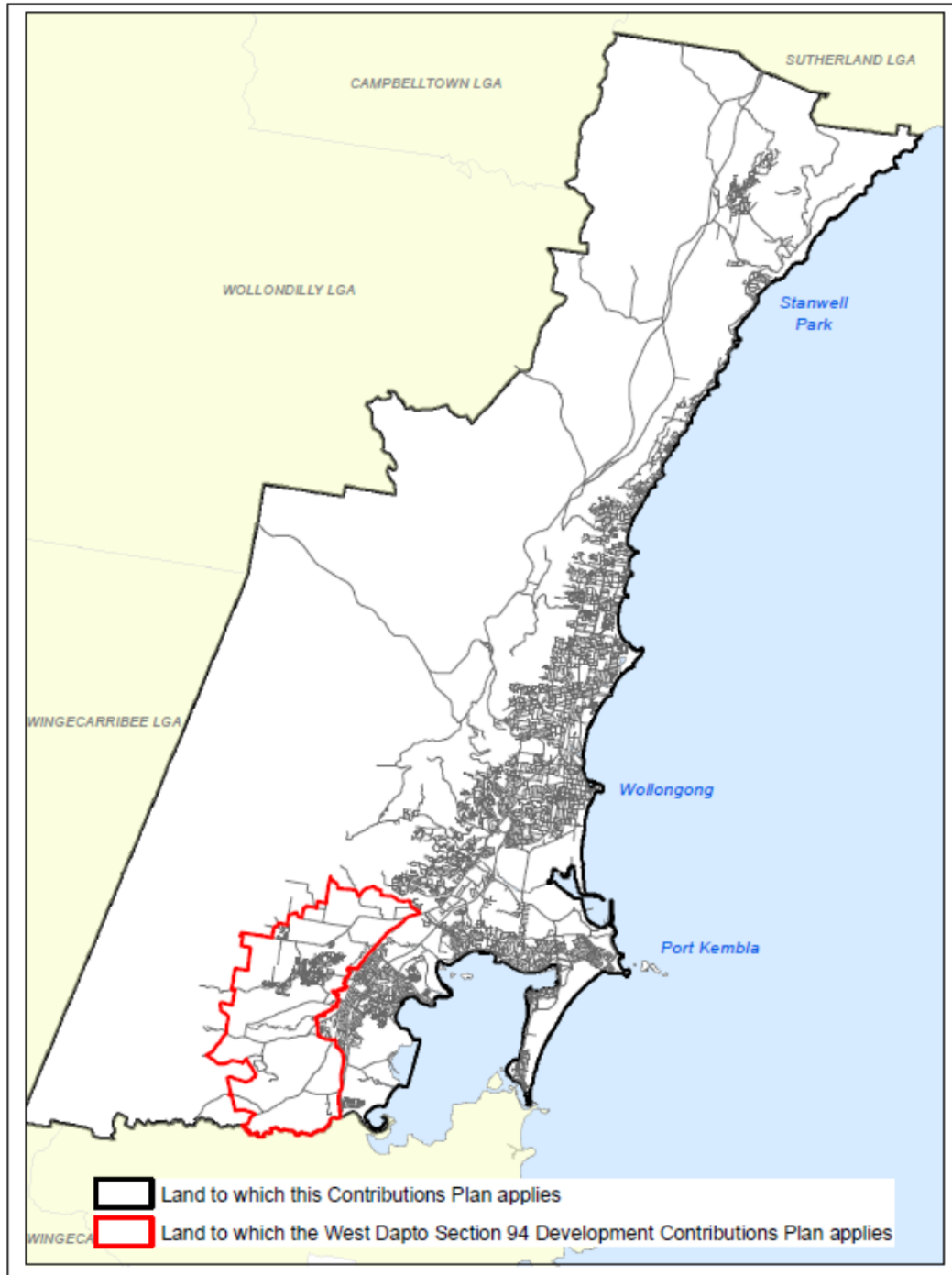
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- Wollongong Section 94A Contributions Plan (2008 version)
- Wollongong Section 94A Contributions Plan (2007 version)
- Wollongong Section 94A Contributions Plan (2006 version) – this plan repealed the following Section 94 plans:
 - CP No 1 Open Space Embellishment, Recreation Facilities, Community Facilities;
 - Amendment to CP No 1 Open Space;
 - CP No 2 Traffic Management & Road Works in City of Wollongong;
 - CP No 3 Car Parking in the City of Wollongong;
 - CP No 4 Studies & Administration;
 - CP No 6 Car Parking in Area between Fairy Creek & Georges Plan Nth Wollongong;
 - CP No 7 Open Space Dedication (Nth Side Kanahooka Road);
 - CP No 8 Roundabout at the intersection of Unara Road, Yalunga Street & Princes Highway, Dapto;
 - CP No 9 Mount Brown Local Area Traffic Management Scheme;
 - CP No 10 Bank Street (Road Works & Intersection Upgrade);
 - CP No 11 Bank Street (Car Parking Facility between Bank & Stewart Streets);
 - CP No 12 Sandon Point Section 94 Land Acquisition; and
 - CP No 13 Library Resources.

Any other Section 7.11 or Section 7.12 contributions plans that are not repealed continue to apply to all areas and development to which they are stated to apply.

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Figure 1 Land to which this Contributions Plan applies



Wollongong City-Wide Development Contributions Plan (2021/2022)

10. What does Section 7.12 of the EP&A Act provide?

Section 7.12 of the EP&A Act provides as follows:

7.12 Fixed development consent levies

- (1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.
- (2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11.
- (2A) A consent authority cannot impose a condition under this section in relation to development on land within a special contributions area without the approval of:
 - (a) the Minister, or
 - (b) a development corporation designated by the Minister to give approvals under this subsection
- (3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.
- (4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.
- (5) The regulations may make provision for or with respect to levies under this section, including:
 - (a) the means by which the proposed cost of carrying out development is to be estimated or determined, and
 - (b) the maximum percentage of a levy.

11. Council may require payment of the levy as a condition of development consent

This Plan enables the Council to grant consent to development to which this Plan applies subject to a condition requiring the applicant to pay to the Council a levy calculated as per clause 12.

12. How will the levy be calculated

The levy will be determined on the basis of the rate as set out in Part A Schedule 1 City Wide Section 7.12 Levy Rates and Schedule 2 – Wollongong City Centre Commercial Core Section 7.12 Levy Rates. The levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where:

%C is the levy rate applicable

\$C is the proposed cost of carrying out development as determined in accordance with clause 18.

13. Development to which this Plan applies

This Plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the EP&A Act in respect of development on land to which this Plan applies.

14. Section 7.17 Directions

Any current and relevant Direction issued by the NSW Minister for Planning under Section 7.17 of the EP&A Act will prevail over the provisions of this Plan. Current Section 7.17 Directions relative to this Plan include:

- If a development contribution under section 94 of the *Environmental Planning and Assessment Act 1979* has been required in respect of the subdivision of land (initial subdivision), a levy under section 94A of that Act

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may not be required in respect of any other development on the land, unless that other development will, or is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision. (14/04/2016)

- A condition may not be imposed under section 94A of the *Environmental Planning and Assessment Act 1979* in relation to development on land within the Port Kembla Lease Area, as mapped in the *State Environmental Planning Policy (Port Botany and Port Kembla) 2013*. (6/12/13)
- A contribution cannot be imposed on development for the purposes of any form of seniors housing as defined in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (formerly the *State Environmental Planning Policy (Seniors Living) 2004*) where the development consent is granted to a social housing provider as defined in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*. (14/9/07)
- Development contributions on Development Applications (excluding subdivisions) over \$10 million may be paid prior to the issue of an Occupation Certificate, not a Construction Certificate. Council is to issue statements confirming payment. **Valid until 30 March 2022 unless amended. This expired on 31 March, however construction certificates in respect to applicable development can be issued up to 25 September 2022 under this Direction. The monetary contributions must be paid before the issue of the first construction certificate after this date for any building.** (25/06/2020).

Further details on current Section 7.17 Directions can be found at www.planning.nsw.gov.au.

15. Are there any exemptions to the levy?

Council may allow for exemptions (partial or full) in the following circumstances. For an exemption to be considered based on clause 15 (a) to (h), the written application should clearly state which exemption criteria is expected to ensure it is considered and provide all relevant supporting information.

- a. An application by the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational facilities or car parks.
- b. An application by the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations, education facilities (primary and secondary) and public transport infrastructure.
- c. An application for the continued operation of a coal mine, where rail transport is used for the transportation of coal.
- d. An application for place of public worship.
- e. An application for a residential care facility carried out under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.
- f. An application for an industrial training facility.

The following exemption requests (partial or full) will require a comprehensive written submission:

- g. An application on behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas or facilities and car parks.
- h. An application on behalf of the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations; education facilities (primary and secondary) and public transport infrastructure.
- i. An application for privately funded community infrastructure, such as but not limited to education facilities (primary and secondary) and private hospitals.
- j. Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of the Council at a public Council meeting.
- k. An application by or on behalf of a tertiary education provider:
 - (i) Full exemption may be allowed for facilities that are directly required by the main function of the educational facility, such as – classrooms, lecture theatre, training facility, administrative office,

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research facility.

- (ii) Partial (50%) exemption may be allowed for developments that are not directly required by the main function of the educational facility but will provide support to its main function, such as student accommodation, car park, sports facility, playgrounds, food-court, display facility, function centre, convention hall, auditorium, community centre.
- (iii) Nil exemption for developments that are not directly required to the main function of the educational facility and/or have potential to create additional demand for public services and amenities. Development such as but not limited to – shops, supermarket, shopping centre, office for lease, business park, commercial centre, child care centre, entertainment facility.

Submission Requirements for an exemption claim to be considered

For an exemption to be considered in accordance with clause 15 (g) to (k) above, the application will need to include a comprehensive written submission arguing the case for exemption and including details of:

- Under which sub-clause the exemption claimed is to be considered.
- The mechanism ensuring that such development will remain in the form proposed in the future (i.e. Not to increase future demand on public amenities and services), NB: where a further development application or application for complying development under the EP&A Act is required for any change to the development no mechanism is necessary, however if a change of use is available by way of exempt development then the requirement for a mechanism remains.
- Other items if applicable:
 - How the development will incorporate the maintenance of the item of heritage significance.
 - How the development will contribute to the public benefit of the community.
 - Works in the public domain included in the development.
 - How the residents/users will utilise existing private facilities attached to the development that replicate those types provided by Council.
 - Advice indicating that the application is on behalf of Council or the NSW Government.

Exemptions (partial or full) listed under clause 15 (g) to (k) will only be granted with approval of the Council Officer(s) whose position(s) holds the required Council delegations or in terms of clause 15(j) by formal resolution of the Council at a public Council meeting.

16. Complying Development Certificates and the obligations of accredited certifiers

In accordance with sections 4.28(9) and 7.21 of the EP&A Act and clause 136K156 of the EP&A Regulation, applications for a complying development certificate are also subject to the provisions of this Plan, and the Certifier (whether Council or an Accredited Certifier) must impose a condition requiring the payment of a Section 7.12 contribution in accordance with the requirements of this Plan.

The condition must include the contribution amount calculated in accordance with this Plan and require payment before any building or subdivision work authorised by the certificate commences. Further information on how to calculate and condition contributions is available on Councils website and from Council. The following template condition should be used:

Development Contributions

Pursuant to Section 4.28(9) of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2022), a monetary contribution of \$[INSERT AMOUNT], subject to indexation, must be paid to Wollongong City Council before any building or subdivision work authorised by this certificate commences.

As the contribution amount is subject to indexation until the date of payment, contact Council for the current indexed amount prior to payment. The contribution can be paid online at <http://www.wollongong.nsw.gov.au/applicationpayments> (contact Council for the payment reference number) or by cash, EFTPOS or bank cheque at 41 Burelli Street, Wollongong.

In accordance with clause 27(1A)156(2) of the EP&A Regulation, the Certifier must ensure that the contribution has been fully paid before any building or subdivision work authorised by the certificate commences and submit receipt(s) confirming full payment with the complying development certificate.

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17. Construction/Subdivision certificates and the obligations of accredited certifiers

In accordance with clause 146(b) of the EP&A Regulation, a Certifier must not issue a construction certificate for building or subdivision work where the development consent imposes a condition in accordance with this Plan, unless the condition has been complied with.

In accordance with clause 142(2) of the EP&A Regulation, the certifier must ensure that copies of receipt(s) confirming that contributions have been fully paid are provided to the Council.

In accordance with Clause 20(b) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a certifier must not issue a construction certificate for building work under a development consent unless a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before building work is carried out.

In accordance with clause 34(2)(b) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a certifier must not issue a subdivision works certificate under a development consent unless a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before work is carried out.

In accordance with clause 12(2) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the certifier must ensure that copies of receipt(s) confirming that contributions have been fully paid are provided to the Council.

18. How is the proposed cost of carrying out development determined?

Clause 25J208 of the EP&A Regulation sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

25J208 Section 7.12 levy—determination of proposed cost of development

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:
 - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
 - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,
 - (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
 - (a) the cost of the land on which the development is to be carried out,
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
 - (c) the costs associated with marketing or financing the development (including interest on any loans),
 - (d) the costs associated with legal work carried out or to be carried out in connection with the development,
 - (e) project management costs associated with the development,
 - (f) the cost of building insurance in respect of the development,
 - (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),
 - (h) the costs of commercial stock inventory,
 - (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.
 - (j) the costs of enabling access by disabled persons in respect of the development,
 - (k) the costs of energy and water efficiency measures associated with the development,

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- (l) the cost of any development that is provided as affordable housing,
- (m) the costs of any development that is the adaptive reuse of a heritage item.
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.
- (5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

19. Cost estimate reports

An application for a development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost and in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J208 of the EP&A Regulation, per clause 18 above. Where a separate cost estimate is not provided, the estimated cost of development as provided on the development application will be used to calculate the contribution.

The following types of report are required:

- where the estimate of the proposed cost of carrying out the development is less than \$10,000,000 - a suitable cost estimate prepared by a person who, in the opinion of the Council, is suitably qualified. This includes a licensed builder, registered architect, qualified and accredited building designer, registered quantity surveyor or a person who is licensed with relevant qualifications and proven experience in costing of similar development works, but who is not the owner or applicant;
- where the estimate of the proposed cost of carrying out the development is \$10,000,000 or more - a detailed cost report in accordance with Part D Schedule 4 prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Applicants will be required to declare upon signing of application for development/building work that the cost of carrying out development as evidenced by their submitted estimate has been calculated in accordance with the provisions of this Plan, in particular clause 18.

Upon reviewing a cost estimate, the Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost. The Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with this clause.

20. How will the Council apply money obtained from the levy?

Money paid to the Council under a condition authorised by this Plan is to be applied by the Council towards meeting the cost of the public facilities that will be or have been provided within the area as listed in Part D Schedule 5 and 6.

21. What are the funding priorities from levies authorised by this Plan?

Subject to section 7.3(2) of the EP&A Act and clauses 19 and 22 of this Plan, the public facilities listed in Part D Schedule 5 are to be provided in accordance with the staging set out in that Schedule.

22. Pooling of levies

For the purposes of section 7.3(2) of the EP&A Act, this Plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the public facilities listed in Part D Schedule 5 in accordance with the staging set out in that Schedule.

23. The Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST). Items in the works schedule of this Plan have been calculated without any GST component.

24. When is the levy payable?

A levy to be paid by a condition authorised by this Plan must be paid to the Council in accordance with the

Wollongong City-Wide Development Contributions Plan (2021/2022)

following requirements:

- A Development Application involving construction – prior to the issue of the Construction Certificate;
- A Development Application involving subdivision – prior to the issue of the Subdivision Certificate;
- A Development Application involving construction and subdivision (ie dual occupancies) – prior to the issue of the Construction Certificate;
- A Complying Development Certificate Application – before any work authorised by the certificate commences.

Where the development is phased the condition may allow for the levy to be paid at relevant phases.

25. Can deferred or periodic payments of levies be made?

Deferred or periodic payments may be permitted in the following circumstances:

- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- In other circumstances considered reasonable by Council.

For a deferred or periodic payment to be considered, the applicant must satisfy to Council that:

- There are valid reasons for deferred or periodic payment;
- No prejudice will be caused to the community deriving benefit from the services being provided under this Plan;
- No prejudice will be caused to the efficiency and operation of this Plan.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee for the full amount of the contribution or the outstanding balance on condition that:

- a) The bank guarantee be issued by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest.
- b) Any charges associated with establishing or operating the bank security are payable by the applicant.
- c) The bank guarantee must carry specific wording identifying the exact obligation to which it relates (i.e. section 7.12 development contributions for development of Lot x DP xxx under Development Consent No. xxx)
- d) The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- e) The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- f) The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- g) Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

Deferred or periodic payments may be permitted, in accordance with the above requirements, only with approval of the Council Officer(s) whose position(s) holds the required Council delegations.

26. Planning Agreements

Section 7.4 of the EP&A Act states that a planning agreement is a voluntary agreement between a planning authority and a developer, under which the developer agrees to make contributions towards a public purpose. This may include the dedication of land, a monetary contribution, any other material public benefit or a combination of these. A planning agreement may exclude the application of Section 7.12 to the entire development or to part of the development that is subject to the agreement.

The provisions of Sections 7.4 to 7.10 of the EP&A Act and **clauses 25B to 25H Part 9 Division 1** of the EP&A

Wollongong City-Wide Development Contributions Plan (2021/2022)

Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Further information can be found in Council's Planning Agreements Policy.

27. How will the levy be adjusted?

As the date of the consent may vary to the actual time of payment of the contribution, clause 25(4)208(5) of the EP&A Regulation allows Council to adjust the contribution to reflect current between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this Plan will be indexed quarterly in accordance with movements in the Consumer Price Index; All Groups CPI; issued by the Australian Bureau of Statistics (ABS Series ID A2325806K).

The following formula for indexing contributions is to be used:

$$\text{Contribution at time of payment} = \$C \times (CP2/CP1)$$

Where:

\$C is the original contribution as set out in the consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

In the event that the current index is lower than the index for the previous quarter, no adjustment will be made.

28. Savings and Transitional Arrangements

A development application or complying development certificate application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of this Plan.

29. Are refunds for payments of levies possible?

For a refund of levy payments to be considered, the applicant/landowner must:

- Submit a written request to Council;
- As a part of the request, demonstrate that the development that is the subject of the consent has not been commenced;
- Submit the request for a refund within 12 months of the payment;
- Formally surrender the consent that applied the levy;

In other circumstances considered reasonable by Council at its sole and unfettered discretion, where a formal request is made, part or full refunds may be provided.

Part D – References

30. What definitions apply?

In this Plan, unless the context or subject matter otherwise indicates or requires the following definitions apply:

- **ABS** means the Australian Bureau of Statistics
- **EP&A Act** means the Environmental Planning and Assessment Act 1979
- **EP&A Regulation** means the Environmental Planning and Assessment Regulation 2000
- **Council** means Wollongong City Council
- **Levy** means a levy under section 7.12 of the EP&A Act authorised by this Plan
- **Plan** means this Wollongong City-Wide Development Contributions Plan

Wollongong City-Wide Development Contributions Plan (2021/2022)

- Public facility and Public Infrastructure means a public amenity or public service

31. Schedule 4 – Detailed Cost Report

The following is an extract of the NSW Department of Planning's Development Contributions Practice Note – 2005.

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost in excess of \$10,000,000]

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No. _____ REFERENCE: _____

CONSTRUCTION CERTIFICATE No. _____ DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m ²	Gross Floor Area – Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per square metre of site area	\$/m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of site area	\$/m ²
Cost per square metre of site area	\$/m ²	Cost per space	\$/space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of site area	\$/m ²	Cost per m ² of commercial area	\$/m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per square metre of residential area	\$/m ²	Cost per m ² of residential area	\$/m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$/m ²	Cost per m ² of retail area	\$/m ²

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- Calculated the development costs in accordance with the definition of development costs in the section 94A Development Contributions Plan of the Council of the City of Wollongong at current prices
- Included GST in the calculation of development cost
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Wollongong City-Wide Development Contributions Plan (2021)

32. Schedule 54 – Detailed Works Schedule – Projects proposed to utilise Section 7.12 funds

The Capital Works Program that Council delivers is funded from a mix of budget sources, including contributions collected from this Plan. Section 7.12 Contributions will be allocated to projects through the annual budget preparation process based on this schedule, and will be subject to refinement until the project delivery stage. This may include the review of projects and/or budget allocations as part of the monthly budget review process that is reported to and endorsed by Council. Section 7.12 Contributions currently allocated to future projects are shown in the table below:

Map No.	Project Number	Project	Location	Section 7.12 Forecast Funding Allocation				
				2022-23	2023-24	2024-25	2025-26	Total
		Roads and Bridges						
4	127515	Murray Rd Pedestrian Crossing Facility at Carrol Rd	East Corrimal		\$125,000			\$125,000
1	127952	Phillips St near Ryan's Hotel Pedestrian Facility	Thirroul	\$100,000				\$100,000
6	129112	Gipps Rd; Foley St to Vickery St	Gwynneville		\$200,000			\$200,000
10	127948	King St/Greene St/Montgomery St	Warrawong	\$300,000	\$350,000			\$650,000
10	128107	King St/Cowper St Traffic Light Upgrade	Warrawong	\$200,000	\$200,000			\$400,000
		Sub total		\$600,000	\$875,000	\$0	\$0	\$1,475,000
		Footpaths and Cycleways						
	126233	Cycle/Shared Paths - New	Various				\$500,000	\$500,000
6	126626	Reserve St; Gilmore St to Robsons Rd; south side	West Wollongong	\$700,000				\$700,000
8	128027	Tate St; Bridge St to Kenny St Access via Keira St	Wollongong			\$100,000		\$100,000
6	128134	Gipps Rd; Vickery St to Foley St, Southern side	Gwynneville	\$250,000				\$250,000
5	128146	Bourke St, North Wollongong Train Station to Cliff Rd	Wollongong	\$200,000				\$200,000
2	128468	Beacon Ave; Showground to Coastline Cycleway	Bulli	\$80,000				\$80,000
11	128930	Upgrade Existing Path from Port Kembla Railway Station to MM Beach	Port Kembla	\$20,000				\$20,000
11	129032	Military Rd, Church St to Olympic Blvd - Shared User Path	Port Kembla	\$450,000				\$450,000
5	126269	Princes Hwy; North Wollongong Station to Guest Ave	Fairy Meadow	\$800,000	\$700,000			\$1,500,000
5	128026	Virginia St; Bourke St to Squires Way	North Wollongong	\$300,000	\$700,000			\$1,000,000
6	128131	Braeside Ave, Murphys Rd to Gipps St	Gwynneville		\$250,000			\$250,000
10	126132	Warrawong CBD Upgrade	Warrawong		\$500,000			\$500,000
		Sub total		\$2,800,000	\$2,150,000	\$100,000	\$500,000	\$5,550,000
		Car parks						
	126103	Car Parks - New	Various			\$200,000		\$200,000
7	128034	Swan Street, east of Corrimal St	Wollongong		\$300,000			\$300,000
		Sub total		\$0	\$300,000	\$200,000	\$0	\$500,000
		Non-Commercial buildings,						

<i>Wollongong City-Wide Development Contributions Plan (2021)</i>								
10	125350	Warrawong Library + Community Centre	Warrawong	\$1,500,000	\$5,400,000	\$1,450,000		\$8,350,000
		Sub total		\$1,500,000	\$5,400,000	\$1,450,000	\$0	\$8,350,000
		Parks, Gardens and sports fields						
11	128213	Port Kembla Beach Access Ramp	Port Kembla	\$450,000				\$450,000
	129028	Thirroul Skate Park	Thirroul			\$900,000		\$900,000
	125109	Sports Facilities - New	Various			\$400,000		\$400,000
3	125125	Corrimal Memorial Park Fencing	Corrimal	\$100,000				\$100,000
12	125126	Lakelands Oval Drainage	Dapto	\$100,000				\$100,000
9	129177	Lindsay Mayne Park Perimeter Control and Landscaping	Unanderra	\$100,000				\$100,000
		Sub total		\$750,000	\$0	\$1,300,000	\$0	\$2,050,000
		Land Acquisitions						
	124909	Land Acquisitions	Various	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
		Sub total		\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
		Administration						
		Development Contributions Planner		\$11,549	\$11,895	\$12,252	\$12,619	\$48,315
		Development Contributions Admin Support - Finance		\$114,045	\$117,466	\$133,242	\$124,620	\$489,373
		Sub total		\$125,594	\$129,361	\$145,494	\$137,239	\$537,688
		TOTAL		\$6,025,594	\$9,104,361	\$3,445,494	\$887,239	\$19,462,688

Wollongong City-Wide Development Contributions Plan (2021)

33. Schedule 65 – Detailed Works Schedule – Projects that have included Section 7.12 funds

The Capital Works that Council delivers are funded from a mix of sources, including contributions collected from this Plan. Section 7.12 Contributions that have been allocated to projects are shown in the table below:

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2017-18	2018-19	2019-20	2020-21	2021-22	Total 2006-07 to 2020-22
Roads and Bridges						
Other Road and Bridge Projects	\$4,485,767					\$4,485,767
Railway Crescent, Widen road		\$100,000				\$100,000
Towradgi Rd-Caters Lane crossing relocation		\$200,000	\$12,791			\$212,791
Point Street Local Area Traffic Management		\$100,000		\$132,263		\$132,263
Bellambi Local Area Traffic Management		\$20,000				\$20,000
Lakeside Drive - Pedestrian Refuge		\$115,000				\$115,000
Gilmore St and Fisher St - Pedestrian Refuges		\$70,000				\$70,000
Maidstone -The Ridge roundabout			\$100,000			\$100,000
Northcliffe Dr, Pharlap Ave to Princes Hwy, roundabout			\$695,206	\$102,037		\$797,243
Mercury St and Greenacre Rd - Roundabout					\$157,695	\$157,695
Cordeaux Rd - Princes Hwy Roundabout Upgrade					\$13,778	\$13,778
Phillips St near Ryan's Hotel Pedestrian Facility					\$27,429	\$27,429
Wollongong City Centre Wayfinding Signage					\$20,000	\$20,000
Sub total	\$4,485,767	\$605,000	\$807,997	\$234,300	\$218,902	\$6,251,966
Footpaths and Cycleways						
Other footpath and cycleway projects	\$9,331,445					\$9,331,445
Hamilton, Tasman, Craig, Surfers & Cliff		\$150,000	\$194,222			\$344,222
Footpaths-New footpaths		\$600,000				\$600,000
Port Kembla footpath upgrades		\$300,000				\$300,000
Chenhalls St; Stanhope St to Gray St west side		\$150,000				\$150,000
Corrimal St; Smith St to Market St		\$100,000				\$100,000
Winnima Way; Community Centre to Parkway		\$50,000				\$50,000
Holborn Park Accessible Footpaths		\$25,000				\$25,000
Bulli Beach Reserve Accessible Footpaths		\$25,000				\$25,000
Rixon Avenue; Molloy St to 9 Rixon Ave, east side		\$50,000				\$50,000
Clifford St; Bourke St to Daisy; west side		\$100,000				\$100,000
Denison St; Crown St to Throsby Dr			\$300,000			\$300,000
Porter St, Hindmarsh Ave to Flinders St			\$300,000			\$300,000

Wollongong City-Wide Development Contributions Plan (2021)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2017-18	2018-19	2019-20	2020-21	2021-22	Total 2006-07 to 2020-22
Kendall St; outside Tarrawanna Public School, south side			\$74,385			\$74,385
Thames St; The Mall to 40 Thames St, east side			\$50,000			\$50,000
Murphys Ave; Robsons Rd to Grey St, south side			\$52,375			\$52,375
Vereker St; Hamilton St to 16 Macarthur Ave, east side			\$50,250			\$50,250
Heaslip St; Taronga Ave to St Johns Ave, south side			\$70,000			\$70,000
Tallegalla St; Victoria St to Charcoal Creek, west side			\$20,000			\$20,000
Cliff Rd; Harbour St to Lang Park, south side			\$55,033			\$55,033
Harry Graham Park; Uralba St to Therry St			\$40,000			\$40,000
Robinson St; Hercules St to Denison St			\$111,705			\$111,705
University Avenue, eastern side near Porter Street			\$50,000			\$50,000
The Avenue Pedestrian Refuges			\$100,000			\$100,000
Crawford Ave; Porter St to Hay St access				\$247,725		\$247,725
Greenacre Rd, Mercury St to Rosemont St				\$145,137		\$145,137
Beacon Ave; Showground to Coastline Cycleway				\$84,403		\$84,403
Murranar Rd; Towradgi Station to Coastline Cycleway				\$125,440		\$125,440
Cliff Rd; Stuart Park to Marine Dr				\$18,073		\$18,073
Hooka Creek Road; Lake Ride to Northcliffe Dr				\$16,848		\$16,848
Wollongong City Centre Wayfinding Signage				\$30,265		\$30,265
Smith St - Keira St to Harbour St; and Harbour St - Smith St				\$328,000		\$328,000
Station St; Duff Pde to Pioneer Rd; north side				\$128,917		\$128,917
Smith St - Belmore St to Keira St				\$90,000		\$90,000
Kembla St - Smith St to Crown St				\$45,000		\$45,000
Factory Rd, Shared User path and Footpath					\$31,332	\$31,332
Military Rd, Church St to Olympic Blvd - Shared User Path					\$9,160	\$9,160
Beacon Ave; Showground to Coastline Cycleway					\$16,813	\$16,813
Military Rd, Old Port Rd to Port Kembla Pool, On-road Cycleway					\$172,930	\$172,930
Reserve St; Gilmore St to Robsons Rd; south side					\$5,434	\$5,434
Gladstone Ave - Crown St to Railway Station Sq; Railway Station					\$26,043	\$26,043
Stewart St - Corrimal St to Church St; and Church St - Stewart St					\$28,330	\$28,330
Crown St - Kembla St to Corrimal St					\$1,464	\$1,464
Sub total	\$9,331,445	\$1,550,000	\$1,467,970	\$1,259,808	\$291,506	\$13,900,729
Car parks						
Other car park projects	\$2,260,270					\$2,260,270
Berkeley Park Carpark - Off Bourke Way			\$190,000			\$190,000

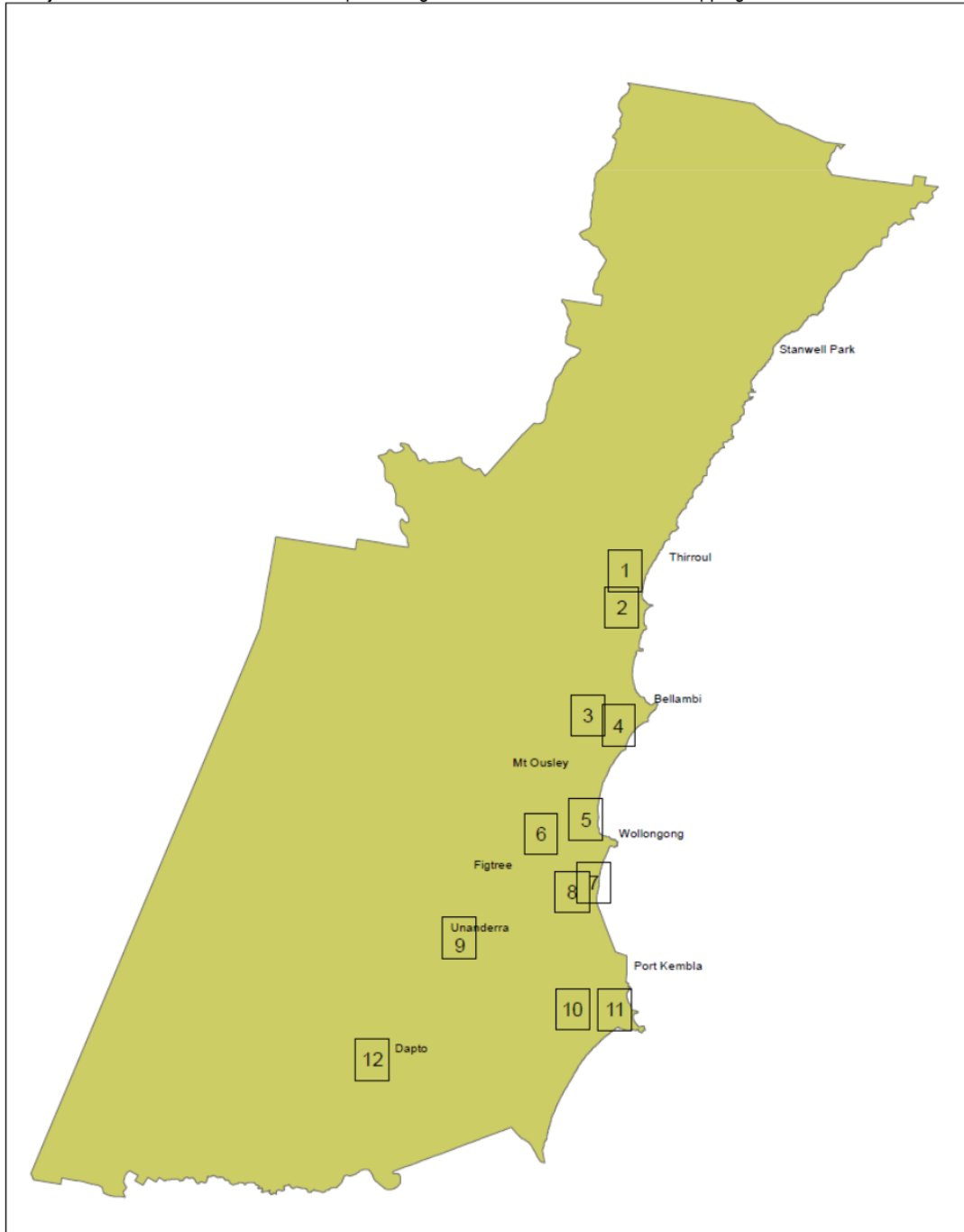
Wollongong City-Wide Development Contributions Plan (2021)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2017-18	2018-19	2019-20	2020-21	2021-22	Total 2006-07 to 2020-22
Robert Ziems Park Cricket Ground Carpark				\$200,000		\$200,000
Sub total	\$2,260,270	\$0	\$190,000	\$200,000	\$0	\$2,650,270
Non-Commercial buildings						
Other Non-Commercial Building projects	\$13,955,419					\$13,955,419
New Warrawong Multipurpose Facility		\$100,000		\$381,606	\$1,515,000	\$1,996,606
Sub total	\$13,955,419	\$100,000	\$0	\$381,606	\$1,515,000	\$15,952,025
Parks, Gardens and Sports Fields						
Other Parks, Gardens and Sports Fields Projects	\$5,415,298					\$5,415,298
Brownlee Park Playground Replacement and New Shade Sail			\$50,000			\$50,000
The Drive; LHD to Stanwell Park Tennis Courts			\$55,317			\$55,317
Farmborough Heights Community Tennis Courts			\$50,000			\$50,000
Cringila Hills Pump Track				\$30,000		\$30,000
Criterium Track				\$45,000	\$271,192	\$316,192
Lindsay Mayne Park Perimeter Control and Landscaping					\$2,409	\$2,409
Austinmer Beach access ramp					\$7,372	\$7,372
Port Kembla Beach access ramp					\$34,956	\$34,956
Sub total	\$5,415,298	\$0	\$155,317	\$75,000	\$0	\$5,961,544
Land Acquisitions						
Other Land Acquisitions	\$2,201,500					\$2,201,500
Acquisition of Strip adjoining 5 Franklin Avenue, Bulli				\$1,500		\$1,500
Helensburgh CC+L Land Acquisition					\$3,500,000	\$3,500,000
Sub total	\$2,201,500	\$0	\$0	\$1,500	\$3,500,000	\$5,703,000
Administration						
S94 Planner	\$540,326	\$101,000	\$103,000	\$107,498	\$91,915.25	\$943,739
S94 Admin Support - Finance	\$82,006	\$10,000	\$12,000	\$10,886	\$9,307.49	\$124,199
S94 Administration & Studies	\$452,216					\$452,216
Sub total	\$1,074,548	\$111,000	\$117,000	\$118,384	\$101,222	\$1,520,154
TOTAL	\$38,724,247	\$2,366,000	\$2,738,284	\$2,270,598	\$5,626,630	\$51,939,688

Wollongong City-Wide Development Contributions Plan (2021)

34. Schedule 76 - Works Schedule – Maps

Projects locations are noted as best as possible given their nature and scale of mapping.



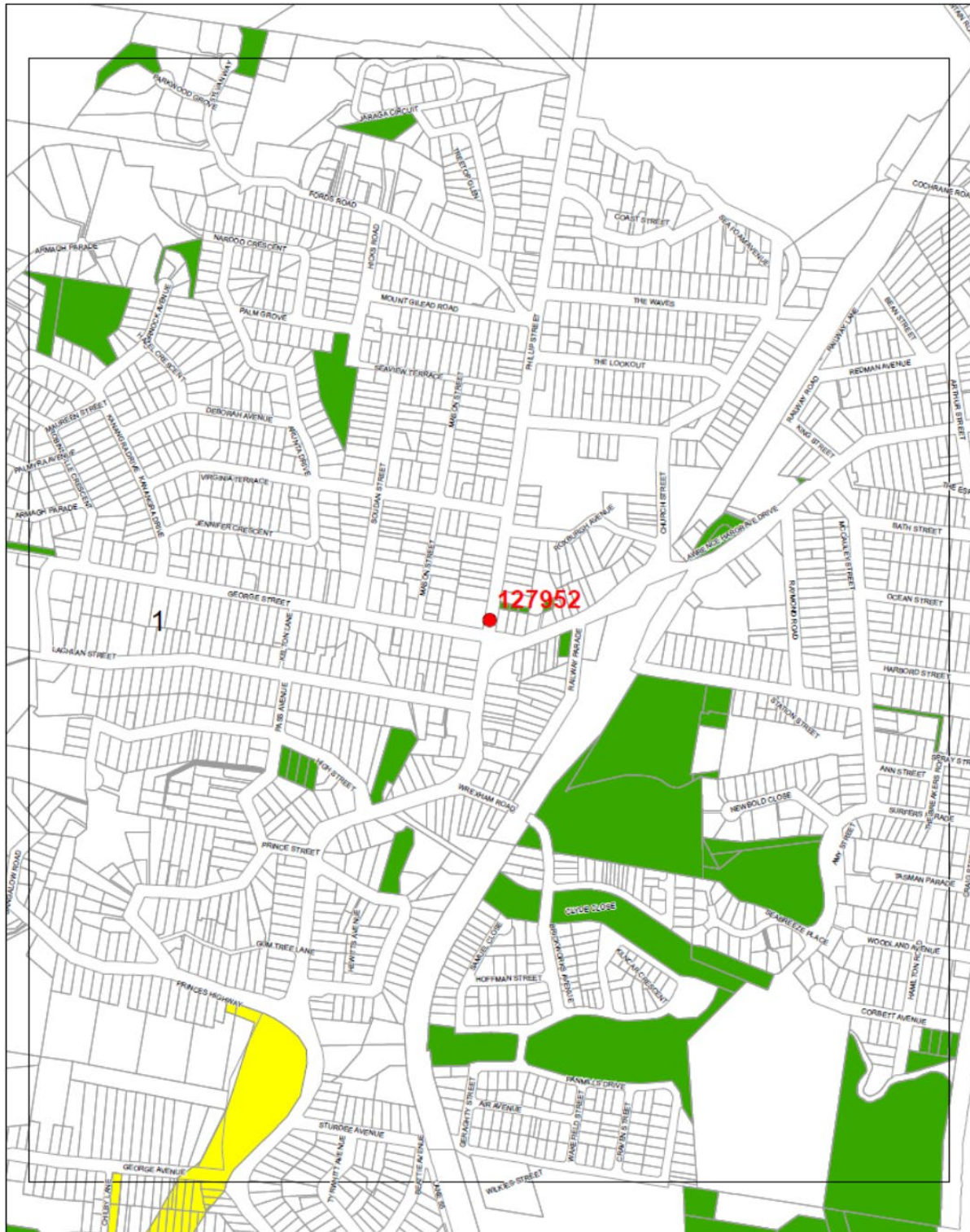
**Wollongong City-Wide Development
Contributions Plan 2022
INDEX MAP**

Legend
 Sec94_City_Wide_Grid_180522_
 Wollongong_LGA



Drawn By: H. Jones	
Date: 18-05-22	
Date of Aerial Photography: 2021	
LUP: Sec94 City Wide 18-05-22 index.mxd	

Wollongong City-Wide Development Contributions Plan (2021)



Legend

- Sec84_City_Wide_Grid_180522_
- Community Land
- Land Reservation Acquisition LEP 2009



Drawn By: H. Jones

Date: 18-05-22



Date of Aerial Photography: 2021

LUP: Sec84 City Wide 15-07-21 MAPBOOK.mxd



Wollongong City-Wide Development Contributions Plan (2021)



Legend

- Sec94_City_Wide_Gnd_180522_
- Community Land
- Land Reservation Acquisition LEP 2009
- Section_7-12_Funded_Projects_18-05-22



Drawn By: H. Jones
Date: 18-05-22



Date of Aerial Photography: 2021
LUP: Sec94 City Wide 15-07-21 MAPBOOK.mxd


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Meters

Wollongong City-Wide Development Contributions Plan (2021)



Wollongong City-Wide Development
Contributions Plan 2022
MAP 3

Legend

-  Sec94_City_Wide_Grid_180522_
 Community Land



Drawn By: H. Jones

Date: 18-05-22



Date of Aerial Photography: 2021

LUP: Sec04 City Wide 15-07-21 MAPBOOK.mxd



Wollongong City-Wide Development Contributions Plan (2021)



Legend

- Sec94_City_Wide_Grid_180522_
- Community Land
- Land Reservation Acquisition LEP 2009
- Section_7-12_Funded_Projects_18-05-22



Drawn By: H. Jones

Date: 18-05-22



Date of Aerial Photography: 2021

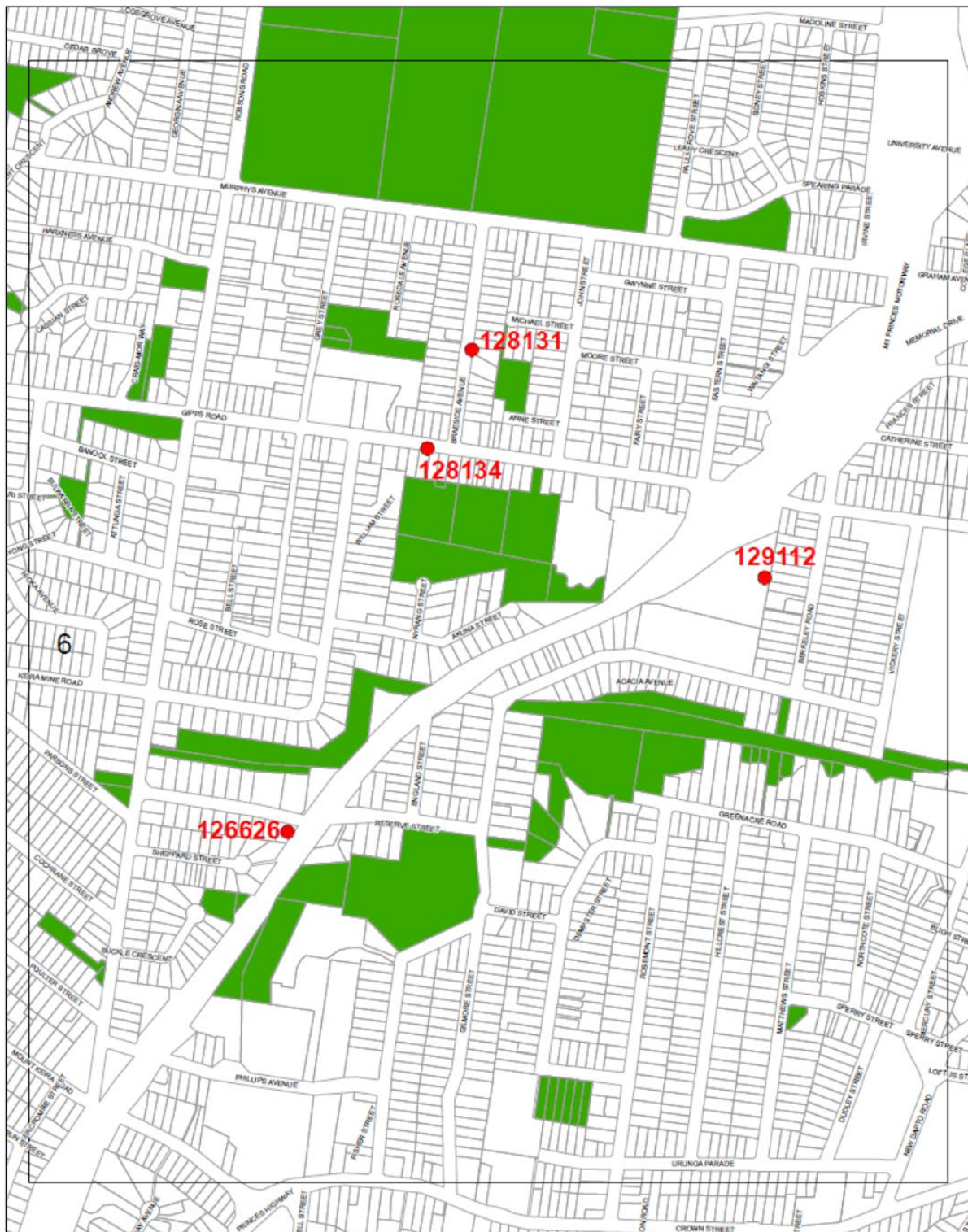
LUP: Sec94 City Wide 15-07-21 MAPBOOK.mxd



The map displays a residential neighborhood with a grid of streets. Key streets include Woodwell Street, Lysaght Street, and various residential streets like Porter Street, Montyway Avenue, and Giffys Street. Three specific locations are highlighted with red dots and labeled with numbers: 126269, 128026, and 128146. The map also shows green areas representing parks or undeveloped land.



Wollongong City-Wide Development Contributions Plan (2021)



Legend

- Sec94_City_Wide_Grid_180522_
- Community Land
- Land Reservation Acquisition LEP 2009



Drawn By: H. Jones
Date: 18-05-22



Date of Aerial Photography: 2021
LUP: Sec94 City Wide 15-07-21 MAPBOOK.mxd

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Meters

Wollongong City-Wide Development Contributions Plan (2021)



Legend

- Sec94_City_Wide_Gnd_180522_
- Community Land
- Section_7-12_Funded_Projects_18-05-22
- Land Reservation Acquisition LEP 2009



Wollongong City-Wide Development Contributions Plan (2021)



**Wollongong City-Wide Development
Contributions Plan 2022
MAP 8**

Legend

- Sec94_City_Wide_Grid_180522_
- Community Land
- Section_7-12_Funded_Projects_18-05-22
- Land Reservation Acquisition LEP 2009



Drawn By: H. Jones
Date: 18-05-22

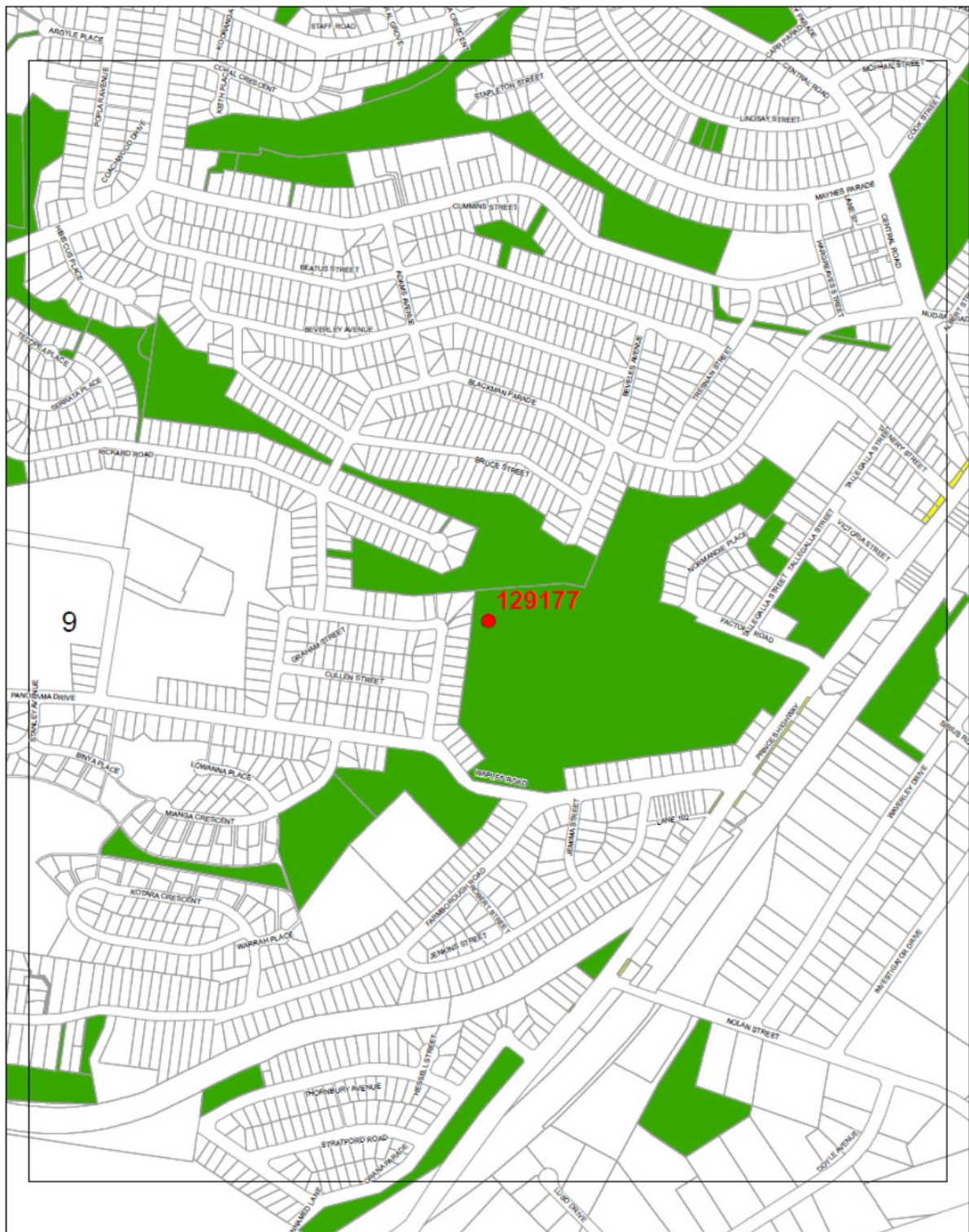


Date of Aerial Photography: 2021

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Meters

Wollongong City-Wide Development Contributions Plan (2021)



Legend

- Sec94_City_Wide_Grid_180522_
- Community Land
- Section_7-12_Funded_Projects_18-05-22
- Land Reservation Acquisition LEP 2009



Drawn By: H. Jones
Date: 18-05-22



Date of Aerial Photography: 2021
LUP: Sec94 City Wide 15-07-21 MAPBOOK.mxd
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Wollongong City-Wide Development Contributions Plan (2021)



Legend

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- Community Land
- Land Reservation Acquisition LEP 2009



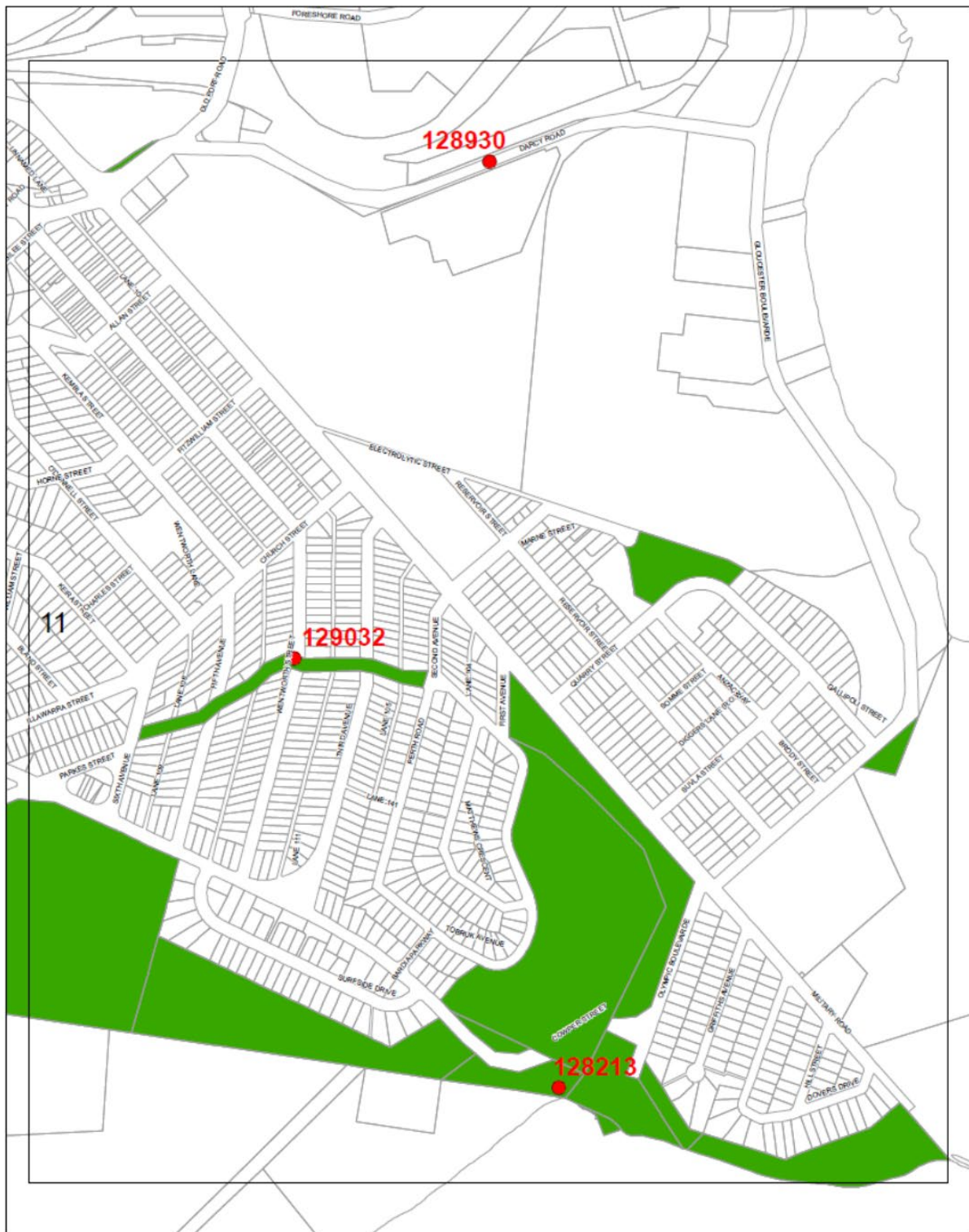
Drawn By: H. Jones
Date: 18-05-22



Date of Aerial Photography: 2021
LUP: Sec94 City Wide 15-07-21 MAPBOOK.mxd

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Meters

Wollongong City-Wide Development Contributions Plan (2021)



Legend

- Sec9-4_City_Wide_Grid_180522_
- Community Land
- Land Reservation Acquisition LEP 2009
- Section_7-12_Funded_Projects_18-05-22



Drawn By: H. Jones
Date: 18-05-22



Date of Aerial Photography: 2021
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From the mountains to the sea, we value
and protect our natural environment and will
be leaders in building an educated, creative,
sustainable and connected community.

We value and protect our environment

We have an innovative and sustainable economy

Wollongong is a creative, vibrant city

We are a connected and engaged community

We have a healthy community in a liveable city

We have affordable and accessible transport



Wollongong City Council
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Phone (02) 4227 7111



ITEM 2

POST EXHIBITION - WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 CHAPTER C1 - ADVERTISING SIGNAGE AND STRUCTURES

Recent development activity has prompted the proposed inclusion of a section, in the Wollongong Development Control Plan 2009, requiring certain advertising signs to pay a 'public benefit' contribution to Council. On 21 February 2022 Council resolved to exhibit the revised draft Chapter C1: Advertising Signage and Structures containing the additional requirement.

The draft document was exhibited from 30 March to 29 April 2022. Council received four submissions as a result of the exhibition process. This report summarises issues raised in those submissions.

It is recommended that Council adopt the amended Chapter C1: Advertising Signage and Structures.

RECOMMENDATION

Wollongong Development Control Plan 2009 Chapter C1: Advertising Signage and Structures be adopted and a notice be placed on Council's website advising of its adoption.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 DCP Chapter C1: Advertising Signage and Structures

BACKGROUND

The Wollongong Development Control Plan 2009 (DCP) came into force on 3 March 2010 and includes Chapter C1: Advertising Signage and Structures.

This Chapter of the DCP outlines Council's requirements for advertising signage and structures and should be read in conjunction with the provisions of Chapter 3 Advertising and Signage of the State Environmental Planning Policy (SEPP) (Industry and Employment) 2021, and the Transport Corridor Outdoor Advertising and Signage Guidelines.

As a consequence of recent Planning Reforms, on 1 March 2022 SEPP No. 64 – Advertising and Signage was incorporated into the SEPP (Industry and Employment) 2021. The references to the SEPP in the draft DCP chapter have been updated following the exhibition period.

In 2021, a Development Application was lodged with Council to replace an existing advertising structure with a digital screen. Under SEPP No. 64 and now SEPP (Industry and Employment) 2021, a public benefit test is required for a proposal, such as the above, if -

- The display of the advertisement is by or on behalf of Transport for New South Wales (TfNSW), Sydney Trains and NSW Trains.
- The advertisement is to be displayed along a tollway.
- The advertisement is to be displayed on a bridge.
- The advertisement requires TfNSW concurrence under SEPP (Industry and Employment).

The proponent must outline in the Statement of Environmental Effects accompanying the Development Application what arrangements they will make to provide an appropriate public benefit. This must be considered, negotiated and agreed upon between Council and the applicant.

Any money collected to fund public benefit works is undertaken in partnership with TfNSW. These funds are to be placed in a restricted account and will only be expended on projects that meet the requirements outlined in the Transport Corridor Outdoor Advertising and Signage Guidelines set by the Department of Planning and Environment. Both Council and TfNSW will be required to identify and

prioritise projects in the LGA that require investment in transport safety, public transport or amenity improvements that are in addition to the core activities and services provided by Council. This can be facilitated as part of ordinary council process via the Traffic Committee with TfNSW concurrence.

The current DCP chapter does not outline a requirement, procedure or methodology for the collection and allocation of funds. An endorsed and publicly available methodology is considered appropriate.

Council does not receive a high volume of these types of applications, with only one application having been received in recent years. The proposed inclusion and setting of monetary benefit amounts seek to improve clarity and provide a policy benchmark for any future applications should they be received.

On 21 February 2022 Council considered a report on the draft Chapter and resolved that -

- 1 *The Draft Wollongong Development Control Plan 2009 Chapter C1 Advertising and Signage be exhibited for a minimum period of 28 days, with the removal of point 8.8 - "Advertising signs must be displayed in English Language."*
- 2 *Following the exhibition period, a report outlining the submissions received from the public exhibition process with recommendations regarding progression of the draft DCP amendments be prepared for Council's consideration.*

In accordance with the resolution, point 8.8 was removed from the draft DCP chapter prior to exhibition.

PROPOSAL

The draft Chapter was exhibited from 30 March to 29 April 2022. Council received four submissions.

The main themes raised in the submissions and the staff response to the matters are detailed in the Consultation and Communication section of this report.

The submissions received are generally in support of the revised draft Chapter.

Updates to the draft DCP chapter were made to reflect the introduction of the SEPP (Industry and Employment) 2021 with all references to sections, schedules and clauses updated accordingly.

CONSULTATION AND COMMUNICATION

Following Council's resolution, notice was given in the Illawarra Mercury of the exhibition of the draft DCP chapter. The exhibition was made available through Council's engagement website, and hard copies at Council's Libraries and Administration Building. Email notification was sent to the Neighbourhood Forums and key stakeholder groups.

The exhibition webpage was viewed 31 times and the draft document was downloaded four times. Four submissions were received as detailed below:

No.	Submission Summary	Response
1 Neighbourhood Forum 5	Support changes to the DCP.	Noted.
2 Endeavour Energy	Issue with many site plans for development applications that come through contain insufficient detail to enable a proper assessment.	Noted. Concerns forwarded to appropriate Council division as it is beyond the scope of this DCP.
3 Rural Fire Service	No concerns.	Noted.
4 The National Trust of Australia (NSW)	No concerns with proposed changes. The term 'open spaces' could be clarified to ensure it includes parks and gardens.	Reference to 'open spaces' has been clarified at Section 7,1(l)(iv).

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We value and protect our environment”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	4 Year Action	Operational Plan Actions
1.3.1 Manage land uses to strengthen urban areas and improve connectivity to train stations and key transport routes.	1.3.1.1 Impacts from development on the environment are assessed monitored and mitigated.	Access new development and planning proposals for environmental impacts

RISK MANAGEMENT

The addition to the DCP chapter will provide more clarity to Council, industry and the community regarding public benefit that would be acceptable to Council when certain advertising signage is proposed.

FINANCIAL IMPLICATIONS

The amended DCP Chapter provides clarity to Council. Any monetary funds collected will need to be spent in accordance with the SEPP and Guidelines, that is with concurrence of TfNSW. This potentially provides for an additional funding source for items in Council’s Capital Works Plan.

CONCLUSION

The draft Wollongong DCP Chapter C1: Advertising Signage and Structures has been reviewed. The draft Chapter has been formerly exhibited, with amendments made to the Chapter after exhibition as detailed in the report and highlighted in Attachment 1.

It is recommended that Wollongong DCP Chapter C1: Advertising Signage and Structures be adopted, and a notice be placed on Council’s website advising of the adoption.

Part C – Specific Landuse Controls
Chapter C1: Advertising Signage and Structures



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Document Control

Document ID: Wollongong DCP 2009 – C1 Advertising Signage and Structures

Rev No	Adoption Date	In force date	Revision Details
1	15/12/2009	3/3/2010	Adopted
2	17/2/2022		Draft for exhibition
3	06/06/2022		Adoption

Part C – Specific Landuse Controls
Chapter C1: Advertising Signage and Structures

1 INTRODUCTION

1. This chapter of the DCP outlines Council's requirements for advertising signage and structures.
2. This chapter of the DCP should be read in conjunction with the provisions of State Environmental Planning Policy (Industry and Employment) 2021 (SEPP 64 Industry & Employment), any relevant State Code and the relevant LEP applying to the site.
3. This chapter of the DCP supplements the provisions of SEPP 64 Industry & Employment and hence, all proposed advertising signs and structures must be designed in accordance with the requirements of SEPP 64 Industry & Employment in addition to the controls outlined in this chapter.

NOTE: The NSW Department of Planning and Environment have recently proposed changes to the naming convention for zones, in particular the business and industrial zones are proposed to be renamed to employment zones. Where applicable and referenced through this chapter, all changes to references to zones are a direct translation from the previous zone name to the new zone name as per the table below:

Existing Zone	Proposed Zone
B1 Neighbourhood Centre	E1 – Local Centre
B2 Local Centre	E1 – Local Centre
B3 Commercial Core	E2 – Commercial Centre
B4 Mixed Use	MU1 – Mixed Use
B6 Enterprise Corridor	E3 – Productivity Support
IN1 General Industrial	E4 – General Industrial
IN2 Light Industrial	E4 – General Industrial
IN3 Heavy Industrial	E5 – Heavy Industrial

From 1 March 2022 the State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) forms part of a new consolidated SEPP, that is, the State Environmental Planning Policy (Industry and Employment) 2021. This is part of the wider consolidation of SEPPs released by the Minister for Planning and Public Spaces

2 OBJECTIVES

1. To ensure all advertising signage achieves a high level of design quality in terms of its relationship to the architectural design of buildings and streetscape character of a particular locality.
2. To encourage advertising signs which complement the architectural style of the building(s).
3. To promote advertising signage which complement the use of the building(s).


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4. To encourage suitably located signs that provide a legible and clear message through the use of high quality materials and design.
5. To ensure that advertising signs and structures do not cause any adverse traffic hazard to motorists, cyclists and pedestrians.
6. To reduce the proliferation of advertising signs and structures through the rationalisation of advertising signs by the use of common directory pylon signs for multi-occupancy developments and by limiting the number of signs that may be erected on any one building or site.
7. To ensure that advertising signs do not affect the amenity of any surrounding residential locality from light spillage impacts associated with illuminated signs.
8. To prohibit third party advertising.
9. To ensure that the use of corporate logos, colour and illumination schemes in advertising signs is compatible with the architectural style of the host building and does not cause any significant adverse visual impact upon the surrounding streetscape character of the locality.





3 TYPES OF ADVERTISING SIGNS AND STRUCTURES

1. The main types of advertising signs and structures are listed and described in Table 1 below.




Table 1: Types of Advertising Signs and Structures

Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
<p>(a) Advertising Panel</p> <p>Any advertisement structure (other than those signs described elsewhere in this table) which is non-illuminated. This includes hoarding or bulletin board signs.</p>	
<p>(b) A-Frame Sign (Double or Single Sided)</p> <p>A freestanding, portable advertisement consistent of either two advertising boards supporting each other in an "A" configuration or one advertising board supported by one or more posts in a "A" configuration.</p>	

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Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
<p>(c) Awning Sign (Above awning)</p> <p>An advertisement which is located above an awning or veranda.</p>	
<p>(d) Awning Sign (Below awning)</p> <p>A sign attached to the underside of an awning.</p>	
<p>(e) Banner Sign</p> <p>A soft canvas or plastic material sign bearing names, numbers and / or pictures and is visible from a public place. Banners are usually fixed to a solid frame or posts. This includes blade signs.</p>	
<p>(f) Billboard Sign</p> <p>An advertisement supported by one or more columns or pylon support structures which are independent of any building or other structure. A billboard sign may include any framework, signboard, noticeboard, advertising panel or the like and any painted display of advertising matter on any wall, fence or roof.</p>	
<p>(g) Building Wrap Advertisement</p> <p>An advertisement used in association with the covering or wrapping of:</p>	




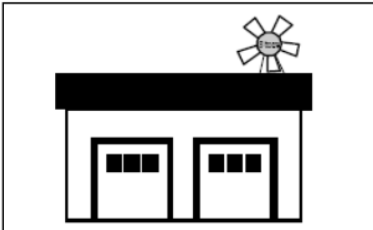
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Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
<p>(i) A building or parcel of land, or</p> <p>(ii) A building that is under construction, renovation, restoration or demolition, but does not include a wall advertisement.</p>	
<p>(h) Bunting</p> <p>A string of lightweight coloured material or plastic secured at both ends but allowed to move freely.</p>	 <p>(Source: Campbelltown Development Control Plan No. 99)</p>
<p>(i) Business Identification Sign</p> <p>A sign which contains a reference only to the identification of a place or premises and the occupation or activities that are carried out at that place or premises.</p>	
<p>(j) Decorative Banners</p> <p>Advertising on decorative banners erected on poles or pylons which are typically erected within a road reserve.</p>	

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Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
<p>(k) Drop Awning Sign</p> <p>A sign displayed on a roll down blind, retractable sun or weather protection awning or the like which is attached to the underside or outer edge of the awning and is parallel to the road carriageway kerb.</p>	
<p>(l) Fascia Sign</p> <p>A sign fixed or applied to the fascia of a building or awning.</p>	
<p>(m) Fin Sign</p> <p>Sign erected on or above the canopy of a building.</p>	
<p>(n) Flagpole Sign</p> <p>A pole on which a flag or banner is raised for advertising purposes.</p>	

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Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
<p>(o) Flashing Sign</p> <p>An advertisement illuminated at frequent intervals by either an internal or external light and whether or not included in any other type of sign.</p>	
<p>(p) Floodlit Sign</p> <p>A sign illuminated at night-time by floodlighting.</p>	
<p>(q) Flush Wall Sign</p> <p>An advertisement attached to the side or front wall of a building and not projecting more than 100mm from the wall surface.</p>	
<p>(r) Inflatable Sign / Structure Sign</p> <p>An advertisement located on an inflatable structure e.g. balloon or blimp, which is of temporary nature and used for the purpose of displaying information about a product, local event and /or attractions.</p>	
<p>(s) Moving Sign</p> <p>An advertisement which is capable of movement by any source of power (whether or not included in any other class of advertising structure).</p>	



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Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
	(Source: Campbelltown Development Control Plan No. 99)
<p>(t) Multiple Identification Sign</p> <p>An identification sign containing a list of businesses occupying premises within a building or complex of buildings.</p>	
<p>(u) Painted Wall Sign</p> <p>Painted onto a wall of a building.</p>	
<p>(v) Pole or Pylon Sign</p> <p>A single advertising structure which is independent of a building or any other structure.</p>	

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Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
<p>(w) Projecting Wall Sign</p> <p>An advertisement attached to a building at one end and projecting horizontally away from the building façade but not protruding beyond the roadside edge of the awning or above the roof line of the building.</p>	
<p>(x) Real Estate Sign</p> <p>An advertisement in respect of a place, land or premises to which it is affixed which contains only a notice that the place or premises is for sale or letting or is subject to an auction together with particulars of the sale or letting.</p>	
<p>(y) Roof or Sky Sign</p> <p>An advertisement erected on or above the parapet of a building that is wholly or partly supported by the building.</p>	
<p>(z) Special Promotional Advertisement</p> <p>An advertisement of a temporary nature for an activity or event but does not include advertising of a commercial nature, except for names of an event sponsor(s). This may include temporary cultural, recreational, sporting, educational or temporary business event.</p>	
<p>(aa) Temporary Sign</p> <p>An advertisement of a temporary nature which:</p>	

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Type of Advertising Sign or Structure and Description of Advertising Sign or Structure	Example
<p>a) Announces any local event of a cultural, religious, educational, political, social or recreational character or relates to any temporary matter in connection with such an event, and</p> <p>b) Does not include advertising of a commercial nature (except for the name of an event sponsor), and</p> <p>c) Is displayed for a period of not more than 28 days.</p>	
<p>(bb) Top Hamper Sign</p> <p>An advertisement attached to the transom of a doorway or display window of a building.</p>	
<p>(cc) Window Sign</p> <p>Signs painted on or affixed to the window of a building or premise.</p>	

4 **STATE ENVIRONMENTAL PLANNING POLICY NO. 64— ADVERTISING AND SIGNAGE(INDUSTRY AND EMPLOYMENT)**

- Under State Environmental Planning Policy No. 64 — Advertising and Signage (SEPP 64Industry & Employment), Council cannot grant consent to an advertising sign or structure unless it is consistent with the aims of SEPP 64Industry & Employment and satisfies the assessment criteria listed in Schedule 15 of SEPP 64Industry & Employment and any other requirements of the policy.

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2. The aims of Chapter 3 Advertising and Signage in SEPP 64 Industry & Employment (clause 3(1)(a)3.1 are, as follows:
 - (a) To ensure that signage (including advertising):
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (b) To regulate signage (but not content) under Part 4 of the Act, and
 - (c) To provide time-limited consents for the display of certain advertisements, and
 - (d) To regulate the display of advertisements in transport corridors, and
 - (e) To ensure that public benefits may be derived from advertising in and adjacent to transport corridors.
3. The assessment criteria listed in Schedule 15 of SEPP 64 Industry & Employment are reproduced, as follows:
 - (a) *The character of the area.*
 - (i) Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?
 - (ii) Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?
 - (b) *Special areas.*
 - (i) Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?
 - (c) *Views and vistas.*
 - (i) Does the proposal obscure or compromise important views?
 - (ii) Does the proposal dominate the skyline and reduce the quality of vistas?
 - (iii) Does the proposal respect the viewing rights of other advertisers?
 - (d) *Streetscape, setting or landscape.*
 - (i) Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?
 - (ii) Does the proposal contribute to the visual interest of the streetscape, setting or landscape?
 - (iii) Does the proposal reduce clutter by rationalising and simplifying existing advertising?

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- (iv) Does the proposal screen unsightliness?
 - (v) Does the proposal protrude above buildings, structures or tree canopies in the area or locality?
 - (vi) Does the proposal require ongoing vegetation management?
 - (e) *Site and building.*
 - (i) Is the proposal compatible with the scale, proportion and other characteristics of the site or building or both on which the proposed signage is to be located?
 - (ii) Does the proposal respect important features of the site or building, or both?
 - (iii) Does the proposal show innovation and imagination in its relationship to the site or building, or both?
 - (f). *Associated devices and logos with advertisements and advertising structures.*
 - (i) Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?
 - (g) *Illumination.*
 - (i) Would illumination result in unacceptable glare?
 - (ii) Would illumination affect safety for pedestrians, vehicles or aircraft?
 - (iii) Would illumination detract from the amenity of any residence or other form of accommodation?
 - (iv) Can the intensity of the illumination be adjusted, if necessary?
 - (v) Is the illumination subject to a curfew?
 - (h) *Safety.*
 - (i) Would the proposal reduce the safety for any public road?
 - (ii) Would the proposal reduce the safety for pedestrians or bicyclists?
 - (iii) Would the proposal reduce the safety for pedestrians, particularly children by obscuring sightlines from public areas?
4. Where applicable, to satisfy the provision of Clause 133.11 and 183.16 of SEPP64 **Industry & Employment** where the public benefit test must be applied, the applicant must propose a public benefit offer to Wollongong City Council, which may consist of:
- (a) *Annual monetary contribution*
 - (i) Calculated using the following formula:

= \$10,000 per annum + (\$100 per annum x size of the sign in square metres, rounded up to the nearest square metre) (June 2021 prices)

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- (ii) the amount will be indexed quarterly with the Consumer Price Index until the date of payment
 - (iii) The annual amount is payable over the life over the consent (ie 15 years) and must be paid in three intervals (for example, a payment every five years), with the first payment payable prior to the issue of a construction certificate.
- (b) *Screen time*
- (i) If applicable, and with agreement, an amount of screen time for Council and community advertisements – 5% of screen time during both peak and off peak periods.
 - (ii) where this is not possible, such as for fixed advertising signs, an additional monetary payment can be negotiated
- (c) *In-kind contribution*
- (i) May be negotiated with Council in line with the requirements of SEPP 64 Industry & Employment and any associated guidelines

5 LOCAL ENVIRONMENTAL PLAN & BUSINESS IDENTIFICATION SIGNAGE

1. The permissibility for the display of advertisements and the erection of advertising structures is subject to the provisions of the relevant LEP applying to the site.
2. The relevant LEP also contains Exempt and Complying Development provisions. Exempt development is a form of self-assessed development which can take place without the need for Council approval.
3. Business identification signage is classified as Exempt Development under the relevant LEP applying to the site where such signage complies with the requirements for the relevant type of signage. Where a proposed business identification sign does not comply with the specific Exempt Development requirements for the particular type of sign, then the proposed sign will be subject to the lodgement of a formal Development Application with Council.
4. Types of business identification signs are highlighted on Figure 1.

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Figure 1: Business Identification Signs

6 LODGEMENT OF A DEVELOPMENT APPLICATION

1. If an advertising sign or structure is permissible with consent under the relevant LEP applying to the site and is not an exempt development, then formal development consent is required, prior to the display of any such advertisement. This will require the lodgement of a Development Application with appropriate supporting documentation.
2. The following is to be submitted to Council in conjunction with a Development Application for advertising signage:
 - (a) A site plan (ie at a 1:100 or 1:200 scale) showing the exact location of the proposed advertising sign or structure.
 - (b) A fully dimensioned sketch of the proposed advertising sign or structure (ie at a 1:50 scale or 1:100 scale) which shows the full dimensions of the sign:
 - (i) Total area of the proposed sign.
 - (ii) Maximum height of the sign.
 - (iii) Height of the lowest part of the sign above natural ground level.
 - (iv) Full information regarding the content on the proposed sign, including the proposed size and colour of the lettering / wording in the advertisement and the colours on the background of the sign.
 - (v) Design details on how the advertising sign or structure will be supported.
 - (c) A photomontage of any proposed wall sign showing the full dimensions and colour finishes of the proposed lettering and background of the sign in relation to the building elevation.

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- (d) A photomontage of a pole or pylon sign will be required for lands within a residential, rural or business zone. The photomontage must also include RL levels of the top height of the sign in relation to any adjoining buildings, structures or tree canopy.
- (e) Structural details which prove the structural adequacy of any post footings or supports to the sign or structure.
- (f) A Statement of Environmental Effects which addresses a range of issues including (but not necessarily limited to) the following matters / issues:
 - (i) The full nature of the proposed advertising sign or structure including full dimensions of the proposed sign, details of the proposed wording of the sign, proposed colours etc;
 - (ii) Comprehensive assessment as to the proposal's compliance with ~~State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64 Industry & Employment)~~ and the key assessment criteria contained in Schedule 15 of SEPP 64 Industry & Employment;
 - (iii) Comprehensive assessment as to the proposal's compliance with the relevant LEP applying to the site and any other relevant environmental planning instruments and / or State Code; and
 - (iv) Assessment as to the proposal's compliance with this DCP and any relevant Australian Standard pertaining to the structural adequacy of the proposed advertising sign or structure.

7 PROHIBITED ADVERTISING SIGNS AND STRUCTURES

1. The following types of signs are prohibited within the City of Wollongong LGA:
 - (a) Advertising signs over 45m².
 - (b) A-Frame signs (excluding A-Frame signs approved by Council in conjunction with premises contained within Wollongong Mall).
 - (c) Roof top or sky advertising signs.
 - (d) Above awning signs.
 - (e) Building wrap advertising signs.
 - (f) Flashing, moving or variable message board signs (other than those installed and operated by an authorised Road Authority (ie Transport for NSW or Council) for traffic management and / or road safety purposes.
 - (g) Permanently anchored balloons, blimps or any airborne signs.
 - (h) Inflatable signs or structures (ie where displayed for greater than 14 days).
 - (i) Hoarding signs (other than work safety signage), painted bulletins etc attached to the exterior of buildings, power poles, fences etc.

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- (j) Advertising signs that project from a wall or are suspended from an awning at a height lower than 2.6 metres at any point above a footpath (except in the case of an under awning bracket sign or a drop awning sign).
- (k) Advertising signs or structures that do not comply with all applicable requirements of the Building Code of Australia (BCA) and relevant Australian Standards.
- (l) Advertising signs or structures are prohibited on land that, under any environmental planning instrument, is within any of the following zones or descriptions:
 - (i) Environmentally sensitive area;
 - (ii) Heritage conservation area (excluding railway stations);
 - (iii) Natural or other conservation area;
 - (iv) Open Space, such as sports fields, parks and gardens (excluding any advertisement at a public sporting facility that provides information about the sponsors of the teams or organisations using the sporting facility or about products of those sponsors);
 - (v) Waterway;
 - (vi) Residential (but not including a mixed residential and business zone, or similar zones);
 - (vii) Scenic protection area;
 - (viii) National park; or
 - (ix) Nature reserve.
- (m) Third party advertising (ie general advertising not directly related to the approved use of the building or site).
- (n) Flagpole signs (excluding those signs proposed to be erected by a public authority, Council or signs primarily designed to provide information on health, community, cultural or social issues or events).

8 GENERAL REQUIREMENTS FOR ADVERTISING SIGNS AND STRUCTURES

8.1 Advertising Signage must relate directly to lawful use of the land

1. All advertising signs and structures must relate directly to the lawful approved or exempt land use being conducted on the land to which the advertising sign or structure is to be displayed. Where development consent is required for the use of the land, any prior Development Application for advertising signage will be requested to be formally withdrawn by the applicant or otherwise the application is likely to be refused on this basis.
2. No third party or general advertising will be permitted.

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8.2 Design and Location

1. Any advertising sign or structure should reflect the architectural style of the building.
2. Signs should not obscure decorative forms or moulding and should observe a reasonable separation distance from the lines of windows, doors, parapets, piers and the like.

8.3 Proportion

1. Signs should be of a size and proportion which complement the scale of the existing building as well as surrounding buildings and signs. Signs should not significantly affect the presentation of the existing façade of the building.
2. The scale of lettering should also be proportioned to the area of the advertising panel to which it will be applied.

8.4 Colour

1. The colour used in the design of an advertising sign or structure should complement the colour finish of the building to which it will relate.
2. Corporate colours should be limited to the advertising sign or structure and should not be applied to the painted surface of the building.

8.5 Illumination

1. The illumination of advertising signs and structures by low set floodlighting is preferred, rather than the use of neon or boxed fluorescent lighting on buildings.

8.6 Rationalisation of Advertising Signage

1. The number of signs per building or site should take into account the following matters:
 - (a) The number of existing signs on the subject premises.
 - (b) The proportion of the solid (wall surface area) to void (window and door openings) available for signage.
 - (c) The length of frontage to the premises; and
 - (d) The extent of the façade detail and projecting features of the building which should remain unobscured by signage.
2. The rationalisation of advertising signs will be generally required where there is existing signage through the use of common directory pylon signs for multi-occupancy developments and by limiting the number of signs that may be erected on any one building or site.
3. Any new proposed advertising sign or structure should be off-set by the associated deletion of some other existing sign(s).

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8.7 Advertising Signs and Structures maintained in good repair and in a clean and tidy condition

1. All advertising signs and structures are to be maintained in a good working order and in a clean and tidy condition at all times.
2. Any advertising sign or structure which becomes dilapidated or unsightly will be required to be repaired, upgraded or removed in a reasonable period, except in emergency situations in which there is a risk to either property or life in which case Council may require the immediate removal of the sign or structure.

8.8 Advertising Signs or Structures – Public Safety

1. An advertising sign or structure must not endanger public safety or cause nuisance or a hazard by reason of its location, construction or design by either:
 - (a) Emitting excessive glare or reflection from internal or external illumination or surface materials;
 - (b) Obscuring the view of motorists or pedestrians;
 - (c) Screening potentially hazardous road features;
 - (d) Signage containing designs or messages which may either confuse or distract motorists.

9 SPECIFIC CONTROLS FOR ADVERTISING SIGNS AND STRUCTURES

9.1 Fascia Signs

1. A maximum of one (1) fascia sign per building awning.
2. Fascia signs must form part of the awning and must not project above or below the awning fascia.
3. Fascia signs must not be illuminated.
4. Fascia signs must be restricted to the name and general nature of the approved business carried out in the building or premises to which the fascia awning is attached. Product identification on awning fascias is not permitted.
5. Where a building comprises a number of separate businesses, the fascia sign should identify the name of the building only.

9.2 Flush Wall Signs

1. A maximum of one (1) flush wall sign per building elevation will be permitted.
2. Any wall advertisement must be integrated with the design of the building on which it is to be displayed and for a building having:

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- (a) An above ground elevation of 200 square metres or more – the advertisement must not exceed 10% of the above ground elevation;
 - (b) An above ground elevation of more than 100 square metres but less than 200 square metres – the advertisement must not exceed 20 square metres; and
 - (c) An above ground elevation of 100 square metres or less – the advertisement does not exceed 20% of the above ground elevation.
3. Flush wall signs must be attached flush to the wall and must not protrude more than 300mm from the wall.
 4. Flush wall signs must not protrude above the parapet or eaves.
 5. Flush wall signs must not cover mechanical ventilation vents.
 6. The advertisement must not extend over any window or other external opening.
 7. The advertisement must not obscure significant architectural elements of the building.
 8. Any wall advertisement must not include any building or business identification signage on the same building elevation.

9.3 Projecting Wall Signs

1. A maximum of one (1) projecting wall sign will be permitted per building elevation and the advertisement must be integrated with the design of the building on which it is to be displayed.
2. The maximum advertising area for a projecting wall sign is 2m².
3. Projecting wall signs must not project more than 2.5 metres from the edge of the building.
4. Projecting wall signs must have a minimum clearance of 2.6 metres above ground level.
5. Projecting wall signs must not be located above the awning of the building.
6. Projecting wall signs must be securely fixed and maintained in a structurally adequate and safe manner.

9.4 Under Awning Signs

1. A maximum of one (1) under awning sign is permitted per building awning. A corner building with a wrap around awning is permitted a maximum of two (2) under awning signs.
2. Under awning signs must be attached to the underside of an awning and erected in a horizontal position at right angle to the building.
3. A minimum clearance of 2.6 metres is required between the underside of the sign and the footpath below.
4. Under awning signs must be setback at least 600mm from the footpath edge to the road carriageway.
5. The under awning sign must not project beyond the awning.

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9.5 Pole or Pylon Signs

1. A maximum of one (1) pole or pylon sign per site is permitted.
2. A minimum clearance of 2.6 metres is required from the underside of the pole or pylon sign and the ground level.
3. The maximum advertising area for a pole or pylon sign upon a site located within a business zone is 8m².
4. The maximum height for a pole or pylon sign upon a site located within a business zone is 8 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).
5. The maximum advertising area for a pole or pylon sign upon land within an Industrial zone is 10m².
6. The maximum height of a pole or pylon sign upon a site located within an Industrial zone is 8 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).
7. The maximum advertising area for a pole or pylon sign upon land within a rural zone is 3m².
8. The maximum height of a pole or pylon sign upon a site located within a rural zone is 2 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).
9. Pole or pylon signs will generally not be permitted upon a site located within a residential zone. However, a pole or pylon sign may be permitted, in special cases where:
 - (a) The proposed sign is for advertising of an existing approved business; and
 - (b) The proposed sign (in the opinion of Council) will not cause any adverse visual impact upon the streetscape character or amenity of the residential locality and /or view loss to key views or vistas; and
 - (c) The maximum advertising area of the sign is 2m² and the maximum height of the sign is 2 metres, above ground level.

9.6 Top Hamper Signs

1. A maximum of one (1) top hamper sign will be permitted per building or premises, except where, in the opinion of Council, the building frontage is of sufficient length to accommodate more than one (1) sign.
2. Top hamper signs may project up to 100 millimetres from the building façade.
3. Top hamper signs must have a minimum clearance of 2130 millimetres above ground level.
4. The maximum length for a top hamper sign shall be 4 metres.
5. The maximum height for a top hamper sign shall be 600 millimetres.
6. The maximum advertising area for a top hamper sign is 2.4m².

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9.7 Window Shopfront Signs

1. The advertisement must relate to the lawful use of the premises or its products or services.
2. The advertising area for a window / shopfront sign shall not exceed 25% of the total window area.
3. The signage must be adhered to on the inside of the window. No signs (including fly posters) will be permitted on the outside of the window. Office stationery materials (ie coloured cardboard, office paper and the like with hand drawn messages are prohibited).
4. A heritage impact assessment report is required for any window shopfront sign upon a heritage listed building.

9.8 Drop Awning Signs

1. A maximum of one (1) drop awning sign per premises is permitted.
2. The advertisement must directly relate to the approved use of the premises or its products or services.
3. The maximum advertising area of a drop awning sign shall not exceed 25% of the total surface area of the blind or awning to which the advertising is proposed to be attached.
4. The blind or awning must be attached to the building behind the fascia.
5. The blind or awning must be setback at least 600 millimetres from the line of the kerb.
6. A minimum clearance of 2.6 metres is required from the underside of the blind or awning and the footpath / ground level.
7. All drop awning signs must be non-illuminated.

10 LOCATION OF CERTAIN NAMES AND LOGOS

1. The name or logo of the person who owns or leases an advertisement or advertising structure may appear only within the advertising display area.
2. If the advertising display area has no border or surrounds, any such name or logo is to be located:
 - (a) Within the advertisement, or
 - (b) Within a strip below the advertisement that extends for the full width of the advertisement.
3. The area of any such name or logo must not be greater than 0.25m². The area of any such strip is to be included in calculating the size of the advertising display area.

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11 MULTI-OCCUPANCY BUILDINGS

1. In multi-occupancy buildings, a single co-ordinated free-standing advertisement or business directory board is permitted only. A series of separate advertising signs or structures for individual tenancies in the development will not be permitted.
2. The maximum height of a business directory board / free-standing advertisement is 8 metres, where the site is located within a business or industrial zone.
3. A minimum clearance of 2.6 metres is required for any business directory board / free-standing advertisement from the underside of the sign and the ground level.
4. The total combined display area of all wall advertisement signage for the multi-occupancy building shall be in accordance with the following requirements:
 - (a) An above ground elevation of 200 square metres or more – the advertisement must not exceed 10% of the above ground elevation;
 - (b) An above ground elevation of more than 100 square metres but less than 200 square metres – the advertisement must not exceed 20 square metres; and
 - (c) An above ground elevation of 100 square metres or less – the advertisement does not exceed 20% of the above ground elevation.
5. Any wall advertisement must be integrated with the design of the building on which it is to be displayed.

12 BUSINESS IDENTIFICATION SIGNAGE FOR SERVICE STATIONS

1. The following types of business identification signs will be permitted for service stations:
 - (a) Fascia signs;
 - (b) Top hamper signs;
 - (c) A pole / pylon sign;
 - (d) A wall sign; and
 - (e) Entry / Exit signage.
2. Only one (1) pole or pylon sign will be permitted along the public road frontage.
3. The maximum height of the pole or pylon sign shall be 8 metres for sites located within a business or industrial zone.
4. The maximum height of the pole or pylon sign for sites located within a rural zone shall be 2 metres.
5. The face of the pole or pylon sign should include a display of the current fuel pricing for the service station operation



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13 ADVERTISING SIGNS ON HERITAGE BUILDINGS

1. The design and location of advertising signs on heritage listed buildings must be thoroughly assessed to achieve compatibility with the heritage significance of the building and to maintain the streetscape character of the building.
2. In certain cases, the heritage significance of a heritage listed building will not allow for any new signage or only limited signage opportunities.
3. All new signs must achieve a high degree of compatibility with the architectural character of the heritage listed building. In certain cases, only traditional signage designs will be permitted.
4. Any new sign must be well designed and located in a manner to ensure the sign does not affect the heritage significance of the building.
5. In the majority of cases, non-illuminated signs will only be permitted, except where Council is of the opinion that signage illumination is appropriate to the heritage significance of the item.
6. The installation of any signage must not damage the fabric of the heritage building.
7. Any sign on a heritage building must be sympathetic with the architectural style of the building to which it is proposed to be attached and must be of a high standard of materials with appropriate lettering and graphics.
8. Any sign on a heritage building must be appropriately positioned on the building to maintain the heritage significance and streetscape appearance of the building.
9. The installation of any sign on a heritage building is to be carried out in a reversible manner and to ensure that no damage to the fabric of the building will occur.
10. In all cases, a heritage impact assessment report will be required which provides a comprehensive assessment of the proposed advertising signage in relation to the heritage significance of the building. This assessment will be used to determine what type of signage is appropriate to the building, whether existing signs are to be retained and whether the proposed signage should be permitted in either a traditional or contemporary design.
11. The heritage impact assessment report must take into account the findings and recommendations of any Conservation Management Plan pertaining to the heritage building in the assessment as to whether or not the proposed signage is appropriate given the heritage significance of the building.

ITEM 3

POST EXHIBITION - WOLLONGONG DEVELOPMENT CONTROL PLAN 2009: CHAPTER D19 FORMER CORRIMAL COKE WORKS SITE

On 1 November 2021, Council resolved to finalise a Planning Proposal to rezone land at the former Corrimal Coke Works site. On 29 April 2022, the NSW Department of Planning and Environment finalised Wollongong Local Environmental Plan 2009 (Amendment 50) and the site has now been rezoned.

On 1 November 2021, Council also resolved that separate reports be prepared on the public exhibition findings in relation to the draft site-specific Development Control Plan (DCP) Chapter and the draft Letter of Offer to enter into a Planning Agreement.

The purpose of this report is to provide public exhibition feedback on the draft DCP and recommend that Council resolve to adopt a Wollongong DCP 2009 Chapter D19 Former Corrimal Coke Works Site, to guide future development. A separate report will be provided on the draft Planning Agreement.

RECOMMENDATION

The site specific Wollongong Development Control Plan 2009 Chapter D19 Former Corrimal Coke Works Site be adopted and a notice be placed on Council's website.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 Site Location
- 2 Concept Master Plan
- 3 Table summarising key recommended changes to the exhibited Draft DCP Chapter
- 4 Marked up Recommended Changes to Exhibited Draft Wollongong Development Control Plan 2009 Chapter D19 Former Corrimal Coke Works Site

BACKGROUND

Subject Site

The former Corrimal Coke Works site is located at 27 Railway Street, Corrimal. It consists of four (4) lots and has an area of approximately 18.167 hectares. It is bounded by the main southern railway line on the east, Memorial Drive and residential buildings on the west, Railway Street to the north and Towradgi Creek to the south (Attachment 1). The site is traversed by Towradgi Creek along the southern extent and North Corrimal Creek through the site.

The Corrimal Coke Works operated on the site for over 100 years. The heavy industrial use ceased in 2014 and the site is not currently providing active employment. Currently there are coking ovens, stacks, two constructed dams for coke quenching, and associated administration buildings situated in the northeast, and coal and coke stockpiling areas in the central part of the site. Part of the site is listed in Wollongong Local Environmental Plan (LEP) 2009 as an item of Local Heritage Significance in recognition of its past industrial uses and contribution to the Corrimal community and wider Local Government Area (LGA). Listing of the site on the State Heritage Register (curtilage similar to that of the local heritage listing) was subsequently published on 6 May 2022.

Since the closure of the Coke Works in 2014 the site has been vacant with limited maintenance. Established vegetation is present across parts of the site and a Grey-headed Flying-fox camp is located in the southern part of the site associated with Illawarra Lowlands Grassy Woodland Endangered Ecological Community (EEC).

The site is surrounded by low and medium density residential zoning to the north, north-east and east, with some light industrial uses immediately to the north. Open space adjoins the site to the south. The site is located within a Low, Medium and High Flood Risk precinct, and includes a Planning Certificate notation that the site may be contaminated due to past industrial land uses.

Council Resolutions to Date

On 3 April 2018, Council resolved to commence the preparation of a draft Planning Proposal for 27 Railway Street, Corrimal, the former Corrimal Coke Works site. The draft Planning Proposal request sought to rezone the site from IN3 Heavy Industrial and RE2 Private Recreation to R3 Medium Density Residential and RE1 Public Recreation to facilitate medium density residential development. Council also resolved at that meeting that a site specific DCP Chapter be prepared prior to public exhibition, and to publicly exhibit the proposal for 60 days.

On 29 June 2020, Council resolved to progress a heritage amendment to Wollongong LEP 2009 as a separate process to the rezoning Planning Proposal. The heritage amendment (Amendment 46) was notified on 11 September 2020, listing part of the site as a Local Heritage Item in Wollongong LEP 2009.

The additional studies required from the Gateway Determination were completed, and a revised draft Planning Proposal and updated draft Master Plan submitted, supported by draft Development Control Plan provisions and a Letter of Offer to enter into a Planning Agreement. On 26 October 2020 Council resolved to defer the draft Planning Proposal, draft Master Plan and draft Development Control Plan Chapter for six months to enable the plans to be revised to reflect a reduced development density. Council resolved that the following amendments be made to the draft Planning Proposal -

- Maximum number of 550 dwellings, contained in a variety of housing types.
- Maximum building height of 4 storeys (or 15 metres).
- The Schedule 1 Additional Use provision be amended to permit development at ground floor for business premises and neighbourhood shops with a maximum gross floor area of 150m²; food and drink premises with a maximum gross floor area of 250m²; and neighbourhood supermarket with a maximum gross floor area of 500m²; the combined total gross floor area (GFA) for these uses cannot exceed 2000m².
- 6.5% of the proposed dwellings be made available for Affordable Rental Housing, through a Planning Agreement, to be managed by a Community Housing Provider.

On 19 April 2021, Council resolved to place a revised draft Planning Proposal, draft site specific DCP Chapter, draft Letter of Offer to enter into a Planning Agreement, and supporting technical studies on public exhibition for community feedback. The suite of documents was exhibited between 25 June and 31 August 2021. As a result of the exhibition 557 submissions were received.

On 1 November 2021, following consideration of submissions, Council resolved to finalise the Planning Proposal. On 29 April 2022, the NSW Department of Planning and Environment finalised Wollongong LEP 2009 (Amendment 50). The site has now been rezoned to R3 Medium Density Residential and RE1 Public Recreation, with a range of height controls (maximum of 15 metres - 4 storeys), a range of floor space ratio controls (maximum of 1.5:1), inclusion on the Urban Release Area Map, inclusion as a Key Site and limitations on retail development.

On 1 November 2021, Council also resolved that separate reports be prepared on the public exhibition findings in relation to the draft site specific DCP Chapter and the draft Letter of Offer to enter into a Planning Agreement. Council resolved in relation to the draft DCP and the draft Letter of Offer to enter into a Planning Agreement that -

- 5 *The draft Development Control Plan Chapter be updated to reflect the final draft Planning Proposal, the advice of the State Heritage Listing Committee (21/10/21) that the chapter be strengthened in terms of Aboriginal Cultural Heritage Values and industrial heritage, and the management of the Grey-headed Flying Fox camp. The revised chapter be subject to a further report to Council.*

6 The draft Letter of Offer form the basis of a draft Planning Agreement and continue to be negotiated with Legacy Property and be subject to a future report to Council.

This report relates to the finalisation of the DCP chapter. A separate report will be provided on the draft Planning Agreement.

State Heritage Listing

On 8 October 2021, Heritage NSW advised that the Heritage Council Listing Committee had issued a Notice of Intention to progress the State Heritage Listing of the entire Coke Works site. The Notice was placed on exhibition until 11 November 2021. The State Heritage listing process under the Heritage Act 1977 is separate to the draft Planning Proposal process under the Environmental Planning and Assessment Act 1979. On 21 October 2021, the State Heritage Register Committee advised its in-principle support for the Planning Proposal to rezone the site and for the Master Plan.

On 3 March 2022, the Heritage Council State Heritage Register Committee resolved (in part) that -

- 1 *In accordance with section 33(1)(d) of the Heritage Act 1977 considered submissions received during the period of public exhibition and resolved to advise the Minister that the item known as Corrimal Coke Works Site at 27 Railway Street, Corrimal is of state heritage significance, as shown in the plan at Tab 3.8G of the report.*
- 2 *Recommends to the Minister, in accordance with sections 32(1) and (2) of the Heritage Act 1977, that the Minister direct the listing of the item, Corrimal Coke Works Site at 27 Railway Street, Corrimal, on the State Heritage Register, with the curtilage at Tab 3.8A part 1 of the report and in accordance with section 33(1)(e) of the Heritage Act 1977, to give notice of its decision to persons notified under section 33(1)(a).*
- 3 *In accordance with section 57(2) of the Heritage Act 1977 (the Act), recommends that the Minister grant the site-specific exemptions for the item known as Corrimal Coke Works Site at 27 Railway Street, Corrimal at Tab 3.8E of the report from section 57(1) of the Act, in addition to the Heritage Council Standard Exemptions.*

On 6 May 2022, listing on the State Heritage Register was published. Site-specific exemptions enable the demolition of the majority of the structures on site and the development of the site in accordance with the Planning Proposal / LEP amendment, Master Plan, Development Control Plan and any future development consent. The exhibited State Heritage listing boundary proposed that the whole site be listed. The final boundary has been reduced to be similar to the local heritage listing boundary included in the Wollongong LEP 2009.

The Master Plan

A site Master Plan was developed and refined over time to address site opportunities and constraints, as well as issues raised by the community. The key development principles for the site and key aspects of the 2021 Master Plan, exhibited in 2021, are summarised below -

- Regional and Council strategies have identified Corrimal as a major urban hub in the northern suburbs, capable of infill development given its location and supporting infrastructure.
- Site specific and strategic merit/well positioned for residential development – proximity to public transport, town centre, jobs, schools, recreational facilities and related infrastructure.
- Medium density housing typologies are under-represented in the Illawarra – R3 zoning provides opportunity for a mix of medium density residential products in response to market demand, which may include apartments, terraces/semi-detached dwellings, seniors living/aged care and affordable housing. The current Master Plan shows 15 apartment buildings and 55 town house/terrace typologies. Council Resolution (26 October 2020) to cap the number of dwellings at 550 contained in a variety of housing types.
- Provision for 35 affordable rental dwelling units, provided and managed by a registered Community Housing Provider – Council resolved that the 35 affordable rental dwellings are to be part of the 550 dwelling yield.

- A station heritage plaza adjacent Corrimal Railway Station – commuter and resident convenience focus (small scale retail) and opportunity to celebrate the heritage of the site with the intention to retain some key heritage elements and others repurposed/interpreted.
- Ownership and ongoing responsibility for the maintenance of heritage structures (including funding) to be tied to tenancy of the retail precinct.
- Neighbourhood scale shops, cafes and restaurants to contribute to the activation of the Corrimal Railway Station and new heritage plaza to provide convenience retail for residents. It also raises the possibility of flexible commercial spaces to support tele-working and local business start-ups, a shared community space and child-care centre. Up to a maximum total GFA of 2,000m², comprising one neighbourhood supermarket of no more than 500m² in size, and other retail/nonretail outlets of no more than 150 - 250m² in size, located within 100-150 metres of Corrimal Railway Station.
- Opportunity to improve the streetscape, services and experience of commuters, encouraging active transport and public transit usage, including a street network that facilitates bus, bicycle and pedestrian access to Corrimal Railway Station.
- Traffic modelling identifies the need for intersection improvements/upgrade at Memorial Drive and Railway Street, to be designed to comply with TfNSW specifications. A roundabout at Railway and Harbinger Streets has been proposed as the safest access/egress point for the site. It has been suggested that the installation of traffic lights may provide for safer pedestrian movements. Council's Traffic Engineers have advised that the old road design manual previously promoted the use of signals for pedestrian safety. However, signals are now known to 'not provide the safest outcome' in local streets. The current "Safe System Approach to Road Design for Local Government" (2016) supports roundabouts as providing for safer pedestrian movements. The incorporation of solid splitter islands in the roundabout design, will provide 2 metre refuges to accommodate pedestrians and cyclists as they cross Railway Street, in what would be an appropriately slow-speed urban environment which self regulates traffic. Pedestrian safety will be considered in the assessment of the final design of the roundabout.
- Vehicular access boulevard entry at Railway Street with views to the retained heritage C1 Brick Chimney Stack.
- Approximately 52% of the site proposed as open space to provide a range of recreational settings, including the riparian corridor, a central neighbourhood park, southern recreation park and a heritage plaza.
- A realigned creek corridor to the western part of the site will be designed to provide a flood free area for development and improve flood, stormwater and drainage on site and at Railway Street/Cross Street. The riparian corridor design demonstrates stability of structure during storm events, will not negatively impact Memorial Drive and will be revegetated to provide an improved environmental outcome to the current highly modified creek on site.
- A bicycle/walking shared path is proposed linking Railway Street through the site to the Council owned open space south of the site.
- A pedestrian and cycle route upgrade along Railway Street and an internal cycling/pedestrian network as part of the street hierarchy, to provide enhanced linkage opportunities between Corrimal Railway Station and the town centre and community facilities, assisting with Council's vision for cycling to be a preferred transport option by 2030.
- Protection of identified threatened species communities in the south of the site.
- A 100-metre buffer between the core mapped habitat of the endangered Grey-headed Flying-fox (GHFF) camp and proposed residential development.
- Street alignment, urban design and distribution of proposed building heights to ensure key views are created/retained to the heritage C1 Brick Chimney Stack and escarpment. Central view/boulevard to proposed parks.

- Varying height limits and FSRs across the site, with indicative building envelopes supported by a view analysis/modelling. Council Resolution (26 October 2020) to limit height to a maximum 15 metres (4 storeys).

Draft Development Control Plan Controls

A site specific DCP Chapter was developed to guide the implementation of the Master Plan, identify site opportunities and constraints, and to provide guidance and a tool in the assessment of future Development Applications. Community, State agency, Council officer and other stakeholder feedback was taken into consideration in the drafting of the DCP Chapter for public exhibition, along with the findings of the range of technical studies undertaken.

The site-specific draft DCP is intended to supplement the land use planning controls contained in Wollongong DCP 2009, to achieve the vision for this unique site while ensuring site specific aspects are respected/protected such as (but not limited to) heritage values of the site, environmental qualities and key view corridors. The general chapters of the DCP still apply, such as subdivision, heritage, parking, flood management, stormwater management, riparian corridors. The site specific chapter contains site-specific provisions that override some of the generic development controls.

State Environmental Planning Policy (SEPP) Housing and the NSW Apartment Design Guide (ADG) are the key design controls for residential apartment buildings, and the SEPP Exempt and Complying Development - Low Rise Housing Diversity Code may be applicable for any dual occupancy or multi dwelling houses (terraces, townhouses and villas) proposed for the site. Additionally, Wollongong DCP 2009 Chapter B2 - Residential Subdivision includes best practice road cross sections that represent new development expectations across the Wollongong LGA.

The draft site-specific DCP includes the following provisions -

- Key objectives for development of the site to achieve the Master Plan vision.
- Desired future character statements, identifying 5 distinct character precincts.
- Mapping of key view corridors and provision of controls to ensure development maintains and establishes key views, incorporating key district views, the escarpment, heritage elements and public domain spaces.
- Building setback controls.
- Architectural diversity and building design controls.
- Non-residential development controls, including mapped location of types of non-residential uses proposed and indicative active frontages and loading zones.
- Movement network, street design and road width controls.
- Site specific parking rates recognising the site's location adjacent to Corrimal Railway Station (WDCP 2009 Chapter E3 Schedule 1) and in close proximity to the Corrimal Town Centre, including proposed time limited on street parking to discourage all day commuter parking on site.
- Key heritage objectives and controls specific to the site, to ensure that future development creates opportunities for conservation, retention, sympathetic adaptive re-use and interpretation.
- Overall public domain objectives and controls, and specific controls for the 4 public domain areas: the Heritage Plaza; Village Park; Southern Recreation Park; and Riparian Corridor.
- Grey-headed Flying-fox protection and management controls.
- Flood management and riparian corridor geomorphology / stability objectives and controls.

PROPOSAL

The draft site specific DCP Chapter was exhibited as part of a suite of documents prepared in support of the draft Planning Proposal to rezone the site for residential use.

As a result of the public exhibition there are a number of recommendations to -

- Refine the exhibited draft DCP, to reduce repetition and improve clarity.
- Include additional objectives and controls to respond to consultation feedback.
- Make amendments to exhibited objectives and controls to reflect consultation feedback.

CONSULTATION AND COMMUNICATION

The draft Planning Proposal, Draft DCP Chapter D19 Former Corrimal Coke Works Site, draft Letter of Offer and accompanying documentation (including all technical studies) were exhibited between 25 June and 31 August 2021, an exhibition period of 68 days.

Council widely advertised the public exhibition, through a mail out to surrounding residents and key stakeholders, targeted correspondence and follow up telephone calls, advertising in the local newspaper, media releases through social media platforms, Council's Community e-newsletter and on Council's website. Three on-line Community Information Sessions were held.

Table 1: Public Exhibition Notification/Engagement

Advertising	Public notice placed in Illawarra Mercury 26 June 2021
Letter to residents	At the beginning of the public exhibition period, letters were sent to more 1280 residents in the Corrimal area in proximity to the Corrimal Coke Works site, and to over 70 people who have commented previously on earlier versions of the draft Planning Proposal.
Letter to other stakeholders	Letters were sent to all active Neighbourhood Forums and other key stakeholder groups and peak bodies. A total of 19 Aboriginal Groups were sent a letter asking about the best way to talk to them about the proposal, and were followed up by telephone. This was a targeted engagement strategy in line with Council's adopted Aboriginal Engagement Framework. The Gateway Determination stipulated a number of State agencies to be consulted during public exhibition of the draft Planning Proposal. The Council Resolution 19 April 2021 also included a list of agencies to consult during the exhibition.
Media Releases and Social Media	Media Release 2 July 2021 advising public exhibition Media release and social media 21 July 2021 advising need to change information sessions to online format due to Covid restrictions Media release and social media (August 2021) to remind the community that the exhibition closes at the end of August, to contact Council if they still have questions, and how to make a submission
Council's Community e Newsletter	Exhibition information included in Council's July/August Community e newsletter
Council's Website	An interactive exhibition page on Council's website dedicated to the Corrimal Coke Works exhibition was developed, containing the draft Planning Proposal, draft site-specific Development Control Plan Chapter, and draft Planning Agreement Letter of Offer, as well as all technical studies submitted in support of the application.

	<p>A Question and Answer (Q&A) section was incorporated, where the community could ask questions, which Council officers monitored and posted answers for the community to view.</p> <p>An interactive map was included on the exhibition page where the community could view the site in the context of surrounding development, landforms and infrastructure. Visitors to the site could use the interactive map to drag a "topic" to a specific location and provide a comment. Visitors to the web page were then able to view these comments and add to the conversation, including the option to upload photos and leave comments for others to read.</p> <p>The opportunity to leave a submission was provided on the web page.</p>
Community Information Sessions	<p>Three on-line Community Information Sessions were held on 24th, 26th and 27th July 2021. The format comprised a 15-minute presentation by Council Officers, followed by the opportunity for the community to ask questions with Council technical staff. The sessions were attended by approximately 50 people and appeared well received.</p>

Exhibition outcomes / submissions

As a result of the exhibition, Council's website exhibition page received 1279 visits with 648 opening a hyperlink or reading a document, and 169 making a contribution (submission, comment on the interactive map or asked a question in the Q&A). A total of 557 submissions were received, including feedback from seven (7) Statutory Authorities and nine (9) Community Groups & Peak Organisations. The majority of feedback focused on the draft Planning Proposal to rezone the land.

Feedback on aspects of the draft DCP exhibited was received from the following State agencies and key stakeholder groups.

Table 2: Feedback from State Agencies / Stakeholder Groups relating to the Exhibited DCP

Agency/ Stakeholder Group	DCP Related Issues/Comments	Implications for draft DCP
Transport for NSW (TfNSW)	<p>TfNSW takes the view that a car-oriented development with the proposed DCP maximum parking rates would be inappropriate in this location and would exacerbate existing traffic concerns.</p> <p>This site is well located to maximise the use of public transport, walking and cycling. Development controls and contributions to support this planning proposal, as well as future development applications, must focus on arrangements to minimise private vehicle trips, increase the attractiveness of public and active transport and improve the local road network to ensure a sustainable transport system in the medium to long term.</p> <p>The site will be a designated Urban Release Area under the Wollongong LEP 2009. Future residential subdivision on the site cannot proceed until the developer has reached 'satisfactory arrangements' with the Director General for Planning for the provision of designated State public</p>	<p>A key recommended change to the draft DCP is a reduction in parking rates on site. The exhibited Site-specific draft DCP included timed street parking controls, to discourage commuter parking on site. The revised DCP now also includes the following control as 5.8.2: "Reduced parking rates for residential development in accordance with WDCP Chapter E3 Schedule 1 for development within 450 metres walking distance of a rail station may be adopted, subject to a traffic and parking assessment submitted with the development application".</p> <p>This reflects the TfNSW submission encouraging Council to achieve a more sustainable outcome by promoting an active transport approach for the site and</p>

Agency/ Stakeholder Group	DCP Related Issues/Comments	Implications for draft DCP
	<p>infrastructure. The proponent is to prepare a masterplan for an integrated transport precinct with supporting strategic designs of key elements –</p> <ul style="list-style-type: none"> • Provide an interface between the site, Corrimal Train Station and Railway Street. • Include a pedestrian bridge over the railway line. • Public road access to the western platform of Corrimal Train Station and surrounds via the Harbinger Street access. • Commuter parking. • Arrangements to support bus operations within the precinct and on Railway Street. • Strong pedestrian and cycling connections within the precinct. • A future vehicular overpass of the railway line (show any land dedications proposed by the proponent). <p>This is to be done in consultation with TfNSW and an agreed contribution to the overall infrastructure upgrades by the proponent determined.</p>	<p>limit the parking rates through the site specific DCP, given the proximity to the railway station and town centre. It also acknowledges the community concern that the future development should not add a large amount of traffic to the already busy Railway Street.</p> <p>A key vision for the site is the provision of shared and bicycle paths to increase the attractiveness of walking and cycling to key locations including the railway station, bus stops, the Corrimal Town Centre, schools and recreation areas. It should be noted that this proposed DCP control is only one component of a comprehensive strategy recommended by TfNSW as the most appropriate approach to the future development of this site. An integrated transport precinct masterplan, and appropriate upgrades /contributions to be delivered as part of the new development through a legally binding planning agreement (between the proponent and TfNSW) will aim to reduce the number of vehicles generated from the new development as well as encourage existing residents to use active transport options.</p>
<p>Heritage NSW (9/9/21)</p>	<p>Height of 15m, supported by the protected view corridors in the master plan and development control plan, will retain the prominence of the landmark “brick stack”. Any future development application should give consideration to the retention and conservation of significant fabric, including subsurface structures -</p> <ul style="list-style-type: none"> • Proposed parks provide opportunities for heritage interpretation. • Interpretation of the Aboriginal cultural values of this specific site and its place as part of the surrounding landscape of Corrimal is supported and encouraged in conjunction with local Aboriginal 	<p>Objectives and controls strengthened to include acknowledgement of Aboriginal and industrial heritage values, and encourage conservation.</p>

Agency/ Stakeholder Group	DCP Related Issues/Comments	Implications for draft DCP
	<p>stakeholders and the Illawarra LALC.</p> <p>The DCP is commended. Possible additions to the objectives include –</p> <ul style="list-style-type: none"> • Conserve and protect the identified industrial and Aboriginal Cultural heritage values of the site. • Interpret First Nations occupation and use of the site. • Interpret heritage values and history of the site as a coke production enterprise for over 100 years. 	
Sydney Water	<p>Sydney Water in their submission encourages the developer to consider on-site recycling and reuse (including stormwater harvesting) as part of water cycle management/wastewater services in their development site.</p>	<p>The development is required to reach satisfactory arrangements with State Agencies such as Sydney Water over servicing arrangements.</p>
Environment Protection Authority (EPA)	<p>Opportunities should be explored to work with Sydney Water: water quality and ecological function measures are a key direction in their current planning for water management in the Illawarra -</p> <ul style="list-style-type: none"> • WSUD should be an important design element of the development given climate change and urban heat. Examples are green roofs/wall and open/green space, and street tree pits to improve management of water and quality improvements to stormwater. • Integrated water cycle management (WCM) solutions recommended, where sustainable water supply, wastewater and stormwater management and reuse and recycling initiatives are encouraged to provide the best environmental outcome. • Encourage design excellence to deliver high levels of sustainability e.g., setting targets using sustainability rating tools. 	<p>The DCP encourages the inclusion of sustainability measures.</p> <p>DCP chapter E15 encourages the incorporation of Water Sensitive Urban Design (WSUD) into developments.</p> <p>Agree. DCP chapters E13 and E14 encourage an integrated approach.</p> <p>The site is identified as a key site, which will require DAs to demonstrate good urban design and be reviewed by Council's Urban Design Review Panel.</p>

Agency/ Stakeholder Group	DCP Related Issues/Comments	Implications for draft DCP
Neighbourhood Forum 4	Support limiting retail options to recognise primacy of the Corrimal Town Centre and support centres in East Corrimal and Bellambi. Consistent with Corrimal Town Centre Strategy.	Clarified in "Aims and Objectives" that the provision of a neighbourhood scale retail precinct is to be "at a scale that recognises the Retail Hierarchy". Note: LEP Schedule 1 amendment also limits size of shops.
Council's Heritage Reference Group	<p>Ensure that the Aboriginal Cultural heritage impacts of the proposed development are genuinely considered, with careful consideration to the submissions and input provided by the Local Aboriginal Community.</p> <p>Consider opportunities to provide for a creative employment hub on the site and/or in the broader Northern suburbs, to ensure the availability of suitable land for industry in the future.</p>	<p>Objectives and controls strengthened to include acknowledgement of Aboriginal and industrial heritage values, and encourage conservation.</p> <p>Aims and Objectives expanded to incorporate opportunities for small business operations including tele working and start ups.</p>
Corrimal Community Action Group (CCAG)	<p>Long term viability of EEC in south threatened, to facilitate new creek line and shared pathway.</p> <p>Object to creation of off leash dog park within the 100m GHFF buffer.</p> <p>Development should not proceed unless guarantee of onsite water recycling and reuse, including adequate storm water harvesting. CCAG questions the veracity of this development gaining 5-star Green star rating and if they do whether by 2028 5 stars will be enough. The development should be planning for a solar powered system with batteries and an internal mini grid – could sell excess power to the community.</p> <p>The development should provide EV charging facilities in all garages and outdoor off street parking spaces. An integrated renewable energy system to be provided.</p> <p>A community arts precinct incorporated into the heritage plaza to contribute to the resilience of the community and provide a</p>	<p>Vegetated Management Plan (VMP) controls included in exhibited DCP.</p> <p>Reference to off leash dog park removed – a decision for Council based on a wider review of off leash areas across the LGA.</p> <p>DCP chapters E13 and E14 encourage an integrated water management approach.</p> <p>Council cannot mandate a development to have standards higher than BASIXs. The applicant has indicated a voluntary commitment to achieving a 5-star Green star community", through the Green Building Council Australia, which is supported.</p> <p>Requirements for EV charging facilities to be incorporated into major new developments will be considered through future reviews of relevant DCP chapters.</p> <p>The plaza precinct is proposed to be a community meeting place. The DCP and master plan guide the built form and design. The</p>

Agency/ Stakeholder Group	DCP Related Issues/Comments	Implications for draft DCP
	highly valued community meeting space.	occupation of building spaces will be determined by the owner / manager of the space.
The National Trust of Australia (NSW) Illawarra Shoalhaven Regional Branch	<p>Acknowledge Gateway determination to approve rezoning and hence the Trust would support opportunities for a creative, viable employment hub to be developed on site at the heritage plaza within proximity to public transport.</p> <p>The mature perimeter plantings are considered an integral part of the site's heritage – retention of existing tree lined character along the site's boundaries essential.</p> <p>Acknowledged the site is of importance to the local Aboriginal communities, and encourages Council to carefully consider the Aboriginal cultural heritage impacts of the proposed development.</p> <p>Realignment of North Corrimal Creek needs to ensure long term stability and functioning, along with up and down stream catchments (climate change - extreme flooding and more frequent storm events). Recommend consultation with local Aboriginal communities in finalisation of realignment plans. Support VMP for entire riparian corridor, efforts to improve ecological aspects of the corridor, retention of EEC and GHFF camp. Suggest integrated Interpretative Plan across entire site including Aboriginal heritage, industrial heritage and ecological/natural heritage.</p> <p>Support GHFF buffer zone 100metres.</p>	<p>Aims and Objectives expanded to incorporate opportunities for small business operations including tele working and start ups.</p> <p>Controls included in exhibited DCP to retain trees along Railway Street.</p> <p>Provisions for consideration of cultural heritage included in DCP. Aboriginal significance of the site was also considered by the State Heritage Committee.</p> <p>Controls strengthened in relation to riparian corridor geomorphological stability and climate change response.</p> <p>Support for buffer noted.</p>

Council's Design Review Panel attended a site visit on 16 July 2019 and provided independent feedback on an early version of a draft Master Plan and the draft DCP submitted post Gateway Determination in May 2019. This feedback was incorporated into subsequent updates to the Master Plan and supporting DCP provisions.

Issues raised by the Aboriginal Community

A total of 10 submissions were received from representatives of Aboriginal groups and the Aboriginal community, following a targeted engagement strategy in line with Council's adopted Aboriginal Engagement Framework. This total included a written submission from the Illawarra Local Aboriginal Land Council about the potential impact of the proposed development on Aboriginal Cultural Heritage.

Significant concerns were raised in relation to the Aboriginal Cultural Significance of the site with several noting particular attachment to the creeks associated with the development site, including Towradgi (Karadgi) Creek and its tributary (North Corrimal Creek). The site was identified by some as an important cultural ceremonial site, with direct attachments to key physical site features including re-established bush medicines found on site. The location of the site in relation to Towradgi Creek and Towradgi Lagoon, to the Illawarra Escarpment, Bellambi Point and Lagoon was identified as being integral to the site's cultural significance.

The Aboriginal Cultural Significance of the broader site was a matter of consideration for the State Heritage Committee when recommending the State Heritage Listing, including its curtilage. While the State Heritage Listing does not include those parts of the site identified above as having particular Aboriginal Heritage Significance, specific objectives and controls have been added to the exhibited DCP to reflect this feedback.

Issues Raised by the Community Relating to the DCP

Feedback on aspects of the draft DCP exhibited was received from the community as follows:

Table 3: Feedback from the Community relating to the Exhibited DCP

DCP Related Issues/Comments	Implications for draft DCP
A desire for a more sustainable development was expressed (30 submissions) – one that does not add strain to existing infrastructure but one that responds to climate change and pursues innovation, use of renewables, sustainable building design and water re-use. An opportunity to not only meet but exceed standards in sustainable building and living	DCP updated to include "Development of the site will ensure a commitment to achieving sustainable processes and outcomes". The applicant has indicated a voluntary commitment to achieving a 5-star Green star community", through the Green Building Council Australia. To achieve certification, assessment will be undertaken at several stages with detail on specifics of buildings, construction etc to come at future Development Application (DA) stages.
Concern the development will have narrow streets (9 submissions)	Chapter B2 - Residential Subdivision of Council's DCP has recently been updated to include best practice road cross sections that represent new development expectations.
GHFF impacts/ Dog park inappropriate (50 submissions)	<p>The Planning Proposal incorporated a minimum 100 metre buffer between the core camp and future residential development to protect the GHFF and avoid impacts to future residents. The resultant zoning boundaries reflect this buffer distance. The DCP has been revised to also reference this buffer distance.</p> <p>The DCP contains a requirement for the preparation of a Camp Management Plan for the protection of the GHFF to be submitted at future DA stages – this will</p>

DCP Related Issues/Comments	Implications for draft DCP
	consider issues such as the proximity of any proposed activities. Reference to the off leash dog park in the DCP has been removed – this is a Council decision to be made in the context of a wider review of off leash areas across the LGA. The DCP also includes a control to include a “belly-dip” area for flying foxes in the realigned corridor.
A suggestion for the inclusion of more community spaces within the development was made (18 submissions), such as a performance or art spaces, or sporting facilities.	Aims and Objectives expanded to incorporate opportunities for community meeting spaces and small business operations including tele working and start ups.

Other minor updates to the draft DCP Chapter are recommended for clarification and to ensure a more streamlined document by removing repetition– see Attachments 3 and 4 (Summary Table and marked up copy of exhibited DCP Chapter). If endorsed the tracked changes from the DCP will be removed prior to finalisation.

The Council teams consulted included Environmental Planning, Development Assessment and Certification, Land Use Planning, Open Space & Environmental Services, Landscape, and Traffic and Design Technical Services. Advice was also sought from Council’s Legal Team to check for clarity, legibility and legal correctness of the proposed DCP Chapter amendments. Council Officers have provided feedback in relation to -

- Setbacks, articulation zones, landscaping and deep soil zones to achieve the desired future character in some of the precincts, and to ensure privacy, amenity and solar access.
- Architectural diversity and building design to ensure materiality responds to the desired future character statement of the precincts and setting of the development, and is sympathetic to heritage items and visually recessive to significant structures.
- Objectives and controls in relation to the proposed realignment of the North Corrimal Creek.
- Objectives and controls to protect heritage values on site and encourage conservation, interpretation and adaptive re-use.
- Access, parking and internal road design/active transport networks.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2028 Objective *“The Sustainability of our urban environment is improved”* under the Community Goal *“We value and protect our environment”*. It specifically delivers on the following -

Community Strategic Plan Strategy	Delivery Program 2018-2022 4 Year Action	Operational Plan 2021-22 Operational Plan Actions
Manage land uses to strengthen urban areas	1.3.1 Impacts from development on the environment are assessed, monitored and mitigated	Action 1: Assess new developments and planning proposals for environmental impacts.
Manage visual and urban amenity resulting from urban development.	1.3.2.2 Mitigate the impact of development on the natural environment and visual amenity of our open spaces and urban areas	Action 1: Review and implement planning controls to mitigate the impact of development on the natural environment and visual amenity of our spaces and urban areas.

CONCLUSION

A draft Site-specific DCP was exhibited as part of a suite of documents in support of a draft Planning Proposal to rezone the former Corrimall Coke Works site to facilitate residential development. The purpose of the Site-specific DCP Chapter is to guide future development and provide a tool for the assessment of future Development Applications.

Minor amendments to the exhibited draft DCP Chapter are recommended as a result of the public exhibition. This report recommends that Council resolve to adopt a Wollongong Development Control Plan 2009 Chapter D19 Former Corrimall Coke Works site, to guide future development.



Former Corrimal Coke Works Site Location

Subject_Site

↑
Projection: GDA 1994
MGA Zone 56
0 100
Meters
Scale 1:3000 @ A4



Former Corrimal Coke Works Site Master Plan



Draft Chapter D19: Former Corrimal Coke Works Site

Post Exhibition Recommendations March 2022

2. Aims and Objectives	<p>Minor changes to proposed objectives/new objectives -</p> <p>b. Supplement the planning controls of the WDCP 2009 to create a diverse, liveable and sustainable residential precinct that provides high quality housing and demonstrates high levels of amenity for future residents and the wider community.</p> <p>d. Ensure that future development acknowledges, respects and celebrates the Aboriginal and industrial heritage significance of the site, and provides opportunities for public access to conserved, repurposed and interpreted heritage elements and values.</p> <p>New e. Provide for the conservation of significant heritage fabric relating to the history of the coke making operations on the site, noting the site-specific exemptions attached to the State Heritage Register (SHR) listing.</p> <p>f. (prev e) Retain the existing tree lined character along Railway Street as a green buffer to the development and incorporate new tree plantings to support a future urban tree canopy.</p> <p>h. (prev g) Provide for a neighbourhood scale retail precinct to meet the convenience retail needs of local residents and to activate Corrimal Railway Station and the Heritage Plaza, recognising the adopted Retail Hierarchy.</p> <p>New i. Enable the opportunity for flexible community and business spaces within the Heritage precinct, including the potential for tele working and start ups.</p> <p>k. (prev i) Develop a clear and safe hierarchy of roads, lanes, pedestrian and cycle ways to integrate the site with the wider Corrimal area, Corrimal Town Centre and Corrimal Railway Station, to encourage walking and cycling.</p> <p>Delete prev J</p> <p>l. (prev k) reworded: Realign and rehabilitate North Corrimal Creek to improve flood management, deliver a large PMF free developable area and enhance overall biodiversity</p> <p>m. (prev l) Protect the Grey-headed Flying-fox camp on site through the conservation of Endangered Ecological Communities and native vegetation, and maintenance of a buffer between the core mapped area and any future development.</p> <p>New p. Provide a suitable buffer distance between development within the site and the rail and state road corridors, and landscaping for noise attenuation.</p>
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Draft Chapter D19: Former Corrimal Coke Works Site

4.1 Vision	Deleted (repetition) – incorporated into Aims and Objectives of site specific Chapter and Desired Future Character Statements.
4.2 Key Master Plan Design Principles	<p>Deleted (repetition) – all objectives moved to “Aims and Objectives” section and all controls moved to appropriate locations in the “Controls” section.</p> <p>Built Form: moved to sec 5.3.2 (k)</p> <p>Natural Environment: moved to sec 2 Aims and Objs; 7.6.2 (k)</p> <p>Heritage: moved to sec 2 Aims and Objs; 5.3.2</p> <p>Views and Vistas: covered in 5.1.2</p> <p>Movement Network: moved to 7.7.1</p> <p>“Contribute to Memorial Drive/Railway Street intersection to ensure the new development does not negatively impact traffic movements and capacity” – removed as not a DCP control.</p> <p>Amenity: moved to sec 2 Aims and Objs; 7.2.1</p>
4.3 Existing Character	<p>Paragraphs 2 and 3 additions/alterations/updates eg to reflect heritage listing of part of the site -</p> <p>The site currently contains areas of disused industrial structures, large former stockpiling areas and more natural areas of native and exotic vegetation to the south. The site is not currently accessible to the public.</p> <p>Part of the site is listed as an item of Local Heritage Significance and under consideration for the State Heritage Register (SHR) in recognition of the existing industrial structures clustered in the north-east corner, reflecting the site's past industrial operations and heritage significance. Since industrial operations ceased, many of the existing buildings and structures have degraded to a poor condition. Site-specific exemptions are attached to the SHR listing.</p>
4.4 Desired Future Character	<p>The former Corrimal Coke Works site will be developed as a contemporary urban village, providing a diversity of medium density housing types within a high quality public domain, that retains the heritage significance of the place, and reveals and reinforces the role of heritage buildings and sites in their context.</p> <p>Additional paragraphs for “Overview” section -</p> <p>The site will conserve significant industrial elements that are adaptively reused and integrated with innovative heritage interpretation in public spaces and through urban design outcomes to allow the community to engage with the history of the site. Aboriginal cultural values of the area will also be acknowledged and celebrated.</p> <p>Development of the site will ensure a commitment to achieving sustainable processes and outcomes.</p> <p>Civic Hub addition: Buildings are to activate the street with uses and design elements at ground level that encourage interaction with pedestrians and create interest for all types of passers-by.</p>

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	<p>The main retail and commercial building is of lower scale to respect the views and prominence of the heritage items.</p> <p>Green Edge: Line 4 reworded: - Buildings will address the riparian corridor and any internal roads or adjacent features (such as the Village Park).</p> <p>Village Precinct: line 1 reworded: The Village Park precinct provides for a mix of the lower scale and finer grain buildings comprising more townhouse and terrace housing than other precincts, while also including some apartment buildings. The lowest scale dwellings are located in the southern portion of the precinct, providing a transition in scale down from the Village Park to the riparian corridor and Southern Recreation Park.</p>
5.1 Views and Vistas	<p>5.1.2 Reference to “Brick Chimney” updated to “C1 Brick Chimney Stack” to be consistent with WLEP</p> <p>Figure 4: incorrect legend – to be updated</p>
5.2 Built Form Setbacks	<p>5.2.1 Obj a Provide design controls that define setbacks and articulation to create an appropriate street interface and maximise contiguous areas of deep soil adjacent to the public domain.</p> <p>5.2.2. WDCP 2009 Chapter B1 6.3.2.3 (RFB front setbacks) only allows for a 900mm breach of the setback for balconies etc Figure 5 to be updated to state: all articulation zones to be 900mm in line with WDCP 2009.</p> <p>Remove Control 3: WDCP Chapter B1 4.19 covers development controls for development near rail and road corridors.</p> <p>New Control 3: Ground floor setbacks, including articulation zones, are not to incorporate basement levels.</p>
5.3 Architectural Diversity and Building Design	<p>5.3.1 New obj Locate taller buildings away from the Heritage Plaza to respect the significance and character of the Heritage precinct.</p> <p>5.3.2 Control 1 addition to reflect Council resolution: A diverse range of housing types, sizes and built form is to be delivered, resulting in a yield of no more than 550 dwellings, and including 35 affordable rental dwellings subject to a Voluntary Planning Agreement (VPA). Housing types are to cater for a diversity of household types and demographic profiles, and include townhouses/terraces and apartments.</p> <p>Table 1: delete. Too prescriptive and not well justified through urban design analysis. Replaced with new control 5.3.2 (see below).</p> <p>5.3.2 Control 2 addition: Built form design should consider the relationship between conserved significant industrial elements and new built form.</p> <p>5.3.2 New control: Materiality should respond to the desired future character statement of the precincts and setting of the development. Materials are to be sympathetic to heritage items and visually recessive to significant structures.</p>

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	<p>5.3.2 Control 4: replace “with maximum building length to comply with the Apartment Design Guide” with “and maximise building separation. The modulation of the components of the buildings and the composition and detailing of their facades will also contribute to their perceived scale. Designs must demonstrate consideration of these elements”.</p>
5.4 Residential Flat Buildings	<p>5.4.1 Control 2 Limit blank walls to 30% of any façade facing a boundary.</p> <p>Control 5 Break up the built form at ground level to create glimpses of communal open space within the development.</p> <p>New Control 6: Ensure opportunities for outlook and maintenance of views through blocks. Setbacks to the side and rear boundaries should be a minimum of 6m up to 4 storeys.</p>
5.5 Multi-dwelling and Attached Housing	<p>5.5.1 New control: It must be demonstrated that the use of zero lot line setbacks will not adversely affect the privacy, amenity or solar access of an adjoining property and the streetscape.</p> <p>Delete Table 2: Codes SEPP and WDCP 2009 Chapter B1 already cover.</p> <p>5.5.1 New control: The maximum length of a zero-lot line on a boundary is as follows: a) for lots less than or equal to 9m wide the maximum length is 15m; b) for lots greater than 9m wide the maximum length is 11m, for a maximum height of 2 storeys.</p> <p>5.5.1 Control 3: replace “9 metres” with “6 metres”.</p>
5.6 Private Open Space and Landscaping	<p>Delete and rely on WDCP 2009 Chapter B1 and Codes SEPP</p>
5.7 Non-residential Development	<p>5.7.2 Control 2: delete</p> <p>5.7.2 Control 4 line 1 reworded: Any neighbourhood supermarket is to be located and designed to maximise the extent of active frontages including entries and transparent windows to public streets and open space.</p> <p>5.7.2 Control 5 reworded: Development within the Heritage Plaza shall integrate with the heritage of the site, through the retention, conservation and interpretation of significant heritage elements, as well as through landscaping.</p> <p>5.7.2 Control 7 reworded: Signage on heritage structures adapted for reuse should be kept to the minimum necessary for business identification and reflect the heritage character of the structures as per the controls in WDCP Chapter C1: Advertising Signage and Structures.</p> <p>5.7.2 Control 8 addition: Alternative loading arrangements may be considered where heritage items are being adaptively re-used.</p> <p>New Control: Shade devices and shade trees are to be included in the landscape plan for the Heritage Plaza.</p> <p>Figure 7 Indicative Uses and Spill Out Zone: key hatching unclear</p>

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	Figure 8 Active Frontages and Loading: pink “active frontage” shading to be extended to the north
5.8 Car parking and vehicular access	<p>5.8.2 Control 1: Basement carparking, including any above ground portion, is not permitted within the ground floor setback or articulation zone. WDCP 2009 Chapter B1 Residential Development provides controls for multi dwelling housing.</p> <p>5.8.2 New Control: Reduced parking rates for residential development in accordance with WDCP 2009 Chapter E3 Schedule 1 for development within 450m walking distance of a rail station may be adopted, subject to a traffic and parking assessment submitted with the development application.</p> <p>Figures 9 and 10: combine</p> <p>5.8.2 Control 11: Any above-ground parking is to be sleeved behind a landscaped podium or retail uses where relevant so it is not visible from the public domain.</p>
6 Heritage	<p>6.1 Obj c reworded: Provide for the conservation, retention, adaptive reuse and interpretation of significant heritage fabric and site features within the development.</p> <p>6.1 Obj d: Acknowledge and interpret the Aboriginal cultural heritage values of the development site, including the cultural values and significance associated with the creeklines and riparian vegetation on and adjacent the site.</p> <p>6.2 Control 1: Conservation, retention, interpretation and removal of existing structures shall consider the Conservation Management Strategy (Urbis 2021) and Heritage Interpretation Strategy (Urbis 2022) submitted in support of the Planning Proposal, while recognising that future development application stages will require the submission of more detailed and updated information.</p> <p>6.2 Control 4: The physical remains of the remnant rail tracks should be reinstated in the ground plane in or as close as possible to their current location and accompanied with appropriate interpretation.</p> <p>New control: Any future development application should be supported by an Aboriginal Cultural Heritage Assessment Report and include Aboriginal community consultation in accordance with the Aboriginal Community Consultation Guidelines.</p> <p>6.2 Control 6 reworded: Management of identified Aboriginal Heritage shall consider the Aboriginal Heritage Assessment (Kelleher Nightingale Consulting 2019) submitted in support of the Planning Proposal, while recognising that future development application stages will require the submission of more detailed and updated information. Further consultation should occur with local Aboriginal stakeholders to inform appropriate outcomes for acknowledging and interpreting the Aboriginal cultural values associated with the site and the surrounding area.</p> <p>Entire Section moved under “Development Controls” – Sec 5.9</p>

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7 Public Domain	<p>7.1 Obj a: Provide multiple open spaces of various scales as identified in Figures 2 and 11 to create a high quality public domain and cater for a wide range of user needs including both future residents and the wider community.</p> <p>Table 5: delete “proposed” in title. Updated to reflect larger size of Southern Recreation Park (0.7ha).</p> <p>7.2.1 Control 2: A landscaping plan is to be submitted to Council for approval with the relevant development application...below.</p> <p>7.2.1 Control 3: The landscaping plan is to detail any proposed public art in accordance with the WCC Public Art Strategy and Guidelines 2016-2021...safety.</p> <p>Figure 11 comment: elements 4 and 12 may not be supported in the long term due to the final topography. To be updated to reflect current Master Plan.</p> <p>7.3.1 Obj c reworded: Celebrate the heritage significance of the site through the conservation, retention and re-purposing of significant structures and features, and through innovative and interactive interpretation outcomes.</p> <p>7.3.2 New Control: The Heritage Plaza shall provide appropriate interpretive materials to allow for the interpretation of the retained industrial elements and the broader history of the site.</p> <p>7.3.2 Control 4: delete “in accordance with the CMS and HIS (Urbis 2019)” – studies already referenced in 6.2.1.</p> <p>7.3.2 Control 6 reworded: Provide lighting in accordance with WDCP 2009 Chapter E2 – Crime prevention through environmental design.</p> <p>New control: Shade devices and shade trees to be included in the landscaping plan for the Heritage Plaza. These shade trees are to be planted in soil which has a connection to natural ground to allow exchanges between soil profiles.</p> <p>Figure 12: to be updated to reflect revised Master Plan layout. The Concept should extend to also include the C1 North Stack (book ends) and to show location of private ownership versus public right of way easement to the Railway Station. Diagram from Heritage Interpretation Strategy (Urbis 2022) included.</p> <p>7.4.2 New Control: Visually permeable fencing is to be provided on the boundaries facing the park.</p> <p>7.5.1 New obj: Acknowledge and provide for retention and conservation of significant Aboriginal Cultural Value attachments to the creek and riparian vegetation areas in the south of the site.</p> <p>7.5.2 Control 2: reference to provision of designated off leash dog area removed – subject to Council decision based on wider review of off leash areas and pending recommendations of Camp Management Plan for Grey-headed Flying-fox camp on site.</p> <p>7.5.2 New control: Provide information/education signage or other acknowledgement of the Aboriginal Cultural Value</p>
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	<p>attachments to the creek lines in the south of the site, in consultation with the local Aboriginal community.</p> <p>7.5. 2 Control 6: Note that existing trees are not subject to this clause.</p> <p>Figure 15: update to reflect revised Master Plan.</p> <p>7.6.1 New obj: Acknowledge and appropriately interpret the broader Aboriginal cultural values to creeklines and riparian vegetation in the local area.</p> <p>7.6.2 Addition to Control 1 "The design of the realigned North Corrimal Creek shall consider the Corrimal Coke Works Creek Realignment Stability Assessment (BG&E 2019) submitted in support of the Planning Proposal, while recognising that future development application stages will require further detailed design and modelling, and that the objectives and controls contained in WDCP Chapter E13 are the primary design and modelling expectations for all development in the Wollongong LGA".</p> <p>Control 3 strengthened to read ""The realigned North Corrimal Creek must be geomorphologically stable when considering shear forces, velocities, stream power and flow, as well as the impact and dynamic changes of debris for all storm events up to and including "bankfull" flows and more frequent flood events up to and including the Probable Maximum Flood. A study on climate change impacts must be undertaken to ensure geomorphological stability is achieved for predicted changes in rainfall intensity".</p> <p>Control 11 strengthened to read "An updated Flood Study is to be submitted with the relevant development application for realignment of North Corrimal Creek in accordance with the requirements of WDCP 2009 Chapter E13".</p> <p>Figure 16: diagram needs to be updated with current Master Plan layout. Comment: lower path is unlikely to be built in this section of the riparian corridor.</p> <p>7.7 Public Domain and Streets to be renamed "Movement Network" – move this section to be before "Parking" section (5.7).</p> <p>7.7.1 New objectives: a) Establish a new access to the site to connect with the surrounding Corrimal community; b) Deliver a site that is highly permeable for pedestrians and cyclists, linking the site to surrounding amenities, services and facilities, public transport and recreational opportunities; c) Facilitate improved access to Corrimal Railway Station from the west; d) Incorporate a safe and functional internal road network, including the provision of on street parking and bus access to the railway station.</p> <p>7.7.2 New Control: The site will be a designated Urban Release Area under the Wollongong Local Environmental Plan 2009. Future residential subdivision on the site cannot proceed until the developer has reached 'satisfactory arrangements' with the Director General for Planning for the provision of designated State public infrastructure, including satisfactory transport</p>
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	<p>arrangements with Transport for NSW. Although the masterplan and satisfactory arrangements may precede the lodgement of a development application, these aspects must be satisfactorily resolved prior to any development consent being issued.</p> <p>7.7.2 New control (from 7.8.1) WDCP 2009 Chapter B2 Residential Subdivision stipulates a hierarchy of streets and the requirements for street trees, footpaths and shared paths. This hierarchy of streets applies, with variations as illustrated in Figure 17 to provide sufficient road width to accommodate bus access to Corrimal Railway Station and a bicycle path through the Site.</p> <p>Figure 17: Legend not readable. Also updated to accommodate bicycle path adjacent specified streets.</p> <p>Entire Section moved under Development Controls – 5.7 and 5.10 – 5.14</p> <p>New section added: Grey-headed Flying-fox Protection: objectives and controls reiterated, and map of core camp area and buffer to future development included.</p>
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Part D – Locality Based/ Precinct Plans

Z21/135320



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Document Control

Document ID: Wollongong DCP 2009 – D19 - Former Corrimal Coke Works Site

Adoption Date	Inforce Date	Revision Details

1 INTRODUCTION

~~————This Locality Chapter applies to land known as the former Corrimal Coke Works Site, located off Memorial Drive and Railway Street, Corrimal ("the Site"). The Site is legally identified as Lot 1 DP 795791, Lot 5 DP 749492, Lot 126 DP 598190 and Lot 11 DP749492, as shown in Figure 1 below.~~

This Locality Chapter is intended to supplement the land use planning controls applied by Part B of the Wollongong Development Control Plan 2009 (WDCP) ~~2009~~ to guide any future development at the former Corrimal Coke Works Site. This Chapter recognises the unique qualities of the Corrimal Coke Works site, and the ability to deliver a range of housing types in a high amenity, open space setting which celebrates the heritage ~~and open space setting of the site and takes advantage of its proximity to Corrimal Railway Station.~~

This Chapter ~~of the DCP~~ should also be read in conjunction with Part A, B, C, D and E of WDCP 2009, ~~and the relevant~~ Wollongong Local Environmental Plan (WLEP) and relevant State Environmental Planning Policies. In the event of any inconsistency between the provisions of this and any other chapters of WDCP ~~the Wollongong Development Control Plan 2009~~, the provisions of this Chapter shall prevail to the extent of that inconsistency.

~~This Locality Chapter applies to land identified as the Corrimal Coke Works site, located off Memorial Drive and Railway Street, Corrimal (Lot 1 DP 795791, Lot 5 DP 749492, Lot 126 DP 598190 and Lot 11 DP749492), as identified in the figure below.~~

Figure 1: Land to which this plan applies



2 AIMS AND OBJECTIVES

The overall aim of this Locality Chapter is to provide supplementary planning controls to facilitate urban renewal of the former Corrimal Coke Works site.

The key objectives of this Chapter are to include -

- a. Enable the development of the Site former Corrimal Coke Works site in a manner consistent with the Wollongong Local Environmental Plan 2009 and the former Corrimal Coke Works Site Master Plan outlined in Section 4 of this Chapter.
- b. Supplement the planning controls of WDCP the Wollongong Development Control Plan 2009 to create a diverse, liveable and sustainable residential precinct that provides high quality housing and demonstrates high levels of amenity for future residents and the wider community.
- c. Ensure that development of the site results in an open and welcoming urban environment to facilitate integration and connection between future residents and the wider community.
- d. Ensure that future development acknowledges, respects and celebrates the industrial and Aboriginal and industrial heritage significance of the site, and provides opportunities for public access to conserved retained, repurposed and interpreted heritage elements and values.
- ~~d.e.~~ Provide for the conservation of significant heritage fabric relating to the history of the Coke Making operations on the Site, noting the site-specific exemptions attached to the State Heritage Register (SHR) listing.
- ~~e.f.~~ Retain the existing tree lined character along Railway Street as a green buffer to the development and incorporate new tree plantings to support a future urban tree canopy.
- ~~f.g.~~ Deliver a public transport-oriented development adjacent Corrimal Railway Station including a high quality public domain, that promotes increased public transport use.
- ~~h.~~ Provide for a neighbourhood scale retail precinct to meet the convenience retail needs of local residents and to activate Corrimal Railway Station and the Heritage Plaza, recognising the adopted Retail Hierarchy.
- ~~g.i.~~ Enable the opportunity for flexible community and business space within the Heritage precinct, including the potential for tele-working and start-ups.
- ~~h.i.~~ Create a high quality, safe and accessible public domain that provides a range of recreational and community benefits.
- ~~i.k.~~ Develop a clear and safe hierarchy of roads, lanes, pedestrian and cycle ways to integrate the site with the wider Corrimal area, Corrimal Town Centre and Corrimal Railway Station to encourage walking and cycling.
- ~~j.l.~~ Encourage walking and cycling by providing high quality walking and cycling paths, including a broader regional connection through the site.
- ~~k.m.~~ Realign and rehabilitate North Corrimal Creek to improve flood management, deliver a large PMF free developable area and enhance biodiversity values on site, on-site through the realignment and rehabilitation of the North Corrimal Creek
- ~~l.n.~~ Protect Ensure protection of the Grey-headed Flying-fox camp on site through the conservation of Endangered Ecological Communities and native vegetation, and maintenance of a buffer between the core mapped camp area and to any future development.
- ~~m.o.~~ Ensure that development of the site maintains and establishes key view corridors including: through the site to the escarpment from the east; and to the iconic C1 Brick Chimney Stack brick chimney from within and outside the site.
- ~~p.~~ ETo ensure future residential development is located and designed to mitigate against noise and other impacts associated with the Grey-headed Flying-fox camp on site.
- ~~n.g.~~ Provide a suitable buffer distance between development within the site and the rail and state road corridors, and landscaping for noise attenuation.

3 DEFINITIONS

For all definitions refer to **Appendix 4: Definitions of the Wollongong Development Control Plan 2009 (WDCP 2009).**

4 **DEVELOPMENT-CONCEPT / MASTER PLAN**

The Corrimal Coke Works Master Plan has been prepared to demonstrate the holistic vision, key outcomes and principles that will guide the future character and development of the site. ~~All~~^{Any} future development applications ~~must are to~~ demonstrate that the e~~how the~~ objectives and development controls in this DCP Chapter ~~se key outcomes and principles~~ have been considered and will be achieved.

Figure 2: [Former Corrimal Coke Works Site](#) Master Plan



4.1 Vision

Corrimal Coke Works will become a community born of diverse people, places and stories that respects the site's past while showcasing Wollongong's future as the city of innovation.

The site will be revitalised as a place for people that provides a mix of housing choices within a landscape and heritage setting, while leveraging its accessibility to services and public transport.

4.2 Key Master Plan Design Principles

Built Form

- Deliver a range of housing types and diversity in the design of the built form, resulting in a yield of not more than 550 dwellings and including 35 affordable housing dwellings. Housing types to include town houses/terraces and apartments, noting that the R3-Medium Density Residential zone permits a broad range of housing typologies.

Natural Environment

- Protect the Grey-headed Flying-fox camp on site through the conservation of EECs and native vegetation, and the establishment of a minimum 100-metre buffer between the core mapped camp area and proposed future residential development.
- Realign and rehabilitate North Corrimal Creek to improve flood management, deliver a large PMF free developable area and enhance the overall biodiversity values on site.

- ~~Ensure that the development does not result in an increase in stormwater runoff so as to cause an adverse flood impact on the site or downstream from the site.~~

Heritage

- ~~Integrate the site's heritage through the retention, interpretation and adaptive re-use of key elements within the public Heritage Plaza to respect the history of the site.~~
- ~~Locate higher buildings away from the railway station to respect the significance and character of the Heritage precinct.~~

Views and Vistas

- ~~Maintain and establish key view corridors including: through the site to the escarpment from the east; and to the iconic brick chimney from within and outside the site.~~

Movement Network

- ~~Establish a new access to the site from Railway Street to connect with the surrounding Corrimal community and facilitate improved access to Corrimal Railway Station.~~
- ~~Contribute to Memorial Drive/Railway Street intersection to ensure the new development does not negatively impact traffic movements and capacity.~~
- ~~Deliver a site that is highly permeable for pedestrians and cyclists, linking the site to surrounding amenities, services and facilities, public transport, recreational opportunities and broader regional bicycle network.~~
- ~~Incorporate a safe and functional road network, including the provision of adequate on-street parking and bus access to the railway station.~~

Amenity

- ~~Deliver public open spaces that provide a range of recreational opportunities for the wider community.~~
- ~~Provide a neighbourhood hub and convenience commuter services in the Heritage Plaza near the railway station, at a scale that does not detract from the Corrimal Town Centre and East Corrimal shops.~~
- ~~Provide flexible community and business space within the Heritage precinct, including the potential for tele-working and start-ups.~~
- ~~Ensure future residential development is located and designed to mitigate against noise and other impacts associated with the Grey-headed Flying-fox camp on-site.~~
- ~~Provide a suitable buffer distance from the rail and state road corridors and appropriate landscaping adjacent to the site for noise attenuation.~~

4.3 Existing Character

The ~~S~~site is generally characterised by mature trees that ~~provide~~ present a natural green buffer ~~around~~ on the boundaries of the site, and the tall forms of the 5 existing industrial stack structures which are landmarks visible from a significant distance.

The site currently contains areas of ~~disused~~ derelict industrial structures, large former stockpiling areas and more natural areas of native and exotic vegetation to the south. The site is currently not accessible to the public, ~~and presents as a derelict former industrial site.~~

Part of the Site is listed as an item of Local Heritage Significance and listed on the State Heritage Register (SHR) in recognition of the ~~E~~existing industrial structures ~~are~~ clustered in the north-east corner ~~of the site~~ and reflecting the ~~S~~site's past industrial operations and heritage significance character. ~~There has been widespread vandalism across the site s~~Since industrial operations ceased, ~~and many of the existing buildings and structures are in poor condition have degraded to a poor condition. Site-specific exemptions are attached to the SHR listing.~~

The site is highly modified as a result of its past industrial uses, including realignment and damming of North Corrimal Creek to supply water for the coke works, and establishment of many large berms often containing discarded building materials.

The southern part of the [Site](#) is less disturbed by industrial activities and has a more natural, vegetated character including an area of Illawarra Lowlands Grassy Woodland, an Endangered Ecological Community (EEC) [and a Grey-headed Flying-fox camp](#).

4.4 Desired Future Character

Overview

[The former](#) Corrimal Coke Works [Site](#) will be developed as a contemporary urban village, providing a diversity of medium density housing [types](#) within a high quality public domain ~~that retains the heritage significance of the place, and reveals and reinforces the role of heritage buildings and sites in their context~~ [and reflecting the unique heritage of the site](#).

[The Site will conserve significant industrial elements that are adaptively reused and integrated with innovative heritage interpretations in public spaces and through urban design outcomes to allow the community to engage with the history of the site. Aboriginal cultural values and significance of the Site will also be acknowledged and celebrated.](#)

Built form ~~will be~~ is distributed ~~so as around the site~~ to preserve and create key view corridors, as well as providing appropriately scaled interfaces to the heritage precinct.

Corrimal Railway Station and the adjacent heritage precinct will be activated with neighbourhood scale retail uses, as well as flexible community and business space. This will create a high quality environment with improved accessibility that promotes public transport use. Provision for a bus loop through the site will further encourage reduced car use.

The development will encourage walking through “green” streets and the provision of key off-road shared paths, to Corrimal Station and also connecting through the site to the Towradgi Creek corridor. Importantly, the site will be open and permeable to invite the broader community to use its public spaces and facilities.

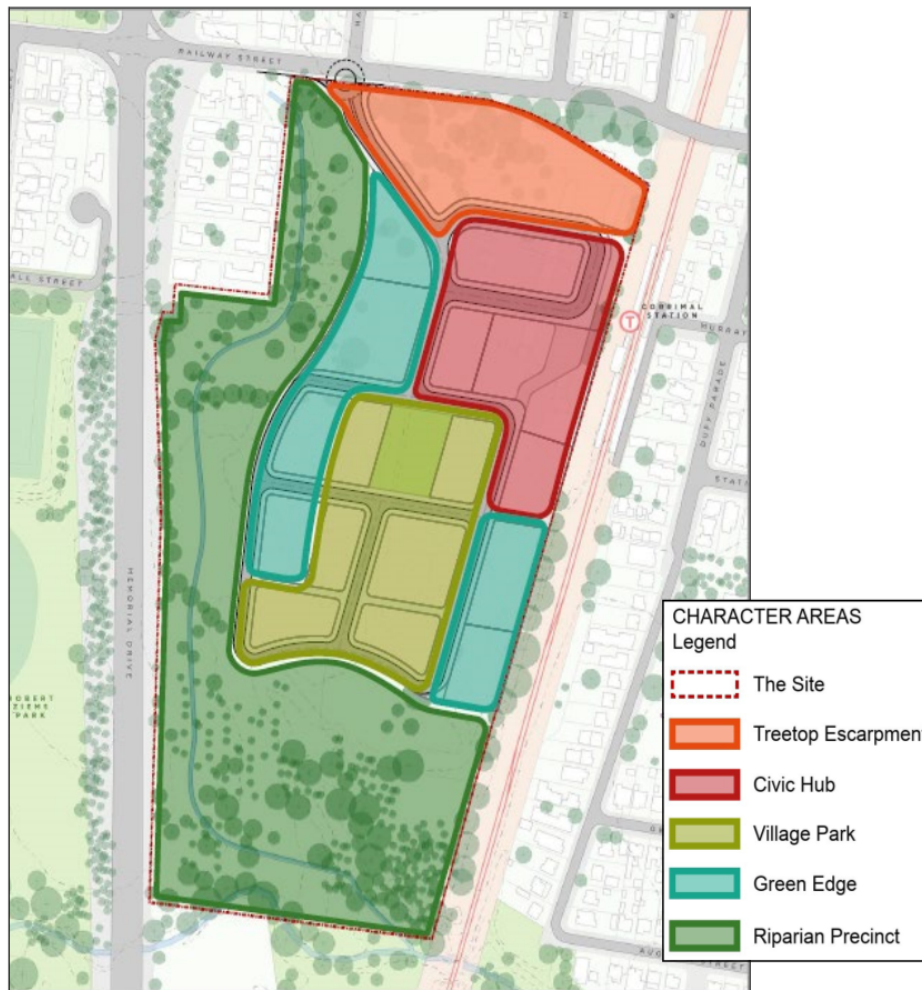
The environmental values of the site will be restored and enhanced, including establishing a new riparian corridor with increased biodiversity, and management of retained vegetation areas.

[Development of the site will ensure a commitment to achieving sustainable processes and outcomes.](#)

Character Precincts

[The former](#) Corrimal Coke Works [Site](#) will be developed with five character precincts that relate to key features of the Master Plan and will deliver diversity and interest in the future built form.

Figure 3: Character Areas



Treetop Escarpment

- The Treetop Escarpment precinct forms the entrance to the site from Railway Street, with buildings screened by the established green buffer that is retained in a generous landscape setback.
- The landscape character will extend with new trees planted between building forms and within private courtyards of residential apartment buildings.
- The built form is designed with strong vertical elements to emphasise the pattern of surrounding trees, while rooflines vary in order to reflect the character of the Illawarra Escarpment. A simple palette of materials complements the natural context of this precinct.

Civic Hub

- The Civic Hub will provide an urban and active character due to its proximity to Corrimal Railway Station. Buildings are to activate the street with uses and design elements at ground level that encourage interaction with pedestrians and create interest for all types of passers-by. Buildings are built to the street boundary to create a strong building alignment. activate the street, while tThe architecture will reflect the industrial history of the site through the use of sympathetic materials such as extensive use of masonry combined with finer grain metal elements.
- The Heritage Plaza will provide a high quality public domain at Corrimal Railway Station and a focal point for the conservation retention, interpretation and adaptive re-use of key heritage structures.
- Retail and business uses are located within the Civic Hub to activate the Heritage Plaza and Corrimal Railway Station, and provide amenity for local residents. The main retail and commercial building is ~~Retail buildings are~~ of lower scale to respect the views and prominence of the heritage items.

Green Edge

- The Green Edge precinct fronts the riparian corridor and green open space at the west of the site, providing a key interface between the natural and built elements of the site.
- New buildings will respond to this natural interface, providing a sense of openness and characterised by a lightweight materiality including fine grain timber elements and screens.
- Buildings will promote passive surveillance of the riparian corridor, while creating appropriate privacy for residential dwellings.
- Buildings will address both the riparian corridor and any internal roads or adjacent features (such as the Village Park). ~~orientate to the green edge, the internal road and Village Park as relevant.~~

Village Park precinct

- The Village Park precinct provides for a mix of the lower scale and finer grain buildings comprising more townhouse and terrace housing than other precincts while also including some apartment buildings. ~~multiple dwellings/townhouses, interspersed between apartment buildings on the western and eastern side that provide appropriate scale to interface with the riparian corridor and rail corridor~~ The lowest scale dwellings are located in the southern portion of the precinct, providing a transition in scale down from the Village Park to the riparian corridor and Southern Recreation Park.
- The Village Park precinct provides a visual and physical ~~transition and~~ connection from the Village Park to the Southern Recreation Park, promoting permeability through the site.
- The built form reflects an urban village character utilising contemporary materials and architecture, while promoting human scale architecture.

Riparian Precinct

- The Riparian precinct provides a ~~natural and functional~~ green edge to the site, providing a significant connection with the natural environment.
- Its natural biodiversity qualities will be retained, restored and enhanced, while offering opportunities for passive recreation. These outcomes are achieved while satisfying functional flood management, ~~and~~ engineering requirements and maintenance.
- Environmental values, particularly the Endangered Ecological Community and Grey-headed Flying Fox camp in the southern portion of the site, are protected and complemented by ~~balanced with~~ open space functions.
- Aboriginal cultural values associated with creeklines and riparian vegetation are acknowledged.
- The Southern Recreation Park provides a dedicated recreation space for community enjoyment, while providing an appropriately defined interface to more ecologically sensitive areas.

5 DEVELOPMENT CONTROLS

A diverse range of types, sizes and built form ~~variety of building styles are~~ is encouraged for the purpose of creating a vibrant urban setting. Chapter B1 of Wollongong DCP 2009 provides general development controls which apply to residential development. The following controls supplement Chapter B1, providing ~~variations to~~ controls specific to ~~with regard to~~ the former Corrimal Coke Works Site.

5.1 Views and Vistas

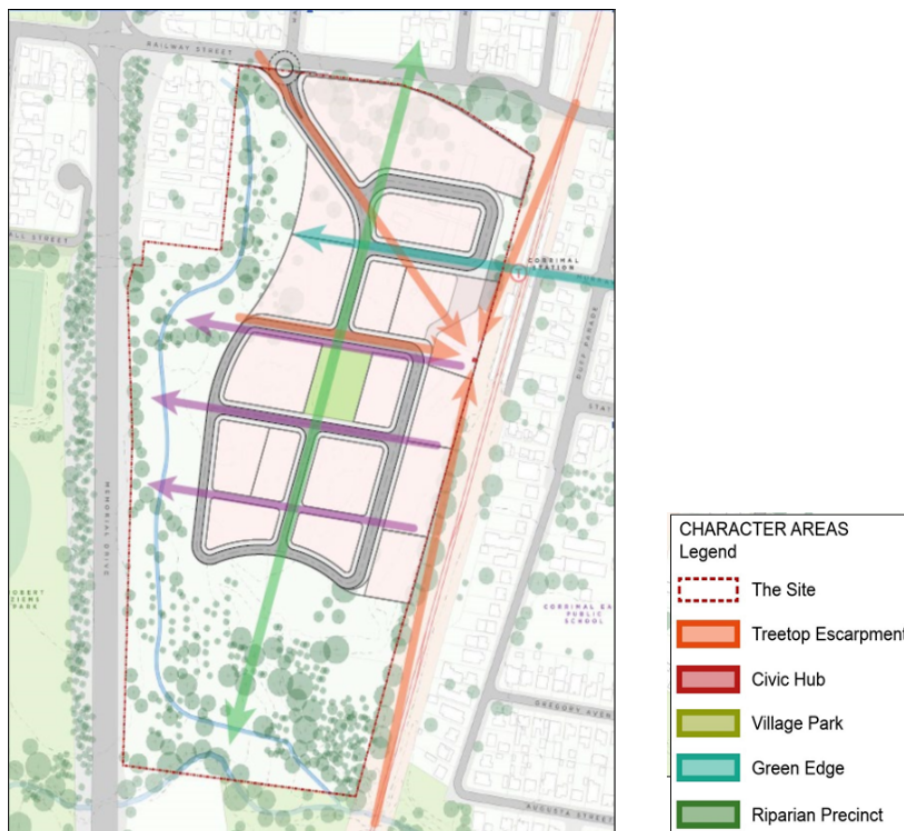
5.1.1 Objectives

- Ensure that development of the site maintains and establishes key view corridors, ~~including through the site to the escarpment from the east; and to the iconic brick chimney from within and outside the site.~~
- Ensure retained, repurposed or reinterpreted heritage items are prominent in views and vistas across the site.

5.1.2 Development Controls

1. New development will establish or maintain key view corridors as indicated in Figure 4. This includes: a) a key view axis from Railway Street to the C1 Brick Chimney Stack; b) views from Murray Street to the escarpment; c) a new east west road within the site to view the C1 Brick Chimney Stack; d) a green link central view axis between the Southern Park and northern tree lined Railway Street edge; and e) western view corridors to the riparian corridor and escarpment.
2. The C1 Brick Chimney Stack is a significant landmark. Views to the C1 Brick Chimney Stack are to be preserved from Corrimal Railway Station, Railway Street, ~~Corrimal Town Centre~~ and Towradgi Road overpass.
3. New development (not in existing structures) adjacent the C1 Brick Chimney Stack within the heritage curtilage should be stepped back in its form, or have an appropriate setback/buffer zone
4. Buildings adjacent the rail corridor shall utilise a natural colour and material palette to blend into the backdrop of the Illawarra Escarpment when viewed from East Corrimal.
5. New commercial buildings should be positioned, ~~be of a two-storey scale~~ and set back ~~so~~ to ensure views along the visual axis from Railway Street to the C1 Brick Chimney Stack.

Figure 4: Views and Vistas update legend



5.2 Built Form Setbacks

5.2.1 Objectives

- a ~~Provide design controls that define S~~setbacks and articulation are to create an appropriate street interface and maximise contiguous areas of deep soil adjacent to the public domain.

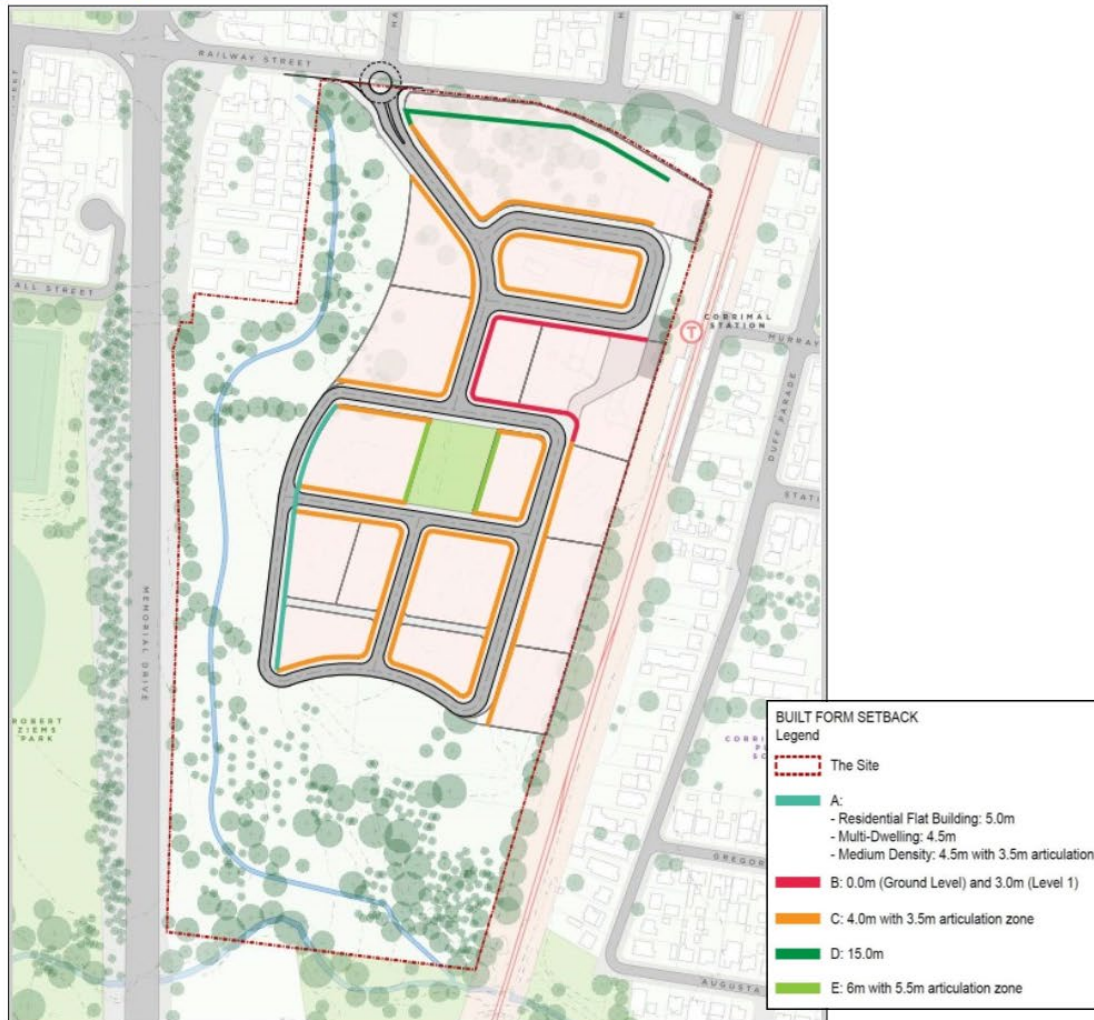
5.2.2 Development Controls

1. Building setbacks are to comply with **Figure 5**.
2. Up to 70% of the articulation zone can be occupied by architectural elements. Articulation zone means a zone forward of the main facade line that may include architectural features such as

pergolas, roof elements, bay windows, sun shading and verandas. The articulation zone may not include habitable floor area or basement levels above ground.

3. Ground floor setbacks, including articulation zones, are not to incorporate basement levels. Dwelling design is to provide allowance for acoustic barriers to the Northern Distributor.

Figure 5: Built Form Setback Update Legend: All articulation zones to be 900mm in line with WDCP 2009



5.3 Architectural Diversity and Building Design

5.3.1 Objectives

- a Ensure quality and innovative architectural designs that reflect the character precincts across the site and avoid a bland and monotonous architectural style.
- b Locate taller buildings away from the Heritage Plaza to respect the significance and character of the Heritage precinct.

5.3.2 Development Controls

1. The design of new residential and commercial buildings is to achieve architectural diversity reflecting the character precincts as outlined in 4.4, ~~and in accordance with Table 1.~~ A diverse range of housing types, sizes and built form is to be delivered, resulting in a yield of no more than 550 dwellings, and including 35 affordable rental dwellings subject to a Voluntary Planning Agreement (VPA). Housing types are to cater for a diversity of household types and demographic profiles, and include townhouses/terraces and apartments.

Table 1: Building Design

	Treetop Escarpment	Civic Hub	Village	Green Edge
Primary Façade	Render	Masonry	Render / cladding	Cladding
Base Element	Masonry	Masonry	Masonry / render	Masonry / render
Feature Elements	Timber / metal	Metal	Timber / cladding elements	Metal screens / Façade greening
Balustrade	Glass	Metal / masonry	Glass / solid	Glass
Roof Form	Varied	Flat	Flat	Varied
Rhythm	Vertical	Horizontal	Vertical	Horizontal
Colour Palette	White / Neutral	Brown / Grey	Natural / colour highlights	Natural

2. Retained heritage items must be conserved and integrated into the design of the built form, and broader Civic hub. TheAny retained C1 Brick Chimney Stack, C1 Fine Coal Bin (coke ovens), and the remnant wall of the Ppowerhouse and C1 Northern Stack, in particular, must be incorporated into the overall design. Built form design should consider the relationship between conserved significant industrial elements and new built form.
- 2.3. Materiality should respond to the desired future character statement of the precincts and setting of the development. Materials are to be sympathetic to heritage items and visually recessive to significant structures.
- 3.4. Design of new buildings should minimise the overall sense of bulk and scale and maximise building separation. The modulation of the components of the buildings and the composition and detailing of their facades will also contribute to their perceived scale. Designs must demonstrate consideration of all of these elements, with maximum building length to comply with the Apartment Design Guide. The use of landscaping, articulation, balconies, sun shading devices and awnings should be used to will help reduce the apparent bulk of buildings.
- 4.5. Provide for a mix of built form types, whether north south orientated, courtyard type style or L-shaped, and articulation in the built form in order to reduce monotony in built form.
- 5.6. Buildings directly adjoining open space, such as the Village Park or Riparian Corridor, must be designed with an appropriate interface and frontage to the open space. An appropriate interface will include: buildings which front the open space; clear entries to residential lobbies and/or individual dwelling entries at the ground floor; sufficient landscaped setbacks to create a transition and delineation between public and private space; landscaped verge and shared paths and/or roads clearly defining the extent of public domain.
- 6.7. Buildings adjoining the rail corridor are to be designed with consideration of their presentation to the rail corridor. The boundary to the rail corridor will be landscaped and planted with screen planting taller than the required fencing/acoustic barriers. Buildings adjacent the rail corridor shall utilise a natural colour and material palette to blend into the backdrop of the Illawarra Escarpment when viewed from East Corrimal.
8. Buildings in the vicinity of the Grey-Headed Flying-fox camp are to be designed to reduce the level of potential disturbance, including orientation of buildings, material selection and noise attenuation.

7. —

5.4 Residential Flat Buildings

5.4.1 Development Controls

All residential flat buildings must -

1. Set back garage entries from the building line.
2. Limit blank walls to 30% of any the façade facing a boundary.
3. Not include continuous balconies.

4. Include and maximise the number of individual entries to ground floor apartments which face facing a street or lane.
5. Break up the built form at ground level to create glimpses of communal open space within the development site
- 5.6. Ensure opportunities for outlook and maintenance of views through blocks. Setbacks to the side and rear boundaries should be a minimum 6m up to 4 storeys.

5.5 Multi-dwelling and Attached Housing

5.5.1 Development Controls

1. It must be demonstrated that the use of zero lot line setbacks will not adversely affect the privacy, amenity and solar access of an adjoining property and the streetscape.
- 1.2. Multi-dwelling and attached housing sites are to have direct frontage to a public road (i.e. are not to be built on battleaxe lots).
- 2.3. Front, rear and side setbacks provided for each dwelling shall comply with the following--

Table 2: Front, Rear and Side Setbacks

Minimum-Lot Frontage	Max Length of building on a zero-lot boundary	Front Setback	Side-setback	Rear-setback
>4.5m	15m (excl garage)	As-per setback plan	0m	0.5m
7m-9m	15m	— Figure 5	0.9m or 1.2m adjacent to zero-lot boundary. Zero-lot dwellings: 0m (zero-lot line)	4m to façade line (Ground level) and 6m to façade line (Upper Level)
>9m -- >15m	11m		Zero-lot dwellings: 0m (zero-lot line) or 1.2m 0.9m or 1.2m adjacent to zero-lot boundary	4m to façade line (Ground Level) and 6m to façade line (Upper Level)

4. The maximum length of a zero lot line on a boundary is as follows: a) for lots less than or equal to 9m wide, the maximum length is 15m; b) for lots greater than 9m wide the maximum length is 11m, for a maximum height of 2 storeys.
- 3.5. For lot frontages 9.6 metres or less, provide car parking access must be from rear lanes only.

5.6 Private Open Space and Landscaping

5.6.1 Objectives

- a. Locate and design private open space to ensure privacy of occupants of adjacent buildings and occupants of the proposed development.

5.6.2 Development Controls

1. Private open space must be provided for each dwelling within a multi-housing development in the form of a balcony, courtyard, terrace and/or roof garden, to comply with the following--

Table 3: Private open space and landscaping

Min-lot frontage	Landscaped	Principle Private Open Space	Solar access
------------------	------------	------------------------------	--------------

	Area	(PPOS)	
>4.5 m lot width	15% of the lot area	Minimum 16m ² with a minimum dimension of 3m	At least 3 hours of sunlight between 9 am and 3 pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties
7m — 9m lot width	15% of the lot area	Minimum 16m ² with a minimum dimension of 3m	
9m — 15m Lot Width	25% of the lot area	Minimum 20m ² with a minimum of 4m	

5.7 5.6 Non-residential Development

5.7.1 5.6.1 Objectives

- a Ensure that future development results in a high amenity public heritage plaza and is undertaken in a manner sympathetic to the heritage values.

5.7.2 5.6.2 Development Controls

1. All non-residential land uses permitted on the Site under Schedule 1 of WLEP, ~~primarily retail and business uses,~~ are ~~to be~~ located on the Site in accordance with Figure 6 and are to be located at ground level.
2. ~~Buildings fronting the Heritage Plaza shall comprise non-residential uses on the ground floor to ensure activation and surveillance of the public space.~~
3. Non-residential uses may spill out into the Heritage Plaza as generally shown in Figure 7 and be managed by the owner.
4. Any neighbourhood supermarket ~~should~~ is to be located and designed to maximise the extent of active frontages including entries and transparent windows to minimise the extent of blank and non-active frontage to public streets and open space. The indicative location for a neighbourhood supermarket is shown on Figure 7.
5. Development within the Heritage Plaza shall integrate with the heritage of the ~~Site~~, through the retention, conservation and interpretation of significant Heritage elements, ~~interpretation of the heritage buildings~~ as well as through landscaping.
6. Awnings should be included in developments associated with the proposed retail uses. Exceptions may be endorsed after, ~~but may be exempted after~~ a merit assessment where ~~a~~ a listed current heritage structure is being interpreted and adapted for retail and business purposes.
7. Signage on heritage structures adapted for reuse should be kept to the minimum necessary for business identification integrate and reflect the heritage character of the structure, as per the controls in WDCP 2009 Chapter C1: Advertising Signage and Structures.
8. Access areas into buildings, active frontages and loading access shall be located generally in accordance with that shown on Figure 8. Alternative loading arrangements may be considered where heritage items are being adaptively re-used.
9. All loading and unloading activities shall take place wholly within the designated loading bay, at all times. Alternative loading arrangements may be considered where heritage items are being adaptively re-used.
- 9-10. Shade devices and shade trees are to be included in the landscaping plan for the Heritage Plaza.

Figure 6: Indicative Land Use

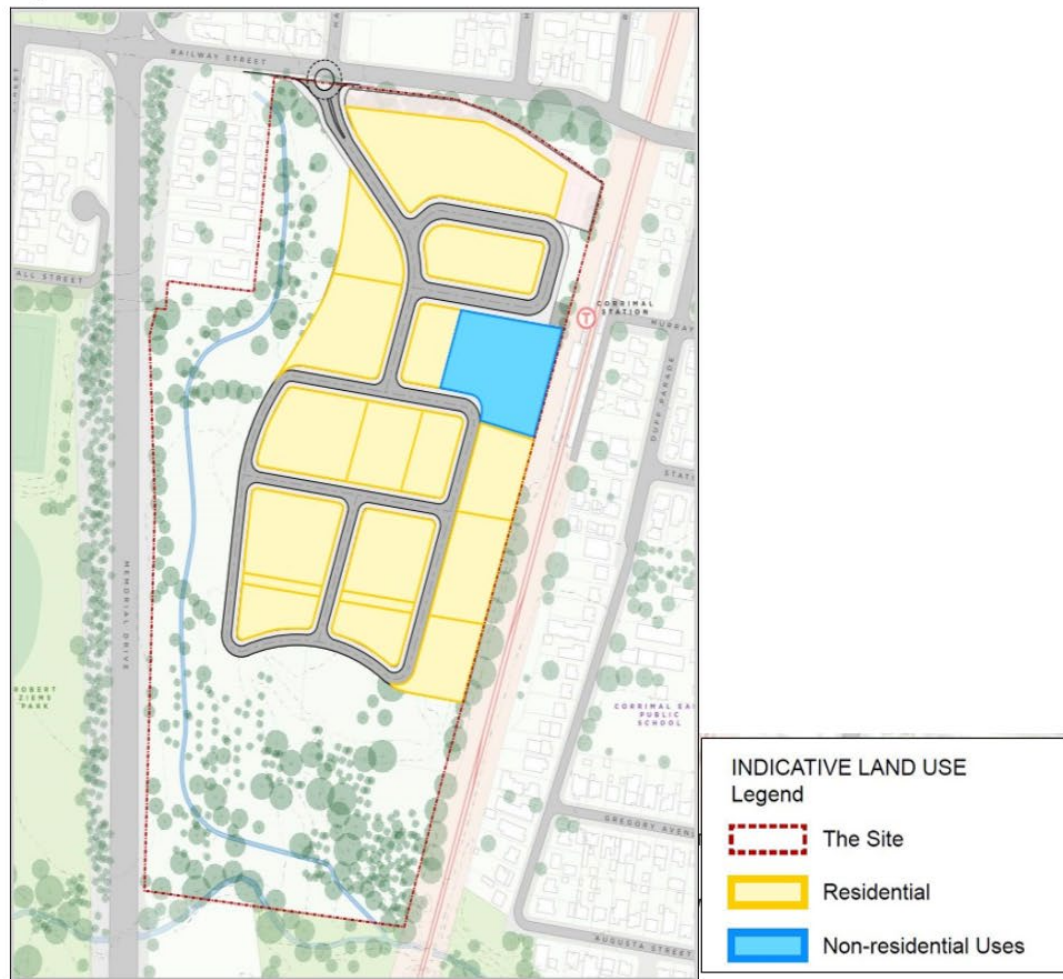


Figure 7: Indicative Uses and Spill Out Zone Update to reflect latest Master Plan layout.
Legend to include brown box and red lines

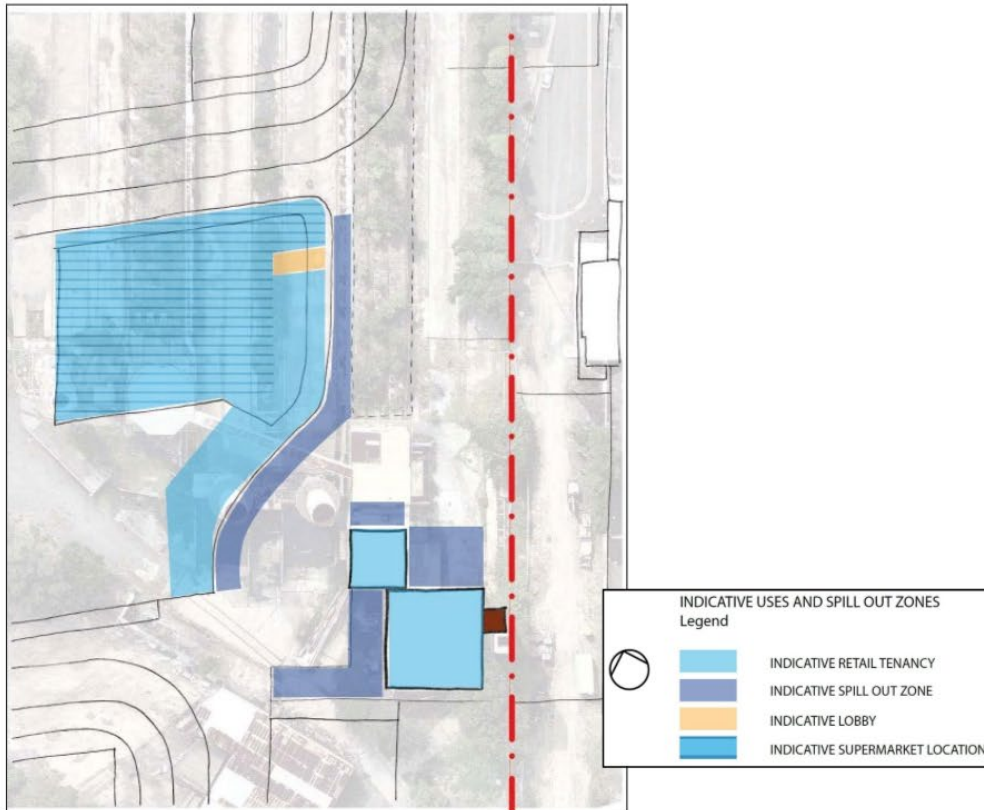
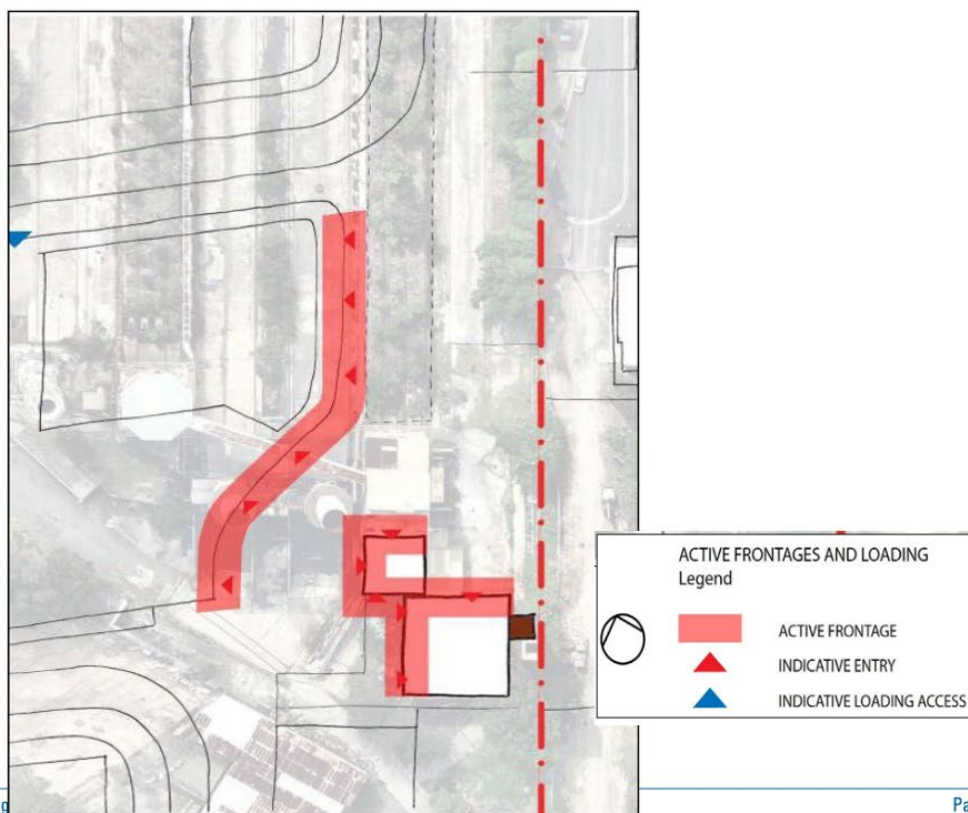


Figure 8: Active Frontages and Loading Update to reflect latest Master Plan layout.
Extension of active frontage along northern supermarket wall



5.8 Car parking and vehicular access

5.8.1 Objectives

- a Introduce time restrictions for on street parking to avoid the potential for all-day commuter parking and promote the turnover of on street parking spaces for visitors.
- b Provide for adequate car parking on the Site for various uses, while reflecting the opportunity for public transport-oriented development because the site is directly adjacent the Corrimal Railway Station.
- c Ensure appropriate access is provided for each of the buildings on the site whilst minimising the impacts on the public domain from parking structures.

5.8.2 Development Controls

1. Car parking for residential flat buildings may be provided in the form of a full basement, 'half in half out' basement or sleeved above ground. Protrusion of carparks should not exceed 1m above ground level as per the ADG. ~~The basement carparking, including any above ground portion, is not permitted within the ground floor setback or articulation zone. WDCP 2009 Chapter B1 Residential Development provides controls for multi dwelling houses.~~
2. At grade resident and visitor carparking must be located behind the building and not visible from the street. At grade carparks must be landscaped in accordance with WDCP 2009 Chapter E6.
3. Car parking in residential flat buildings developments areas should be designed to conveniently, efficiently and appropriately serve residents and visitors of the Site. ~~The following outcomes should be achieved for car parking areas is can be achieved in the following ways-~~
 - ~~Ensuring that car parking areas are~~ located close to entrances and access ways; and
 - ~~Car parking areas to be~~ Secure yet easily accessible for all residents; and
 - Have clearly defined areas for visitor parking and disabled parking.
4. ~~Parking for cars, motorcycles and bicycles other than outlined in Table 4 must be provided and designed in accordance with the requirements contained in WDCP 2009 Chapter E3: Car Parking, Access, Servicing/Loading Facilities and Traffic Management.~~
5. Parking is to be provided for developments within the Site in accordance with the minimum rates in Table 4 below. ~~Table 4 below, in recognition of its proximity to public transport.~~
- 5-6. Reduced parking rates for residential development in accordance with WDCP 2009 Chapter E3 Schedule 1 for development within 450m walking distance of a rail station may be adopted, subject to a traffic and parking assessment submitted with the development application.

~~Table 4: Parking Controls~~ **Table 4: Parking Controls**

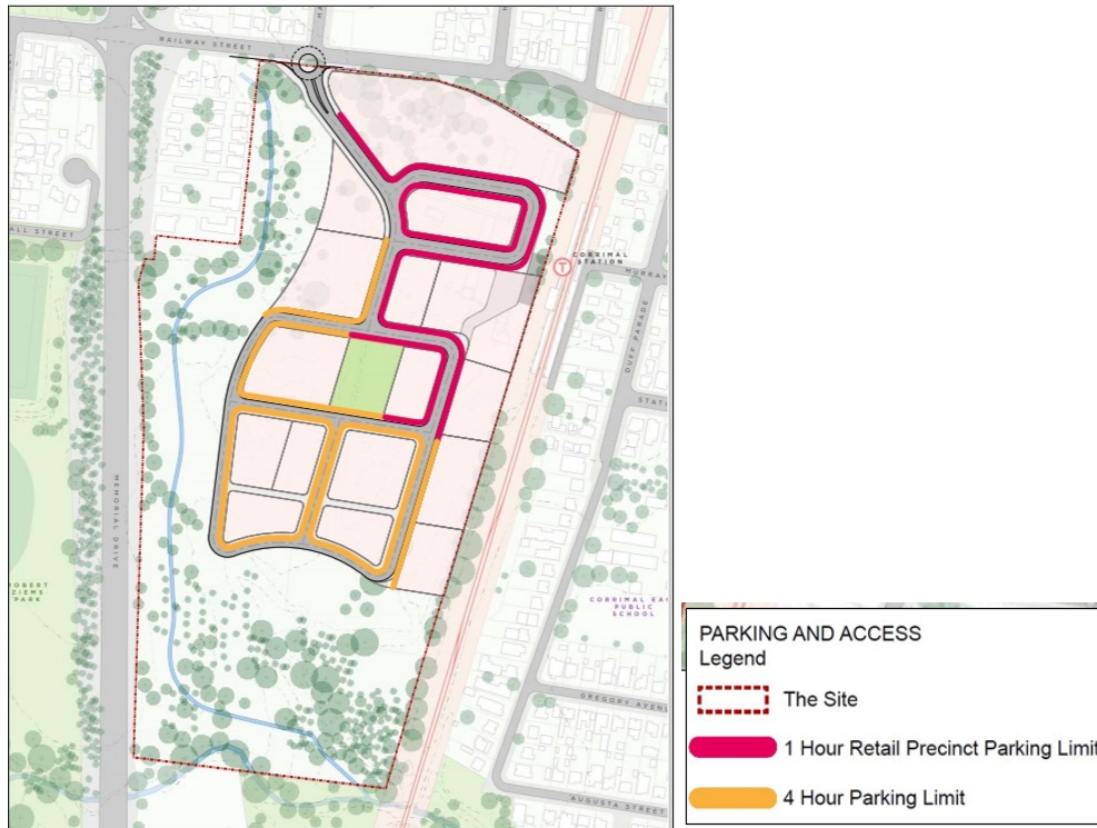
Land use		Car Parking Rates	Motorcycle Parking	Bicycle spaces
Residential Flat Building, and shop top housing and multiple dwelling housing	1 bedroom	1 space per dwelling (<70m ²)	1 motorcycle space per 15 dwellings	1 bicycle space per 3 dwellings
	2 bedroom	1.25 car space per dwelling (70-110m ²)		
	3 bedroom	1.72 car spaces per dwelling (>110m ²)		
	Visitors	0.2 spaces per dwelling for visitors	N/A	1 bicycle space per 12 dwellings
<u>Multi dwelling housing</u>	<u>3 or more bedrooms</u>	<u>2 car spaces per dwelling</u>	<u>N/A</u>	<u>N/A</u>
Retail		1 space per 25m ²	1 motorcycle space per 25 car parking spaces	1 bicycle space per 750m ² GFA for staff plus 1 space per 1,000m ² GFA for shoppers
Restaurant		1 space per 25m ²	-	-
Food and drink premises		1 space per 25m ²	-	-

6-7. On street parking will be subject to time restrictions in accordance with **Figure 9 and 10**.

Figure 9: Parking combine figs 9 and 10



Figure 10: On Street Car Parking



- ~~7-8.~~ The design of basement car parking and access should comply with AS2890 and should support the use of natural ventilation where possible.
- ~~8-9.~~ The design of basement car parking should be integrated with the overall design of the development and limiting the extent to which the podium extends beyond the building footprint will minimise the impact of the basement parking areas on the streetscape.
- ~~9-10.~~ Ventilation structures/openings/exhausts for basement parking and air-conditioning units must be orientated away from windows of habitable rooms and private open space areas on the subject site as well as adjoining sites. They must be designed to minimise any visual or amenity impacts on adjoining public domain.
- ~~40-11.~~ The visual impact of all basement walls must be minimised through the use of various design techniques including well-proportioned ground level articulation and relief, mixed finishes and materials, terracing and/or dense landscaping.
- ~~44-12.~~ Any above-ground parking is to be sleeved behind a landscaped podium or retail uses where relevant so it is not visible from the public domain.
- ~~42-13.~~ Waste collection vehicles may enter building basements from rear lanes to collect waste and/or recyclables subject to the requirements in WDCP 2009 Chapter E3.

6 5.9 HERITAGE

6.1 5.9.1 Objectives

- a Ensure that future development is undertaken in a manner that is sympathetic and responds to the heritage character of the Site.
- b Celebrate and interpret the heritage significance of the Site in the design of buildings and open space in a manner that contributes to a broader understanding of the site's history and function.
- c Provide for the conservation, Ensure future development creates opportunities for retention, adaptive reuse and interpretation of significant heritage items fabric and site features within the development.
- d ~~Provide for interpretation of~~ Acknowledge and interpret the Aboriginal cultural heritage values of the in development of the site, including the cultural values and significance associated with the creeklines and riparian vegetation on and adjacent the site.

6.2 5.9.2 Development Controls

1. Conservation, retention, interpretation and removal of existing structures shall consider the Conservation Management Strategy (Urbis 2021) and Heritage Interpretation Strategy (Urbis 2022) submitted in support of the Planning Proposal, while recognising that future development application stages will require the submission of more detailed and updated information. ~~Retention, interpretation and removal of existing structures on site shall generally be in accordance with the Conservation Management Strategy and Heritage Interpretation Strategy (Urbis 2019).~~
2. Retention and re-use of existing structures will have regard to the condition of those structures and their suitability within a residential context in relation to safety, visual and physical connectivity and potential vandalism. Retained, re-purposed and interpreted structures on site (including, but not limited to, the C1 Brick Chimney Stack, C1 Fine Coal Bin (coke ovens), remnant wall of the Powerhouse and C1 Northern Stack) are to be incorporated into private structures and private lots (ie not in public areas or transferred to Council for care, maintenance and funding).
3. The salvage and re-use of materials from existing structures shall be included in future development outcomes, ~~where possible.~~
4. The physical remains of the remnant rail tracks should be reinstated in the ground plane in or as close as possible to their current location and accompanied with appropriate interpretation. ~~tramway do not need to be retained, however interpretation of its historical value should be considered in the design.~~
5. The existing industrial structures on the site shall be recorded through a photographic archival recording in accordance with NSW Heritage Council guidelines and a copy included in the Wollongong Local Studies Library Collection.
- 5.6. Any future development application should be supported by an Aboriginal Cultural Heritage Assessment Report and include Aboriginal community consultation in accordance with the Aboriginal Community Consultation Guideline.
- 6.7. ~~Identified Aboriginal heritage shall be managed in accordance with the Aboriginal Cultural Heritage Assessment (Kelleher Nightingale Consulting, 2019).~~ Management of identified Aboriginal Heritage shall consider the Aboriginal Heritage Assessment (Kelleher Nightingale Consulting 2019) submitted in support of the Planning Proposal, while recognising that future development application stages will require the submission of more detailed and updated information. Further consultation should occur with local Aboriginal stakeholders to inform appropriate outcomes for acknowledging and interpreting the Aboriginal cultural values associated with the site and the surrounding area. Interpretation of identified Aboriginal heritage is encouraged and should occur in consultation with Registered Aboriginal Parties.

7 5.10 PUBLIC DOMAIN

The ~~former~~ Corrimal Coke Works Site Master Plan in Section 4 of this Chapter provides a range of new parks and open spaces for the community, integrated with a realigned riparian corridor, biodiversity, cycle and pedestrian connections, proposed residential development and local retail hub.

7.1 5.10.1 Objectives

- (a) Provide ~~multiple a range of~~ open spaces of various scales as identified in Figures 2 and 11 the Master Plan to create a high quality public domain and cater for a wide range of user needs, including both future residents and the wider community.

7.2 Public Open Space Areas

7.2.1 5.10.2 Development Controls

1. New open spaces are to be provided in accordance with Table 5 -

Table 5: ~~Proposed~~ Open space typologies

Open Space	Total Area (ha)	Ownership
Heritage Plaza	0.3ha	Private
Village Park	0.3ha	Council
Southern Recreational Park	0.73ha	Council
Riparian Corridor	7.7ha	Council

2. A landscaping plan is to be submitted to Council for approval with the relevant development application for any of the open space and public realm areas, and generally be consistent with the landscape concept plan shown in Figure 11 below.
3. The landscaping plan is to detail any proposed public art in accordance with Council's Public Art Strategy and Guidelines 2016-2021. Public art should be considered at selected locations within the public domain, and particularly consider opportunities for salvage and re-use of the existing industrial elements. Any public art should be robust and low maintenance, and designed with consideration of public safety.
4. Locational and cultural interpretive signage, and appropriate lighting shall be provided as part of the open space system.
5. Ensure that any servicing facilities are located to minimise impacts on the public domain. Any substation located within the public domain is to be positioned to minimise its functional and visual impact, and appropriate screened.

Figure 11: Indicative Landscape Plan Update to reflect latest Master Plan layout.



7.3 5.11 Heritage Plaza

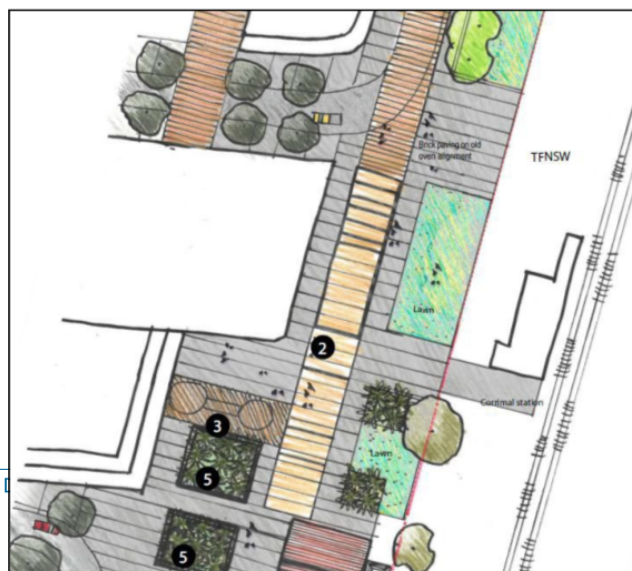
7.3.1 5.11.1 Objectives

- Create a safe and accessible public domain that provides connectivity to Corrimal Railway Station.
- Provide an attractive and comfortable community space that can be activated by adjoining neighbourhood scale retail and business uses.
- Celebrate ~~the existing~~ heritage ~~significance of the Site features~~ through ~~the conservation, appropriate retention and, re-purposing of significant structures and features, and through innovative and interactive interpretation outcomes.~~

7.3.2 5.11.2 Development Controls

- The Heritage Plaza ~~must~~ will be a minimum 0.3ha in size.
- The Heritage Plaza ~~must~~ shall receive at least 4 hours of continuous solar access to at least 70% of its area all year round (~~refer to Sun Plane Protection clause in WLEP 2009~~).
- ~~The design of the Heritage Plaza shall generally be in accordance with the concept provided in Figure 12.~~
- ~~The Heritage Plaza shall provide appropriate interpretive materials to allow for the interpretation of the retained industrial elements and the broader history of the site.~~
- ~~The design of the Heritage Plaza is to be appropriately integrated with and reflects key heritage elements, in particular retaining and interpreting elements of the former industrial use and materials as part of the public realm in accordance with the Conservation Management Strategy and Heritage Interpretation Strategy (Urbis, 2019).~~
- Ensure a high level of physical and visual permeability to facilitate access to Corrimal Railway Station and activation of the Heritage Plaza, ~~generally in accordance with Figure 13~~ generally in accordance with Figure 13.
- ~~Provide appropriate lighting to promote a sense of safety in accordance with WDCP 2009 Chapter E2 – Crime Prevention through environmental design.~~
- ~~Shade devices and shade trees to be included in the landscaping plan for the Heritage Plaza. These shade trees are to be planted in soil which has a connection to natural ground to allow exchanges between soil profiles.~~

Figure 12: Indicative concept design – Heritage Plaza Update to reflect latest Master Plan layout. Update to show location of C1 North Stack and to show location of private ownership versus public right of way easement to Railway Station



- 1 BRICK CHIMNEY RETAINED
- 2 C1 COKE OVEN INTERPRETATION
- 3 QUENCH TOWER REINTERPRETATION
- 4 POWER HOUSE RE-PURPOSED
- 5 ELEVATED LAWNS WITH PALMS AND SEATING WALL EDGE



Figure 27 – Graphic representations of how the deconstructed C1 Coke Oven Battery ovens may appear.

Source: Heritage Interpretation Strategy (Urbis 2022)

- 1 BRICK CHIMNEY RETAINED
- 2 C1 COKE OVEN INTERPRETATION
- 3 QUENCH TOWER REINTERPRETATION
- 4 POWER HOUSE RE-PURPOSED
- 5 ELEVATED LAWNS WITH PALMS AND SEATING WALL EDGE

Figure 13: Visual permeability and sight lines

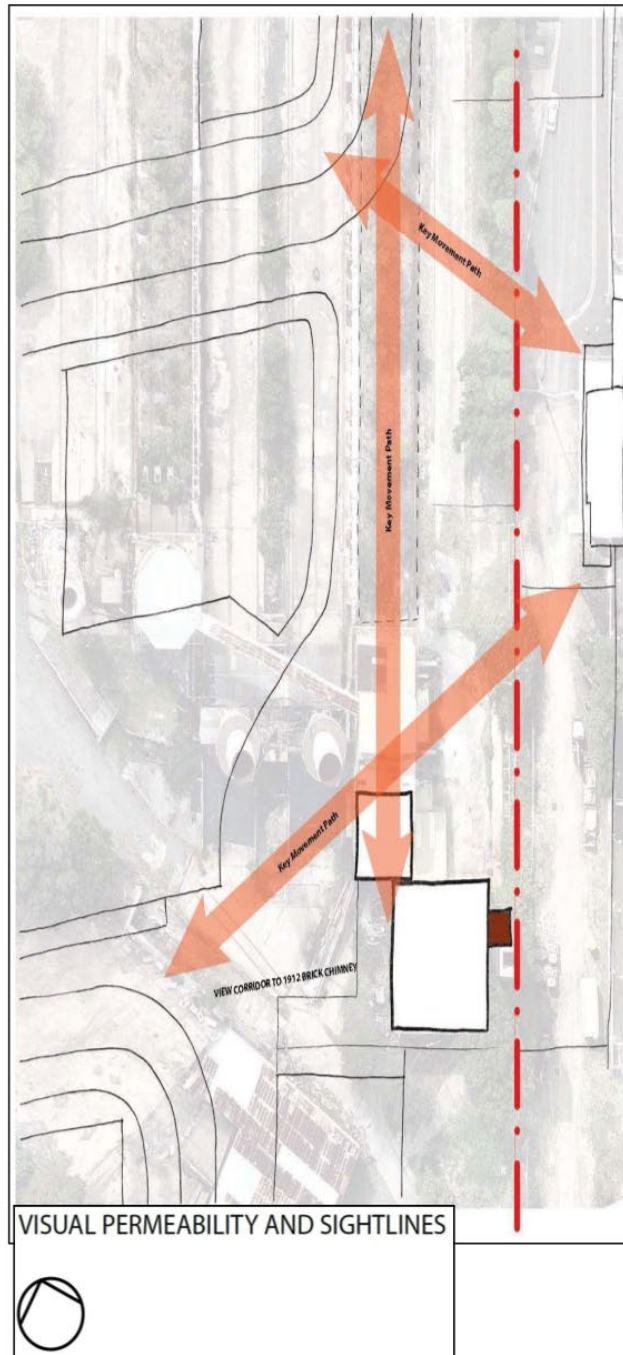


Figure 13: Visual permeability and sight lines Update to reflect latest Master Plan layout and include legend.

7.4 5.12 Village Park

7.3.1 5.12.1 Objectives

- a Encourage community interaction and facilitate unstructured recreation activities for a range of demographics.

7.4.2 5.12.2 Development Controls

1. The Village Park ~~must~~ will be a minimum 0.3ha in size (neighbourhood scale)
2. A minimum 50% of the park ~~must is to~~ be provided as open lawn area.
3. Incorporate a designated playground area with an appropriate range of equipment as well as formal seating areas, as generally indicated in **Figure 14**.
4. Provide a separate access path for any residential dwellings that front onto the park, with appropriate landscape screening to create appropriate privacy but simultaneously ensuring surveillance of the park.
- 4.5. Visually permeable fencing is to be provided on the boundaries facing the park.
- 5.6. The Village Park shall receive at least 4 hours of continuous solar access to at least 70% of its area all year round (~~refer to Sun Plane Protection clause in WLEP 2009~~). Solar Access Studies showing the extent of overshadowing on the Village Park between 9am and 3pm on 21 June are to accompany all development applications.

Figure 14: Indicative concept design – Village Park



7.5 5.13 Southern Recreation Park

7.3.1 5.13.1 Objectives

- a Encourage community interaction and facilitate unstructured recreation activities for a range of demographics.
- b Provide a transition zone between the Grey-headed Flying-fox core camp and future residential development.

C Acknowledge and provide for retention and conservation of significant Aboriginal cultural value attachments to the creek and riparian vegetation areas in the south of the site.

7.3.2 5.13.2 Development Controls

1. The Southern Park must will be a minimum 0.73ha in size (~~neighbourhood scale~~).
2. Incorporate a ~~designated off-leash dog area (fully fenced)~~ and community garden/urban farm, as generally indicated in Figure 15.
3. Provide appropriate facilities to support the operation of a community garden, including water supply and shed for storage of equipment.
- 3.4. Provide information/education signage or other acknowledgement of the Aboriginal cultural value attachments to the creeklines and remnant vegetation in the southern areas of the site, in consultation with the local Aboriginal community.
- 4.5. Provide information / education signage to facilitate community awareness and understanding of the Grey-headed Flying-fox camp located on the Ssite.
- 5.6. A southern edge defining element shall be incorporated into the design (ie a fence, a pathway or the like), to provide an adequate threshold between the park and the natural bushland and respond to the topography of that part of the site. A viewing platform may be incorporated on the park edge.
- 6.7. The Southern Park shall receive at least 4 hours of continuous solar access to at least 70% of its area all year round (refer to Sun Plane Protection clause in WLEP 2009). Solar Access Studies showing the extent of overshadowing on the Southern Park between 9am and 3pm on 21June are to accompany development applications. Note: existing trees are not subject to this clause.

Figure 15: Indicative concept design – Southern Recreation Park to be updated to reflect updated Master Plan layout and remove off leash dog area



7.4 5.14 Riparian Corridor

7.6.1 5.14.1 Objectives

- Prevent flooding impacts on [Site](#) (and up and downstream) and improve environmental function through the realignment of North Corrimal Creek
- Create a flood free area suitable for residential development
- Ensure that the realignment of North Corrimal Creek provides for the long-term stability and hydraulic functioning of the creek.
- Improve [regional](#) connectivity through the provision of a continuous concrete shared path that satisfies CPTED design objectives, is not located in a floodway, is appropriately fenced adjacent batters, and is accessible by all members of the community.
- Provide passive recreational opportunities.
- Protect the Grey-headed Flying-fox camp on site by ensuring a buffer between the Camp and future residential development, through the conservation and enhancement of its habitat, the Illawarra Lowlands Grassy Woodland Endangered Ecological Community located in the southern part of the site, and the establishment of a Camp Management Strategy.

[G Acknowledge and appropriately interpret the broader Aboriginal cultural values to creeklines and riparian vegetation in the local area.](#)

7.6.2 Development Controls

- Incorporate a realigned North Corrimal Creek, as generally indicated in Figure-16: [The design of the realigned North Corrimal Creek shall consider the Corrimal Coke Works Creek Realignment Stability Assessment \(BG&E 2019\) submitted in support of the Planning Proposal, while recognising that future development application stages will](#)

require further detailed design and modelling, and that the objectives and controls contained in WDCP Chapter E13 are the primary design and modelling expectations for all development in the Wollongong LGA.

2. The realigned North Corrimal Creek must be geomorphologically stable when considering shear forces, velocities, stream power and flow, as well as the impact and dynamic changes of debris for all storm events up to and including "bankfull" flows, and more frequent flood events up to and including the Probable Maximum Flood. A study on climate change impacts must be undertaken to ensure geomorphological stability is achieved for predicted changes in rainfall intensity. ~~and be designed to withstand the shear forces and debris impacts associated with—~~
 - i ~~Extreme flood events up to and including the PMF.~~
 - ii ~~More frequent storm events.~~
3. All retaining structures are to be outside the floodplain.
4. Opportunities for passive recreation should be incorporated along the eastern bank of the riparian corridor, without comprising flood management and stability requirements. This may include a community event space, supported by access to power.
5. The riparian corridor must be naturalistic in character and planting to support its ecological function, while still providing appropriate recreation opportunities ~~and connectivity to deliver a regional asset.~~
6. A Vegetation Management Plan is to be submitted for Council approval at the time the initial DA is submitted proposing earthworks associated with the realignment of the riparian corridor, to achieve ~~required for~~ the ecological restoration of the entire length of the realigned corridor. L, with ~~with~~ landscaping and vegetation species selection must be designed to ~~to~~ prevent the expansion of the Grey-headed Flying-fox camp further north near future planned residential development. The Illawarra Lowlands Grassy Woodland EEC in the southern part of the site and other native plant communities are to be conserved and enhanced. Landscaping along the western embankment shall be designed to establish a natural bushland context to provide a buffer to Memorial Drive while also minimising maintenance requirements.
7. A final Camp Management Plan is to be submitted for Council approval at the time the initial DA is submitted proposing earthworks associated with the realignment of the riparian corridor and/or at the time a DA is submitted that proposes earthworks within the 100m buffer area of the Grey-headed Flying-fox Camp. This is to ensure ~~for~~ the protection of the Grey-headed Flying-fox Camp ~~is to be submitted at the development application stage~~ and shall address ongoing management and protection outcomes, including (but not limited to) -
 - Vegetation outcomes and management within the buffer area.
 - Community education.
 - Provision of aquatic habitat within the riparian corridor
 - Any proposal for supplementary habitat to support expansion of the camp away from the residential development
 - Construction management measures to minimise potential disturbance to flying foxes.
8. The realigned riparian corridor design is to incorporate a "belly dip" area in the south to enhance the protection of the Grey-headed Flying-fox camp.
9. A continuous concrete shared pathway shall be provided linking Railway Street to the Council owned reserve south of the site (with bridges or as otherwise determined by Council) that satisfies CPTED design objectives, is not located in a floodway, is appropriately fenced adjacent buffers, and is accessible by all members of the community.

10. The site stormwater management strategy should provide flows to the gully through the Ecological Area to maintain the existing hydrology of the area.
11. An updated Flood Study is to be submitted with the development application for realignment of North Corrimal Creek in accordance with the requirements of WDCP Chapter E13 objectives and development controls. ~~to demonstrate that the design complies with the general parameters and flood outcomes from the Corrimal Coke Works Flood Study (Cardno, May 2019) as demonstrated in Figure 25.~~
12. The development shall not result in any net loss of floodplain storage.
13. Vegetated Riparian Zones (VRZ) offset areas can be utilised for water quality treatment.
14. The 10m width requirement from top of bank, as outlined in Chapter E23 Clause 6.2 Table 2 and Clause 6.2.2 can be varied on the site, in cases where the realigned creek adjacent to Cross Street Residential dwellings will not result in any adverse impact upon the functions of the riparian corridor or any adverse flood hazard risk or other hazard risk, and in this situation Council may consider a variation to the minimum property offset.

Figure 16: Riparian Realignment Concept Design Updated to reflect latest Master



Plan layout

7.5 ~~Public Domain and Streets~~ 5.7 Movement Network (to be moved before “Parking” section)

7.5.1 ~~Access to the Site~~

7.7.1.1 5.7.1 Objectives

- a ~~To Establish a new access to the site to connect with the surrounding Corrimal community ensure safe and efficient access and traffic movements to and within the site.~~
- b Deliver a site that is highly permeable for pedestrians and cyclists, linking the site to surrounding amenities, services and facilities, public transport and recreational opportunities.
- c Facilitate improved access to Corrimal Railway Station from the west.
- d Ensure a safe and functional internal road network, including the provision of on street parking and bus access to the railway station.

7.7.1.2 5.7.2 Development Controls

1. The site is a designated Urban Release Area under the Wollongong Local Environmental Plan

2009. Future residential subdivision on the site cannot proceed until the developer has reached 'satisfactory arrangements' with the Director General for Planning for the provision of designated State public infrastructure, including satisfactory transport arrangements with Transport for NSW. Although the satisfactory arrangements may precede the lodgement of a development application, these aspects must be satisfactorily resolved prior to any development consent being issued.

2. Access to the Site is to be provided from Railway Street with a new roundabout constructed at the intersection with Harbinger Street. The associated removal of vegetation is to be assessed through a Biodiversity Assessment Report (BDAR) as part of the relevant development application.

7.6 Streetscape Character

7.6.1 Development Controls

- 43 WDGP Wollongong Development Control Plan 2009 Chapter B2 Residential Subdivision stipulates the hierarchy of streets and the requirements for street trees, footpaths and shared paths. This hierarchy applies, with variations as illustrated in Figure 17 to provide sufficient road width to accommodate bus access to Corrimal Railway Station and a bicycle path through the Site. (see Figure 17).

Figure 17 Road Hierarchy (Updated hierarchy replaces version that appears below this Figure)





5.15 Grey-headed Flying-fox Protection

5.15.1 Objectives

- a. Protect the Grey-headed Flying-fox camp on site through the conservation of Endangered Ecological Communities and native vegetation, and maintenance of a buffer between the core mapped camp area and any future development
- b. Ensure future residential development is located and designed to mitigate against noise and other impacts associated with the Grey-headed Flying-fox camp on site.

7.6.2 5.15.2 Development Controls

1. A minimum 100 metre buffer is to be maintained between the core mapped Grey-headed Flying-fox camp and any future development, as shown in Figure xx.
2. Buildings in the vicinity of the Grey-headed Flying-fox camp are to be designed to reduce the level of potential disturbance, including orientation of buildings, material selection and noise attenuation.

8. 3. A final Camp Management Plan is to be submitted for Council approval at the time the initial DA is submitted proposing earthworks associated with the realignment of the riparian corridor and/or at the time a DA is submitted that proposes earthworks within the 100m buffer area of the Grey-headed Flying-fox Camp. This is to ensure the protection of the Grey-headed Flying-fox camp and shall address ongoing management and protection outcomes, including (but not limited to) -

- Vegetation outcomes and management within the buffer area.
- Community education.
- Provision of aquatic habitat within the riparian corridor
- Any proposal for supplementary habitat to support expansion of the camp away from the residential development
- Construction management measures to minimise potential disturbance to flying foxes.

4.A Vegetation Management Plan is to be submitted to Council for approval at the time the initial DA is submitted proposing earthworks associated with the realignment of the riparian corridor, to achieve the ecological restoration of the entire length of the realigned corridor. Landscaping and vegetation species selection must be designed to prevent the expansion of the Grey-headed Flying-fox camp further north near future planned residential development. The Illawarra Lowlands Grassy Woodland EEC in the southern part of the site and other native plant communities are to be conserved and enhanced.

5. The realigned riparian corridor design is to incorporate a "belly dip" area in the south to enhance the protection of the Grey-headed Flying-fox camp



Legend

- The Site
- Core Camp Extent
- 50m Buffer
- 100m Buffer

ITEM 4

POST EXHIBITION - WOLLONGONG CITY CENTRE HERITAGE STUDY AND PLANNING PROPOSAL

As part of the review of planning controls for the Wollongong City Centre a review of the heritage significance of buildings has occurred.

On 31 May 2021, Council resolved to exhibit the draft Wollongong City Centre Heritage Study and a draft Planning Proposal to amend Schedule 5 of the Wollongong Local Environment Plan 2009, to add 19 additional local heritage items within the Wollongong City Centre Study Area. In July 2021, the draft Planning Proposal was submitted to the NSW Department of Planning, Industry and Environment for Gateway determination. The City Centre Heritage Study and draft Planning Proposal were exhibited from 9 August to 24 September 2021 and a total of 28 submissions were received.

This report details the outcomes of the public exhibition process. The report recommends a range of changes to the exhibited draft Heritage Study and draft Planning Proposal in response to submissions received. Three of the proposed heritage items are not proposed to be progressed as part of the updated Planning Proposal. Changes are also proposed to the Heritage Maps for an additional four items. This report provides a summary of the submissions received and recommends that Council resolves to finalise the City Centre Heritage Planning Proposal to add an additional 16 local heritage items to Schedule 5 of the Wollongong LEP 2009 and to the associated LEP Heritage maps.

RECOMMENDATION

- 1 In response to submissions received as part of the public exhibition, the exhibited draft Planning Proposal be amended to remove the following three items which will no longer be progressed as local heritage items on Schedule 5 of the Wollongong LEP 2009.
 - a Seventh Day Adventist Church, 30 Victoria Street, Wollongong,
 - b Gloucester House, 82-84 Kembla Street Wollongong, and
 - c Federation House, 3 Hercules Street, Wollongong.
- 2 The draft Planning Proposal Heritage Maps be updated to reflect the proposed reduced heritage curtilage, in response to the outcomes of the exhibition for the following items:
 - a Caldwell's Building, 280-282 Crown Street, Wollongong,
 - b Group of Shops on Keira Street, 100-120 Keira Street, Wollongong,
 - c Kawarra Chambers, 118-124 Crown Street, Wollongong, and
 - d Former Berlei Building, 43-47 Denison Street, Wollongong.
- 3 The draft Planning Proposal progress the heritage listing of the following properties, as exhibited:
 - a Archaeological Site of Wollongong Gaol* 84, 86, 88 Cliff Road and 2, 4 and 6 Robertson Street, Wollongong. (* = archaeological item).
 - b Archaeological Remains of The Cricketers Arms Hotel*, Corrimal Street Road Reserve - corner of Crown Street adjacent to 26-28 Burelli Street, Wollongong.
 - c "Bank Chambers" (Front of building to 6m), 127-131 Crown Street, Wollongong.
 - d Commercial Buildings (Front of building to 6m), 135, 137-139 Crown Street, Wollongong.
 - e Group of Commercial Buildings including the "Taylor Building" (Front of building to 6m), 98-102 Crown Street, Wollongong.
 - f Group of Commercial Buildings on Crown Street (Front of building to 6m), 98-102 Crown Street, Wollongong.
 - g Queens Hotel Archaeological Site*, 24 Crown Street, Wollongong.
 - h Interwar House, 11 Hercules Street, Wollongong.
 - i "Marlborough Court", 4 Market Place, Wollongong.
 - j "Braemar Flats", 29 Smith Street, Wollongong.
 - k "Kingston House", 27A Smith Street, Wollongong.
 - l "Pious Society of St Charles Sacred Heart Church", 28 Stewart Street, Wollongong.
- 4 The updated draft Planning Proposal to amend Schedule 5 of the Wollongong Local Environmental Plan 2009, and the proposed Heritage Maps (Attachment 4), including the addition of 16 new heritage items, be submitted to the NSW Department of Planning and Environment for review and finalisation through the preparation of an amended Local Environment Plan.
- 5 The General Manager will thereafter proceed to exercise delegation as issued by the NSW Department of Planning and Environment under Section 3.36 of the Environmental Planning & Assessment Act 1979 (NSW), in relation to the final proposal.
- 6 The Wollongong City Centre Heritage Study dated March 2022, as amended in response to the public exhibition (Attachment 3) be endorsed.
- 7 Council note the suggested addition of heritage actions to the Exempt and Complying Development clauses of the Wollongong LEP 2009 to allow flexibility in the re-use and fit out of existing commercial tenancies within the City Centre for further investigation.

REPORT AUTHORISATIONS

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

ATTACHMENTS

- 1 Summary of Submissions
- 2 Public Exhibition Engagement Report
- 3 City Centre Heritage Study - May 2022
- 4 Planning Proposal Maps

BACKGROUND

The Wollongong Local Environmental Plan 2009 (LEP) currently identifies 42 heritage items and two Heritage Conservation Areas within the Wollongong City Centre Study Area boundary. The location of these listed sites is shown on the Heritage Map below.

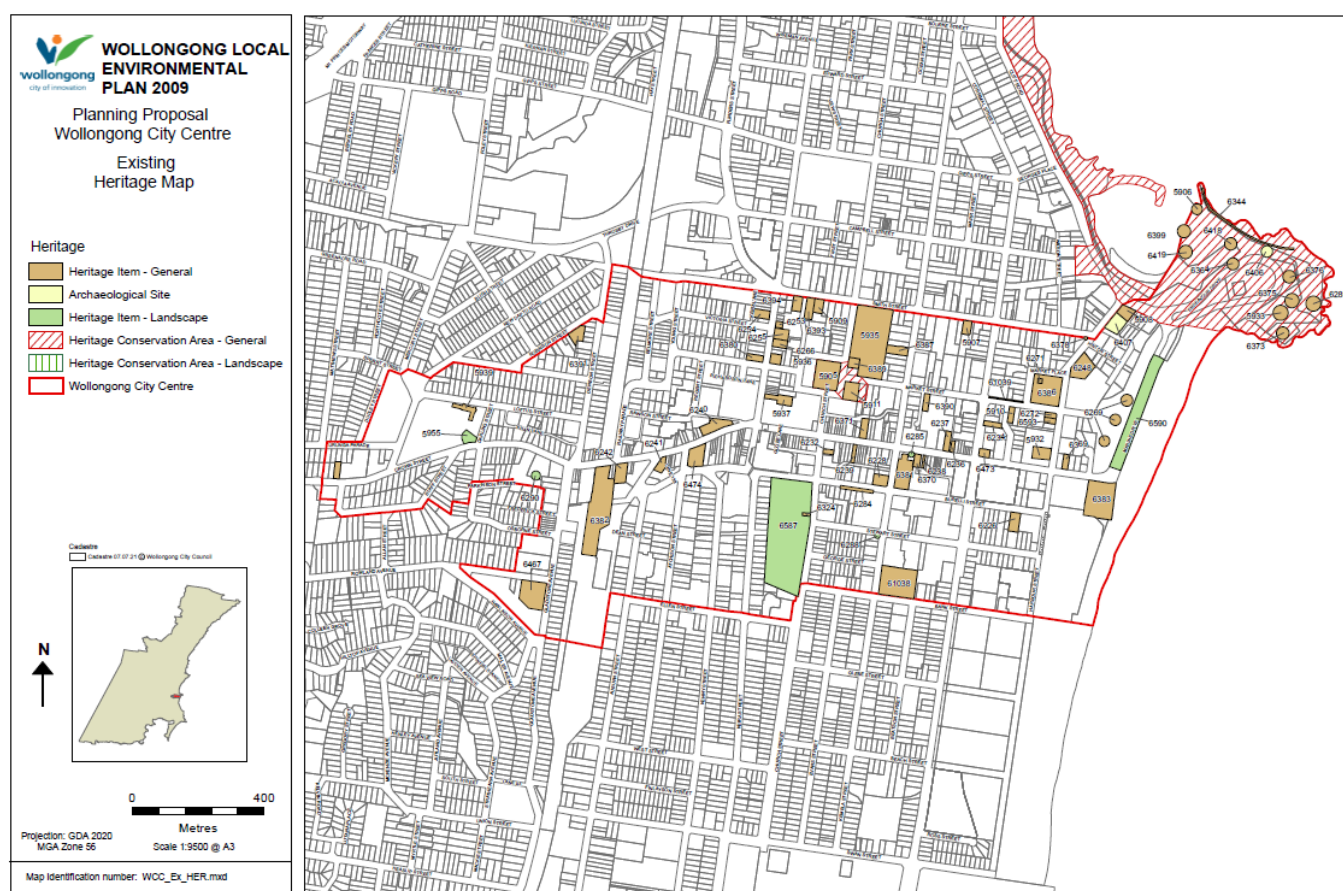


Figure 1: Existing Heritage Items and Heritage Conservations areas

A review of heritage items in the City Centre has been recommended within two previous review projects.

Wollongong City Centre Planning Review

On 21 September 2020, Council adopted the Wollongong City Centre Urban Design Framework (UDF). One of the outcomes of the UDF was a recommendation to review the heritage listings and character buildings within the City Centre as part of the preparation of a new draft Planning Strategy.

Heritage Schedule Review

Concurrent with the City Centre Planning Review, Council has been undertaking an LGA wide Heritage Schedule Review project. The preparation of a new Thematic History of Wollongong was the first step of this Review and was adopted by Council on 11 February 2011. This report provided a thematic basis for the review of the Heritage Schedule.

The Heritage Schedule Review Project has since been progressed in two stages –

- 1 Review of existing items, including Housekeeping Amendments to Schedule 5 of the Wollongong LEP 2009 formed Stage 1 of the Heritage Schedule Review Project and has been finalised. This process involved a detailed review and assessment of almost 500 existing heritage items. On the 25 May 2020, Council resolved to exhibit a draft Planning Proposal to update Schedule 5 with various administrative amendments. The draft Planning Proposal was exhibited from 17 July to 19 August 2020. The associated LEP Amendment was finalised on 23 April 2021.
- 2 Assessment and consideration of potential new Heritage Items forms Stage 2 of the Heritage Schedule Review and is currently being finalised for reporting and consultation. Over 150 potential heritage items are being considered as part of Stage 2 of the review. The potential items have been identified through a range of sources including community nominations, landowner nominations, Council's publication "Twentieth Century Architecture in Australia" (R Irving, 2001), Planning Proposal processes, heritage investigations undertaken as part of Development Applications, and studies such as the Port Kembla Revitalisation Project and Migration Heritage Study.

The Wollongong City Centre Heritage Study forms part of Stage 2 and was progressed ahead of the broader Stage 2 project to support the ongoing planning for the City Centre. The Study draws together the City Centre components of the Heritage Schedule Review Project into a Precinct based Heritage Study and considers in detail the heritage significance of the City Centre Study Area as a response to the recommendations of the City Centre Planning Review Project.

The draft Study involved a detailed review of the history, character and development of the City Centre, and detailed consideration of the existing listings within the study area to identify gaps and opportunities to explore an additional 19 listings. These were progress to public exhibition and consultation with the affected owners. It is noted that the 19 items identified in the Study are currently listed as Draft Heritage Items and are protected from demolition under the Exempt and Complying Development SEPP until finalisation of this Report and progression of any updated draft Planning Proposal.

On 31 May 2021, Council considered a Report on the draft City Centre Heritage Study and Planning Proposal and resolved that –

1. *The draft Wollongong City Centre Heritage Study be endorsed for exhibition.*
2. *A draft Planning Proposal be prepared to amend the Heritage Schedule of the Wollongong Local Environmental Plan 2009 and the associated Heritage Map, to add the following 19 items detailed in Table 1 as local heritage items –*
 - a. *Archaeological Site of Wollongong Gaol* 84, 86, 88 Cliff Road and 2, 4 and 6 Robertson Street, Wollongong. (* = archaeological item).*
 - b. *Archaeological Remains of The Cricketers Arms Hotel*, Corrimal Street Road Reserve - corner of Crown Street adjacent to 26-28 Burelli Street, Wollongong.*
 - c. *"Bank Chambers" (Front of building to 6m), 127-131 Crown Street, Wollongong.*
 - d. *"Caldwell's Building", 280-282 Crown Street, Wollongong.*
 - e. *Commercial Buildings (Front of building to 6m), 135, 137-139 Crown Street, Wollongong.*
 - f. *Group of Commercial Buildings including the "Taylor Building" (Front of building to 6m), 98-102 Crown Street, Wollongong.*

- g. Group of Commercial Buildings on Crown Street (Front of building to 6m), 98-102 Crown Street, Wollongong.*
 - h. "Kawarra Chambers", 118-124 Crown Street, Wollongong.*
 - i. Queens Hotel Archaeological Site*, 24 Crown Street, Wollongong.*
 - j. Former "Berlei Building", 43-47 Denison Street, Wollongong.*
 - k. Federation House, 3 Hercules Street, Wollongong.*
 - l. Interwar House, 11 Hercules Street, Wollongong.*
 - m. Group of Commercial Buildings on Keira Street, 100-120 Keira Street, Wollongong.*
 - n. "Gloucester House", 67 Kembla Street, Wollongong.*
 - o. "Marlborough Court", 4 Market Place, Wollongong.*
 - p. "Braemar Flats", 29 Smith Street, Wollongong.*
 - q. "Kingston House", 27A Smith Street, Wollongong.*
 - r. "Pious Society of St Charles Sacred Heart Church", 28 Stewart Street, Wollongong.*
 - s. Seventh Day Adventist Church, 30 Victoria Street, Wollongong.*
- 3. The draft Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination to enable exhibition.*
 - 4. Following Gateway Determination, the draft Heritage Study and draft Planning Proposal be exhibited for a minimum period of 42 days.*
 - 5. Following the exhibition period, a report on submissions be prepared for Council's consideration.*
 - 6. The NSW Department of Planning, Industry and Environment be advised that Council wishes to use its delegation to finalise the draft Planning Proposal.*

On 27 July 2021, the NSW Department of Planning, Industry and Environment issued a Gateway determination to enable the commencement of the exhibition. The draft Planning Proposal was exhibited from 9 August to 24 September 2021 to progress 19 potential heritage items for listing within the City Centre. Late submissions were received up until April 2022.

As a result of the exhibition 28 submissions were received. 13 submissions were from affected property owners, 10 of which objected to the planning proposal and three owners were in support. The majority of other submissions received were from community members in support of the listing of various sites across the City Centre. A full summary of submission is included as Attachment 1 to this report and responses to the submissions are discussed further below.

PROPOSAL

In response to submissions received as part of the public exhibition a range of changes are proposed to be made to the draft Planning Proposal and draft City Centre Heritage Study. The purpose of this report is to progress an amended draft Planning Proposal to the Department of Planning and Environment (DPE) for finalisation. The revised proposal involves proposed amendments to Schedule 5 of the Wollongong LEP 2009 and the associated Heritage Maps to list 16 new local heritage items within the City Centre.

As an outcome of the exhibition process three potential heritage items proposed for listing under the exhibited draft Planning Proposal are considered inappropriate for inclusion on Schedule 5 and have been removed from the draft Planning Proposal. These changes are detailed in the table below.

Table 1: Items proposed to be removed from the exhibited draft Planning Proposal

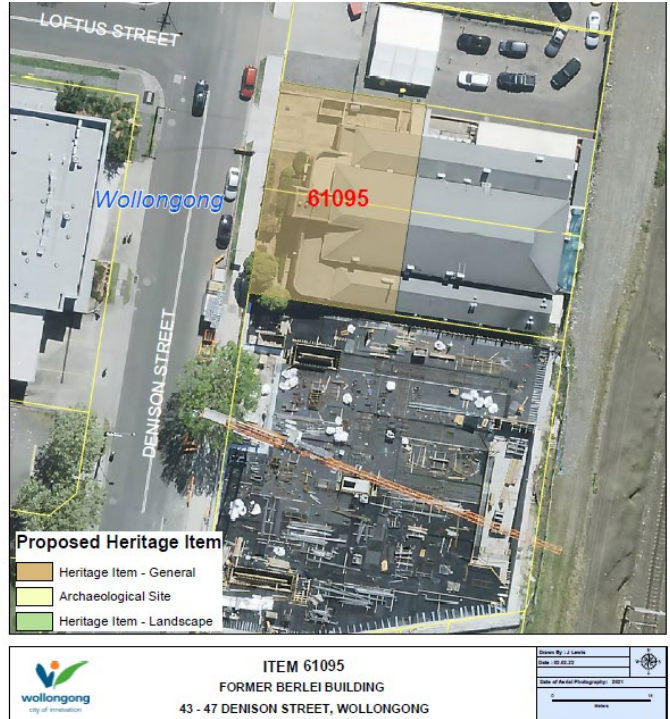
	Item	Address	Reason for removal from draft Planning Proposal
1	The Seventh Day Adventist Church	50 Victoria Street	The extent of the 1991 modifications were not well addressed in the draft Heritage Significance Assessment undertaken for the property. New information provided by the property owner has informed a review of the Assessment of significance and the property is no longer considered to meet the threshold for local heritage significance due to the extent of the modifications.
2	Gloucester House	82-84 Kembla Street	The extent of the 1960's modifications were not well addressed in the draft Heritage Significance Assessment undertaken for the property. The site was identified as a significant commercial element in Kembla Street, however the property owner's submission has clarified that the ground floor commercial tenancies were not original and were subsequently added to the building.
3	Federation House	3 Hercules Street	The conclusions and recommendations of the Corona Projects Heritage Significance Assessment (provided by the property owner in a submission) have been considered by Council's Heritage staff along with the comments of the Wollongong Local Planning Panel regarding this site. It is recommended that the site is not progressed as a local heritage item.

In addition to these changes, four mapping amendments to the exhibited draft Wollongong LEP heritage maps are proposed in response to submissions received. In all cases the amendments involve a reduction in the proposed area mapped as affected by the heritage listing, to capture only significant elements of each building or only the built form on a site. These items are intended to be progressed as local heritage items on Schedule 5 of the Wollongong LEP, with a reduced curtilage to what was proposed in the exhibited draft Planning Proposal.

The amended curtilages are intended to make it clear that there are potential development opportunities to the rear of each of the sites. This can be considered through a development application process that addresses potential heritage impacts. As noted within the draft City Centre Heritage Study, the intent of the proposed new City Centre listings is not to sterilise sites from future development, but rather to conserve significant built form that contributes to the streetscape and character of the City Centre.

The following mapping amendments are proposed and are illustrated in the maps provided -

1. *Former Berlei Building, 43-45 Denison Street* - Curtilage reduction proposed to capture the more intact brick frontage elements of building, as these elements capture much of the significance of the site and its contribution to the streetscape.
2. *Kawarra Chambers, 118-124 Crown Street* – Minor adjustment to mapping to remove a small rear amenities block from the proposed curtilage.
3. *Group of Shops on Keira Street, 100-120 Keira Street* – Reduce proposed curtilage to cover built form only so as to clarify the extent of significance on the site.
4. *Caldwell's Building, 280-282 Crown Street* – Reduce proposed curtilage to front six (6) metre listing only in response to concerns relating to the condition and structural integrity of the building.



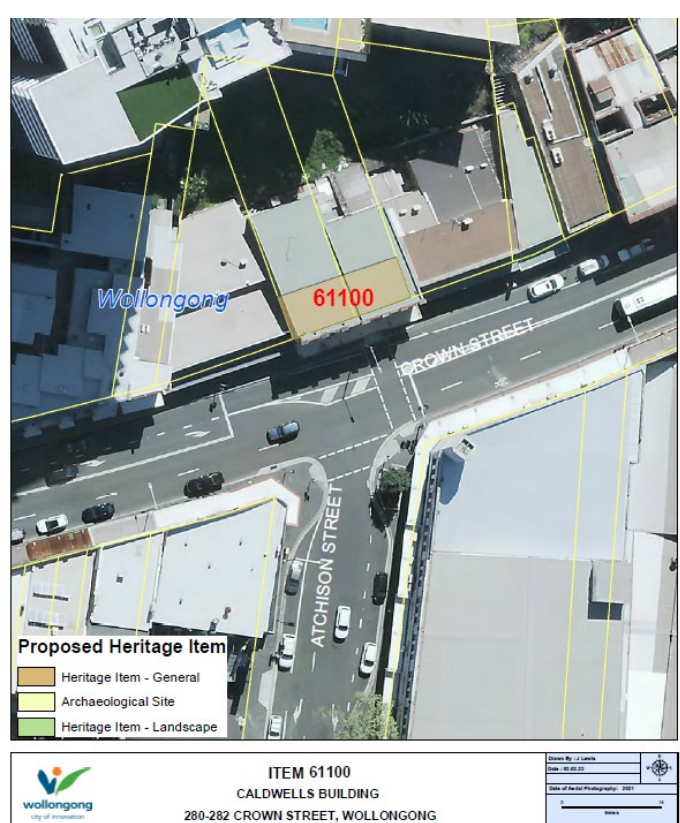
Item 1: Former Berlei Building, 43-47 Denison Street proposed and updated curtilage to cover significant front elements of building



Item 2: Group of Commercial Buildings on Keira Street, 100-120 Keira Street, curtilage reduced to cover built form only



Item 3: Kawarra Chambers, 118-124 Crown Street, curtilage reduced to remove 1960s rear toilet block



Item 4: Caldwell's Building, 280-282 Crown Street, curtilage reduced facade listign only front 6m

If endorsed by Council, the draft Planning will be progressed to the DPE for finalisation with the revised list of 16 proposed additional items to be included on Schedule 5 of the Wollongong Local Environmental Plan 2009 as detailed within the updated planning proposal included as Attachment 4 to this report.

The draft Wollongong City Centre Heritage Study, prepared by Council's Heritage Staff and endorsed by Council for exhibition in May 2021 has been amended to reflect the feedback provided through the exhibition and to support and inform the proposed changes to the draft Planning Proposal detailed within this report. This will ensure the final report provides an accurate record of the outcomes of the exhibition process and reflects the recommendations of this report. It is a recommendation of this report that the Wollongong City Centre Heritage Study 2022, as amended, is adopted by Council.

CONSULTATION AND COMMUNICATION

The draft Planning Proposal and City Centre Heritage Study was formally exhibited from 9 August to 24 September 2021. The exhibition was advertised in the Wollongong Advertiser in August and via Council's social media channels and all affected property owners were notified of the exhibition.

Key stakeholders were also invited to comment on the draft Planning Proposal. These stakeholders included Heritage NSW, the Illawarra Shoalhaven Branch of the National Trust of Australia (NSW), the Illawarra Historical Society and the Illawarra Local Aboriginal Land Council. A National Trust representative spoke in support of the draft Planning Proposal at the May Council meeting and also provided a written submission in support of the draft Planning Proposal.

On 19 August 2021, Council staff advised the Wollongong Heritage Reference Group of the progression of the draft proposal. The membership carried over their previous resolution of support for the Draft Planning Proposal and for the listing of the 19 additional heritage items on Schedule 5 of the Wollongong LEP 2009. The Wollongong Heritage Reference Group is yet to be re-formed following the recent Local Government Elections and the proposed amendments detailed within this report have not been reported to the Reference Group.

During the exhibition period, the Have your say page was viewed 353 times, 169 people downloaded documents that formed part of the exhibition and 11 surveys were completed. 28 submissions in total were received.

The Engagement and Communications Summary Report is provided as Attachment 2 to this Report.

The following comments were received from State Government Agencies and Groups.

Table 2: comments received from State Agencies and Groups

Organisation	Submission	Comment
Transport NSW	Support of the proposed listing of Group of Commercial Building on Keira Street, 100-120 Keira Street, and Site of Archaeological remains of the Cricketer's Arms Hotel*, Corrimal Street Road Reserve. Transport NSW has acquired parcels included in the proposed Keira Street curtilage (Part of Lot 2 Sec B DP 9874) for road widening. Submission stated there are no current plans to construct the widening.	The road widening affection has been noted and considered as part of the draft Planning Proposal. Council notes that any future repairs or improvements to the buildings affected by the Road Widening must be undertaken in accordance with Section 26 of the NSW Roads Act (1993). <i>No additional actions recommended.</i>
Heritage NSW	Provided support for the draft planning proposal.	Support noted. <i>No additional actions recommended.</i>

Organisation	Submission	Comment
Illawarra Historical Society	<p>Provided support for the draft Planning Proposal and identified required updates to the City Centre Heritage Study.</p> <p>The submission also notes that Lot 5 DP 16847 identified within the curtilage of the Queen's Hotel Archaeological Site* has archaeological potential related to the former post office site.</p>	<p>Support noted. City Centre Heritage Study has been updated with the comments provided.</p> <p>The State Heritage Inventory Form has been updated to note the history of the former Post Office and its association with the site.</p> <p><i>No additional actions recommended.</i></p>
Illawarra Shoalhaven Branch of National Trust	<p>Submission provides support for the recommendations of the City Centre Heritage Study and draft Planning Proposal.</p> <p>The National Trust also note that supporting an Aboriginal led Cultural Heritage Study is in line with Trust policies on social significance and should be progressed.</p> <p>The National Trust also support the progression of Stage 2 of the Heritage Schedule Review and consideration of sites across the LGA.</p>	<p>The support for the recommendations of the City Centre Heritage Study and particularly the preparation of an Aboriginal led Cultural Heritage Study is noted.</p> <p>It is noted that Stage 2 of the Heritage Schedule Review is being progressed in early 2022.</p> <p><i>No additional actions recommended.</i></p>
Illawarra Migration Heritage Project	<p>Support for listing of Berlei Building at 43-45 Denison Street Wollongong as site identified in the 2005 Wollongong Heritage Migration Study</p>	<p>Support noted.</p> <p><i>No additional actions recommended.</i></p>

Affected Owner Consultation

Each owner affected by a proposed heritage listing was notified by letter providing details of the public exhibition and were invited to comment or provide an online submission in relation to the proposed listing of their property on the heritage schedule. Owners had previously been advised of the initial report being considered at the 31 May 2021 Council meeting and were also provided with an opportunity to speak at the public access forum. One property owner spoke in support of listing "Braemar Flats" at 29 Smith Street, Wollongong at the meeting on the 31 May 2021.

13 submissions were received from affected property owners, 10 of these submissions objected to the Planning Proposal and three owners were in support.

Property owners who made a submission regarding the proposed listing of their site were provided with an opportunity to meet with Council's Heritage staff. Due to the Covid-19 NSW Health Restrictions, a number of online meetings were held with property owners to discuss the identified significance of their site and the potential implications of the listing for their properties. Additional site visits were undertaken in 2022. Table 3 below provides a summary of all meetings held with affected owners.

Table 3: Meetings Held with Property Owners

Item	Property	Owner	Date	Format
Queens Hotel Archaeological Site*	36 Harbour Street	Catholic Diocese	6 September 2021	Online
Seventh Day Adventist Church	30 Victoria Street	Seventh Day Adventist Church	10 August 2021	Site Visit
Commercial Frontage	98-100 Crown Street	Portobello Property Ptd Ltd	21 September 2021	Online

Group of Commercial Buildings on Keira Street	100-120 Keira Street Wollongong	Dion Investments Pty Ltd	17 November 2021 & 17 March 2022	Online
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Item	Property	Owner	Date	Format
Former Berlei Building	43-47 Denison Street	Joioni Pty Ltd	22 October 2022	Site Visit
Caldwell's Building	280-282 Crown Street	Vujic (various)	8 February 2022	Site Visit
Bank Chambers	127-131 Crown Street	Piruse Super Pty Ltd	27 October 2021	Site Visit

All affected owners were sent an update via letter following the close of the exhibition period on the 25 November 2021, detailing the next steps for progression of the draft Planning Proposal.

The key issues raised in the submissions are detailed and addressed in the attached 'Summary of Submissions' document provided as Attachment 1 to this report. Each submitter will be notified with a formal response to their submission following the progression of this report. The main objections raised by affected owners are summarised as follows -

- The potential impact on the ability to redevelop the site and additional costs of preparing heritage documentation to support a development application;
- The potential impact on approval processes for changes to commercial tenancies, as the use of the State Environmental Planning Policy (SEPP) Exempt and Complying Development is no longer applicable to a heritage item;
- That the property had been significantly modified and did not meet heritage listing criteria;
- The current condition of the building and costs of ongoing maintenance and upkeep of an older asset.

These are genuine concerns raised by the affected property owners and the updates to the Planning Proposal have been made to attempt to respond to and resolve some of these issues. As an outcome of the exhibition process and the submission received. Three (3) proposed heritage items identified within the draft City Centre Heritage Study have been removed from the draft planning proposal.

Four (4) additional changes have been made to the draft heritage maps to reduce the proposed curtilage of draft heritage items. Additionally, the draft Wollongong City Centre Heritage Study has been amended to reflect the outcomes of the exhibition and changes to the historic information provided within the State Heritage Inventory Forms for some of the draft items have been made. This is to reflect additional and corrected information provided by owners and others within their submissions.

In addition to the above, consultation with the property owner and Transport NSW in relation to the proposed listing of the "Group of Commercial Buildings on Keira Street" has highlighted some errors within the cadastral system and require further clarification and guidance from Transport NSW. Council is currently awaiting further advice. The errors relate to discrepancies relating to the status of property titles connected to a proposed road widening and associated ownership details. It has become apparent that no affected properties have been acquired by Transport for NSW for road widening and this requires correction. Following receipt of this further clarification and amended mapping, additional LEP changes may be required to correct the zoning, land acquisition map, FSR and Height Maps to align with the corrected data. These matters will be progressed as part of the City Centre Planning review when it is progressed. Further information relating to this matter is detailed in the Summary of Submissions document in Attachment 1.

There are four outstanding objections from owners, where Council Staff are not recommending any proposed changes to the listing or the proposed draft LEP maps for these sites. These objections and responses are detailed in Table 4 below. The nature of the City Centre sites means that a heritage listing

may have implications for redevelopment. However, the City Centre Heritage Study recommends innovative mechanisms such as “Façade or Character Listings”, which capture the front six (6) metres of significant façades only, so as to ensure that the development potential of these key City Centre sites can be balanced with the retention and integration of significant character elements of the City. This responds to key recommendations of the City Centre Urban Design Framework.

Table 4: Objections from owners with no changes proposed to draft Planning Proposal

Item	Address	Objection	Comment
Bank Chambers (Façade only listing)	127-131 Crown Street	<p>The owner’s concerns relate to the negative impact that the proposed listing will have on the viability of the site’s potential to be redeveloped.</p> <p>Further concerns related to both practical and cost implications of making the proposed heritage listed parts of the building compliant with current ongoing standards and statutory requirements including the Building Code of Australia (BCA), Accessibility and the possible presence of hazardous materials.</p> <p>During the site visit the viability of tenanting the shopfronts was also raised by the owner and it is noted the ground floor commercial element is currently unoccupied.</p>	<p>The building is identified as a Character Listing and the front 6m of the building is proposed to be listed. This type of listing has intentionally been applied to key City Centre sites where redevelopment on the site is generally supported, along with the retention and integration of significant historic character elements.</p> <p>Although there may be cost implications of a heritage listing in terms of retaining the façade and documentation to support a Development Application, the redevelopment of the site is not expected to be significantly restricted by the listing due to the relationship of the 6m listing with the current LEP and DCP controls relating to FSR and street wall height.</p> <p>The ability of Lower Crown to retain commercial and retail tenants is a complex issue related to the social and economic context of the City Centre. The broader City Centre Planning Framework and UDF considers these issues and recommends character buildings are retained to ensure the uniqueness of Wollongong is retained and celebrated.</p>
Queens Hotel Archaeological Site*	36 Harbour Street	<p>Lot 5 DP16847 be removed from the proposed curtilage and considered “a heritage investigation” area subject to further archaeological investigation.</p>	<p>The historic aerial photographs show that Lot 5 is likely to have archaeological potential relating to the Queens Hotel site. The proposed curtilage is therefore considered appropriate to manage the archaeological resource, which is currently protected under the NSW Heritage Act 1977. The listing makes clear the need for consideration of the archaeological significance of the site.</p>

Item	Address	Objection	Comment
Commercial Frontage (Facade Only Listing)	98-102 Crown Street	The owner raised concerns about a reduction in development potential for the site and adjoining rear lots in the same ownership due to the proposed heritage listing, in particular a loss of GFA.	The listing does not reduce the height or GFA controls on the site and it is noted development can still occur within the 6m façade listing. The intent of the listing is to ensure the façade is integrated into any redevelopment proposal.
Sacred Heart, Pious Society of St Charles	28 Stewart Street	<p>The site includes commercial buildings and associated restaurant facilities that provide financial support for the Church to assist Wollongong's Italian Community. These are intended to be expanded in the future to provide community and educational facilities</p> <p>Concerns that a listing would restrict the expansion of these facilities and income stream to support the growing Wollongong Italian Community.</p>	<p>The ongoing social significance of the site to the Italian community and the positive contribution the Church makes to the community through income streams on the site is acknowledged.</p> <p>The listing is proposed to cover the Church Building only and acknowledges the important role of the church in providing cultural support to the local Italian community. The listing does not extend to the other commercial buildings on the site. This is intended to allow for flexibility to upgrade these less significant elements on the site to meet the future needs of the Community</p>

One additional site (Greek Orthodox Church, 18 Stewart Street Wollongong) has been nominated for consideration as part of Stage 2 of the Wollongong Heritage Schedule Review and will be addressed as part of the upcoming Report to Council schedule for later in 2022.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We value and protect our environment". It specifically delivers on the following -

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	4 Year Action	Operational Plan Actions
1.4.1 Programs and projects that achieve proactive heritage management, education and promotion are developed and implemented	1.4.1.1 Work in partnership with others to promote a diverse range of heritage education and promotion programs	2 Coordinate the Heritage Reference Group

Further, this report directly responds to the Wollongong Heritage Strategy and Implementation Plan 2019-2022. Strategy 2 "Maintain an up-to-date list of heritage items" and Action 2.1 in the Implementation Plan "Finalise the review of the Wollongong Heritage Schedule and update the State Heritage Inventory accordingly".

CONCLUSION

This report details the outcomes of the exhibition of the draft City Centre Heritage Study and draft planning proposal. Following public exhibition of the draft planning proposal and consideration of the submissions received, three potential heritage items are not being progressed for listing on Schedule 5 of the Wollongong LEP 2009.

It is recommended that the updated draft Planning Proposal be progressed and a LEP amendment be prepared and finalised to include an additional 16 items on the Schedule 5 of the Wollongong LEP 2009 and associated Heritage Maps.

ATTACHMENT 1

SUMMARY OF SUBMISSIONS – CITY CENTRE HERITAGE STUDY

This document provides a summary of the key issues raised in submissions to City Centre Heritage Study Review during the exhibition period ending 24 September 2021.

No	Submitter Details	Summary of submission	Property Address	Response
1.	Community Member (Submission 15)	The submission supports the recommendations and the conservation of quality buildings from representative decades to retain the character of Wollongong.	N/A	Support Noted. <i>No additional actions recommended.</i>
2.	Community Member (Submission 16)	The submission recommends that Council should list as many buildings as possible as local heritage items due to redevelopment occurring.	N/A	Support Noted. <i>No additional actions recommended.</i>
3.	Community Member	Submission nominated a number of already listed sites and sites located outside of the City Centre Study Area for listing as heritage items. Identified additional sites within the Study area: <ul style="list-style-type: none"> Greek Orthodox Church, 18 Stewart Street Wollongong 	Greek Orthodox Church, 18 Stewart Street Wollongong	A preliminary review of the nominated sites has been undertaken by Council's Heritage Staff. The Greek Orthodox Church, 18 Stewart Street Wollongong will be added to Stage 2 of the Heritage Schedule Review for consideration. <i>Recommendation: Add the Greek Orthodox Church, 18 Stewart Street to Stage 2 of the Heritage Schedule Review as a nominated potential heritage item.</i>
4.	Property Owner 4 Market Square, Wollongong	Provided general support for the heritage listing of the Property and	4 Market Square, Wollongong	Council's Heritage Staff have contacted the owner and discussed the plans to provide a rear lift and have given in-principal support to this project. Council's Heritage staff will assist with reviewing any

		<p>recognition of its heritage significance.</p> <p>The owner noted however that plans are currently being prepared to install a rear lift in the building to ensure it is accessible</p> <p>Additionally the owners are concerned about potential construction impacts of a recently approved Development Application on the adjacent property at 2 Market Place.</p>		<p>plans prepared prior to the progression of the Draft Planning Proposal.</p> <p>The construction impacts related to the development application for a residential flat building at 2 Market Place were raised through the submission and have been considered by Council's Heritage Staff through the DA referral process. The DA approval was conditioned accordingly to mitigate any potential impacts. Council's Heritage Staff will continue to be involved in ensuring these conditions are met throughout the construction phase.</p> <p><i>No additional actions recommended.</i></p>
5.	Community Member	<p>Submission noted that 4 Marlborough Court had a third storey added in the 1990's, which did not appear to be considered in the Statement of Significance.</p>	4 Market Square, Wollongong	<p>Council's Heritage Staff were aware of the addition to the building and this is discussed in the more detailed Heritage Inventory Form which will become publicly accessible following listing of the item. However the Statement of Significance has been updated to address this consideration in the assessment of the property.</p> <p><i>No additional actions recommended.</i></p>
6.	Property Owner Horsley Homestead	<p>Suggested precinct study for Horsley precinct due to growth of suburb and recognised for Heritage significance.</p> <p>Submission also raised the condition of Reed Park Entrance Gates.</p>	N/A	<p>Horsley is outside of the City Centre Study Area.</p> <p>It is noted that in 2006 the West Dapto Heritage Study was undertaken by Council, which included Horsley and identified a number of significant sites within the precinct including Horsley Homestead.</p> <p><i>Recommendation: Notify the appropriate Council Staff that Reed Park Gates require maintenance.</i></p>
7.	Community Member	<p>Provided support for the listing of several of the proposed new items. Commented on the height limits in the City Centre areas including Crown Street and the height of new developments impacting on the character of Wollongong. Suggests lowering height limits and increasing setbacks to ensure new development is</p>	<p>Site of the Old Wollongong Gaol* 84, 86, 88 Cliff Road and 2, 4 and 6 Robertson Street, Wollongong</p> <p>Site of Archaeological remains of the Cricketer's Arms Hotel*,</p>	<p>The City Centre Heritage Study was prepared as an outcome of the recommendations of the City Centre Urban Design Framework to support the implementation of the proposed changes to the controls.</p> <p>Stage 2 of the Heritage Schedule Review is planned to commence reporting in late 2022. This project will consider a large number of additional nominated heritage items throughout the LGA.</p>

		compatible with the listing of the proposed heritage items. Submission also noted that there may be additional items outside of the City centre Study Area that should be considered as part of any future work.	Corrimal Street Road Reserve, Wollongong Crown Street Commercial facades, various addresses Group of Commercial Buildings on Keira Street, 100-120 Keira Street Wollongong	<i>No additional actions recommended.</i>
8.	Community Member (Submission 17)	Objection. Submission does not support the draft planning proposal. The submission raises the lack of redevelopment of areas of upper Crown Street where there is a listing in place for the 'Row of Shops' (#6240) and notes this area could be used for office space, hotel offer and residential uses coupled with outdoor seating in the CBD.	Row of Shops (#6240) 230-236 Crown Street, Wollongong	Objection is noted. The intent of the Crown Street listings is not to prevent redevelopment of key City Centre sites and this is made clear in the Heritage Study and implementation of "Façade only" Character listings. These listings ensure significant character elements are retained and integrated into new development in line with the City Centre Urban Design Framework recommendations. <i>No additional actions recommended.</i>
9.	Property Owner Seventh Day Adventist Church	Objection. The submission raised previous modifications that were not adequately addressed in the Heritage Significance Assessment. A large addition was added in 1969 and an additional foyer on the west side of the building as well as substantial upgrades to the remaining 1941 fabric were undertaken.	30 Victoria Street, Wollongong	A meeting was held on 10 August 2021 with Coordinator Heritage and the property owner. The extent of the 1991 modifications were not well addressed in the Heritage Significance Assessment undertaken for the property. The new information provided by the Property Owner has informed a review of the Assessment undertaken by Council's Heritage Staff and the property is no longer considered to meet the threshold for listing as an item of local significance due to the evidence of extensive modifications and changes. <i>Recommendation: The property is removed from the Planning Proposal the building is not considered to meet the threshold for local significance.</i>

10.	Property Owner Catholic Diocese of Wollongong	<p>Objection: Lot 5 DP16847 be removed from the proposed curtilage and considered “a heritage investigation” area subject to further archaeological investigation. Additionally the submission notes that the two locally listed Houses located at 30-32 Harbour Street (Items 6593 and 6272) have been assessed by a heritage study prepared Paul Davies heritage consultants in 2011, which recommended the Houses are considered for removal from Schedule 5 of the Wollongong LEP.</p>	<p>Queens Hotel Archaeological Site* 36 Harbour Street, Wollongong House and Interwar House, 30-32 Harbour Street, Wollongong</p>	<p>A meeting was held on 6 September 2021 with Council’s Heritage Staff, City Strategy Divisional Manager, Hill PDA and the Catholic Diocese of Wollongong.</p> <p>No archaeological advice has been provided by the owner or evidence to suggest that the archaeological site does not extend into Lot 5 DP 16847. The historic aerial photographs show that Lot 5 is likely to have archaeological potential relating to the Queens Hotel Site and an adjacent former post and telegraph building. Therefore the proposed curtilage is considered appropriate to manage the archaeological resource.</p> <p>The City Centre Study does not propose to remove any local heritage listings. Additionally the condition of the cottages and their lack of ongoing maintenance has been raised with the Catholic Diocese throughout their precinct planning. The removal of the two cottages from the heritage schedule is not supported, and this has been communicated. Council’s Heritage Staff have not been provided with the 2011 Report.</p> <p>The existing heritage items (#6593 and #6272) are not recommended for removal from Schedule 5 of the LEP.</p> <p><i>No additional actions recommended.</i></p>
11.	Transport NSW	<p>Support Proposed listings.</p> <p>Initial submission indicated that Transport for NSW had acquired parcels included in the proposed curtilage of the Keira Street Shops (Part of Lot 2 Sec B DP 9874) for road widening on Keira Street. Transport for NSW noted they have no current plans to widen the road.</p> <p>A second submission was subsequently received from Transport NSW, that corrected the ownership issue and noted that Transport NSW had not acquired any parcels for the road widening</p>	<p>Site of Archaeological remains of the Cricketer’s Arms Hotel*, Corrimal Street Road Reserve, Wollongong</p> <p>Group of Commercial Buildings on Keira Street, 100-120 Keira Street, Wollongong</p>	<p>Support is noted.</p> <p>It has been confirmed that all of the Lot and DP’s are held within the same ownership and has never been acquired by Transport NSW or Council.</p> <p>The declassification of Keira Street is being pursued by Council with Transport NSW from a State to Local Roadway. There is no timeframe for the finalisation of this process.</p> <p>Council’s Property Division contacted Transport NSW on 24 March 2022 to request the State Government commence process of updating property information and mapping to reflect correct Lot and DP arrangement and ownership. Council will amend our internal property information based on the updated information provided by Transport NSW.</p> <p><i>Transport NSW Mapping Systems will need to be updated to reflect the correct property title and ownership details and to correct discrepancies. This should ensure that all parcels are</i></p>

		<p>affection. There is a mapping error in both Transport NSW and Councils mapping systems that shows incorrect land title details that require correction.</p>		<p><i>within Dion Bros Pty Ltd ownership. These corrections are awaiting further advice from Transport for NSW to clarify the process of correcting the data.</i></p> <p><i>Following receipt of this clarification, further updates to the Wollongong LEP to potentially amend the zoning of the mixed SP2 LEP Zone, the identified Road Widening for acquisition Map, and other associated changes to height and FSR maps will likely be required to reflect the correct property title and ownership arrangements.</i></p> <p><i>These separate LEP amendments will be further considered and discussed with the property owners and progressed with the broader planning review of the City Centre.</i></p>
12.	<p>Property Owner</p> <p>Portobello Properties Pty Ltd</p>	<p>Objection.</p> <p>The owner raised concerns about a reduction in development potential for the site and adjoining rear lots in the same ownership due to the proposed heritage listing, in particular a loss of GFA.</p> <p>The submission also raises the potential implications of the current State Government Review being undertaken of the NSW heritage Act 1977.</p>	<p>Commercial Frontage, 98-100 Crown Street Wollongong</p>	<p>A meeting was held with the Property Owner Council Heritage Staff, Strategic Project Coordinator and TWC Consulting was held 21 September 2021.</p> <p>The listing does not reduce the height or GFA controls on the site and it is noted development can still occur within the 6m façade listing. The intent of the listing is to ensure the building's contribution to Crown Street is conserved and integrated into any redevelopment proposal.</p> <p>The NSW Heritage Act 1977 and its Review relates to the legislative mechanisms for conservation of items of State Heritage significance listed on the State Heritage Register. The City Centre Heritage Study proposes local heritage items to be listed on Schedule 5 of the Wollongong LEP 2009. These are separate pieces of legislation.</p> <p><i>No additional actions recommended.</i></p>
13.	<p>Migration Heritage Project Chairperson</p>	<p>Support of listings of former Berlei Building and Sacred Heart Church identified in the Wollongong Migration Heritage Study.</p>	<p>Former Berlei Building, 43-47 Denison Street Wollongong</p> <p>St Charles cared Heart Church, 28 Stewart Street Wollongong</p>	<p>The support is noted.</p> <p><i>No additional actions recommended.</i></p>

14.	Community Member (Submission 11&12)	Submission raises the loss of the stack in Port Kembla as well as the Oxford Hotel Site and the 'Marlene Court' redevelopment.	Port Kembla Steel Works, The Oxford on Crown, 47-51 Crown Street Wollongong 'Marlene Court' 1 Smith Street, Wollongong	The Pork Kembla Copper Stack was demolished in 2014 and is outside of the Study Area. The redevelopment of the Oxford Site and Marlene Court were subject to separate Development Application processes. Council's Heritage Staff provided advice as a referral body to both proposals. <i>No additional actions recommended.</i>
15.	Community Member (Submission 14)	The submission objects to the listing of the Caldwell's Building. Raises concerns over the future management of archaeological remains at Queen's Hotel Site*. Supports listing of the Berlei Building and request tours be run of the site. Supports the listing of the Group of Commercial Buildings on Keira Street as an appealing streetscape item. Also nominated two existing local heritage items: <ul style="list-style-type: none"> Wollongong Town Hall and Former Council Chambers (#6381), 46 Burelli Street, Wollongong; and Wesley Uniting Church (#6371) 133 Crown Street, Wollongong. 	Caldwell's Building, 280-282 Crown Street, Wollongong Queens Hotel Archaeological Site*, 36 Harbour Street, Wollongong Former Berlei Building, 43-47 Denison Street, Wollongong Group of Commercial Buildings on Keira Street, 100-120 Keira Street Wollongong	No reasons are provided for the objection to listing of Caldwell's Building. This site has been assessed as meeting the criteria for a local listing. The proposed archaeological listing for the Queen Hotel Site will act as a trigger to ensure the significant archaeology is properly managed under the NSW Heritage Act 1977. Support for the Former Berlei Building and Keira Street Shops is noted. It is noted the two items nominated for listed are local heritage items listed on Schedule 5 of the Wollongong LEP 2009. <i>No additional actions recommended.</i>
16.	Property Owner	The property owner objects to the listing due to future development potential of site. Notes commercial element of 82 Kembla Street is 1960's addition to residential flats and has provided	Gloucester House 82-84 Kembla Street, Wollongong	The extent of the 1960's modifications were not well addressed in the Heritage Significance Assessment undertaken for the property. The site was identified as a significant commercial element to Kembla Street, however it has been brought to Council's attention that these are relatively new elements of the building.

		<p>historic images showing development change.</p> <p>84 Kembla Street currently captured in the listing is a 1960 commercial shopfront.</p>		<p>The new information and evidence provided by the Property Owner has informed a review of the Assessment of Significance undertaken by Council's Heritage Staff and the property is no longer considered to meet the threshold for local significance. The modifications have changed the nature of the original building from residential to commercial and were not reflected in the previous assessment.</p> <p><i>Recommendation: The property is removed from the draft Planning Proposal due to extensive modifications. The building is no longer considered to meet the threshold for listing as an item of local significance.</i></p>
17.	Community Member	<p>Nominated a number of already listed sites and sites located outside of the City Centre Study Area:</p> <ul style="list-style-type: none"> Normandie Hotel, 30 Bourke Street, North Wollongong Solomon Inn 111 Princes highway, Figtree <p>Identified additional sites within the Study area, including:</p> <ul style="list-style-type: none"> Boat Harbour Motel, 11-15 Wilson Street, Wollongong Greater Union Cinema, 68 Burelli Street, Wollongong Greek Orthodox Church, 18 Stewart Street Wollongong 	<p>Boat Harbour Motel, 11-15 Wilson Street, Wollongong</p> <p>Greater Union Cinema, 68 Burelli Street, Wollongong</p> <p>Greek Orthodox Church, 18 Stewart Street Wollongong</p> <p>Normandie Hotel, 30 Bourke Street, Wollongong</p>	<p>A preliminary review of the nominated sites within the Study Area has been undertaken by Council's Heritage Staff. It is noted there is a current Development Application (DA-1308) for demolition of the Normandie hotel, 30 Bourke Street being considered by Council.</p> <p>The Greek Orthodox Church, 18 Stewart Street Wollongong will be added to Stage 2 of the Heritage Schedule Review for consideration.</p> <p><i>Recommendation: Add the Greek Orthodox Church, 18 Stewart Street and Normandie Hotel, 30 Bourke Street to Stage 2 of the Heritage Schedule Review as a nominated potential heritage item.</i></p>
18.	Property Owner	<p>The property owner objects to listing of the site. A Heritage Assessment prepared by Corona Projects dated September 2021 was also provided that assesses the site as not meeting the threshold for local significance and is in poor condition.</p>	<p>Federation House, 3 Hercules Street, Wollongong</p>	<p>The recommendations of the Corona Projects Heritage Significance Assessment have been considered by Council's Heritage Staff.</p> <p>Following the findings of this assessment balanced with the comments of the LPP regarding this site, it is recommended that the site is not progressed as a local heritage item.</p>

		Additionally the Local Planning Panel Strategic Advice dated 19 March 2021 that identified the current planning controls of the property as potentially conflicting with a heritage listing was raised.		<i>Recommendation: The property be removed from the draft Planning Proposal the building is not considered to meet the threshold for local significance.</i>
19.	Illawarra Shoalhaven Branch National Trust	<p>Submission provides support for the recommendations of the City Centre Heritage Study and draft Planning Proposal.</p> <p>The National Trust also note that supporting an Aboriginal led Cultural Heritage Study is in line with Trust policies on social significance and should be progressed.</p> <p>The National Trust also support the progression of Stage 2 of the Heritage Schedule Review and consideration of sites across the LGA.</p>	Various	<p>The support for the recommendations of the City Centre Heritage Study and particularly the preparation of an Aboriginal led Cultural Heritage Study is noted.</p> <p>Stage 2 of the Heritage Schedule Review is being progressed.</p> <p><i>No additional actions recommended.</i></p>
20.	Russell Lee on behalf of Property Owner Bank Chambers	<p>Objection</p> <p>The owner raised the following concerns:</p> <ul style="list-style-type: none"> Negative impact that the proposed listing will have on the viability of the site's potential to be redeveloped. Further concerns relate to both practical and cost implications of making the proposed heritage listed parts of the building compliant with current ongoing standards and statutory requirements including the Building Code of Australia (BCA) & Accessibility 	Bank Chambers, 127-131 Crown Street, Wollongong	<p>Site visit undertaken on 27 October 2021 with owner, Russell Lee Architect and Council's Heritage Staff.</p> <p>Council has assessed the building as part of the City Centre Heritage Study and Statement of Significance included for the site as Appendix A, which concluded that the site meets a range of criteria for local significance. The Submission does not provide any additional historic information or review of the findings of the City Centre Study.</p> <p>The building is identified as a Character Listing and the front 6m or "façade" of the building is proposed to be listed. This type of listing has intentionally been applied to key City Centre sites where redevelopment on the site is generally supported along with the retention an integration of the significant character elements.</p> <p>Although there will be cost implications of a heritage listing in terms of retaining the façade and documentation to support a</p>

		<p>as well as possible presence of hazardous materials.</p> <ul style="list-style-type: none"> During the site visit the viability of tenanted the shopfronts was also raised by the owner and it is noted the ground floor commercial element is currently unoccupied. <p>Russell Lee Architect also provides brief assessed against listing criteria and conclude that it does not demonstrate unique or representative characteristics of Inter-War buildings</p>		<p>Development Application, the redevelopment of the site is not expected to be significantly restricted the listing due to current LEP and DCP controls regarding FSR and street wall heights.</p> <p>There is a recognised issue with the ability of Lower Crown to retain commercial and retail tenants. This is a complex issue related to the social and economic context of the City Centre. The broader City Centre Planning Framework and UDF considers these issues and recommends character buildings are retained.</p> <p><i>No additional actions recommended.</i></p>
21.	Russell Lee Architect on behalf of Property Owner	<p>Objection</p> <p>The owner raised the following concerns:</p> <ul style="list-style-type: none"> The impact the viability for redevelopment of the site, it is noted additional sites to the north are also in the same ownership. The structural integrity of parts of the building, which had resulted in the relocation of the previous occupant (Southern IML Pathology) to separate premises due to the weight of the pathology equipment Compliance with ongoing standards and statutory requirements including the Building Code of Australia (BCA) and possible presence of hazardous materials 	Former Berlei Building 43-45 Denison Street, Wollongong	<p>A site visit was undertaken on 22 October 2021 with Council's Heritage Staff, the owner and Russell Lee Architect.</p> <p>Council's Heritage Staff are satisfied after inspecting the internals of the building, that the rear factory portion has been significant modified to allow for the pathology use, and changes to the rear elements would be acceptable.</p> <p>As an outcome of these discussions, clarification was provided that Lot 31 Sec 4 DP 1258 (carpark area) was not proposed to be incorporated into the proposed listing. Additionally, the curtilage was reduced to cover the significant front portion of the Berlei Building.</p> <p>The FSR and other development rights can be utilised across the whole of the site if redeveloped as one site. The implications for retention of the front portion of the Berlei Building is not expected to have significant economic impacts on the redevelopment of the site.</p> <p>It is noted that since receipt of this submission, the site has since changed ownership and Council's Heritage Staff have been in discussions with the new owner around options for redevelopment of the site.</p>

		<ul style="list-style-type: none"> Accessibility issues relating to access and ablution. <p>Russell Lee Architect also provided a brief opinion/assessment against the listing criteria and concluded that the building does meet the criteria for local listing and that a photographic recording could manage this significance.</p>		<p>It is noted that a photographic recording of the building and interpretation of the Migrant Heritage significance of the site would be a standard condition of consent on any future development application for redevelopment of site and does not preclude the need for retention of significant fabric to link to interpretive outcomes.</p>
22.	<p>Property Owner</p> <p>Southern Pathology</p>	<p>Objection</p> <p>The owner provided a separate objection raising the following additional concerns:</p> <ul style="list-style-type: none"> Constraints on modernising of the site to meet the needs of the Pathology The site currently has high land taxes and Council rates due to currenting LEP zoning, which will impact on viability of redevelopment if listed Recommends photographic recording of building and interpretation of migrant history. Notes that the site has been used as the Pathology Building for now a longer period of time then it operated as the Berlei Factory and this history of the site is not recognised in the documentation. 	<p>Former Berlei Building 43-45 Denison Street, Wollongong</p>	<p>See notes above and additional comments:</p> <p>The Valuer General is able to take a local heritage listing in consideration through application of an owner when considering land value. A Heritage listing can therefore potentially allow for some relief from land tax and Council rates. Council's Heritage Staff are exploring this further.</p> <p>The history of the site as the Pathology Lab, is recognised as an important part of the development of Wollongong as an innovative technological City. The State Heritage Inventory form has been updated to include this history and this significant use. Any future interpretation will also be required to address this part of the history of the building.</p>

23.	Heritage NSW	Provided support for the draft planning proposal.	Various	Support Noted. <i>No additional actions recommended.</i>
24.	Illawarra Historical Society	<p>The submissions makes the following recommendations to the proposed curtilage for the Queens Hotel Archaeological Site:</p> <ul style="list-style-type: none"> Add Lot 1 DP 226824 which was occupied by the Governor Burke Hotel until its demolition in 1900 Notes Lot 5 DP 16487 site of the former Post Office pre 1872 <p>Update Sections 3.1-3.2 of the City Centre Heritage Study to note allotments in the Government Township were surveyed at the same time as the Smith Land Grant.</p>	<p>Queens Hotel Archaeological Site*, 36 Harbour Street, Wollongong</p> <p>City Centre Heritage Study</p>	<p>Support noted.</p> <p>The detailed State Heritage Inventory Form, which will become available online if a listing is progressed addresses the history of Lot 5 DP 16847. The State Heritage Inventory Form has been updated to note the history of the former Post Office and its association with the site.</p> <p>Part 3.1-3.2 of the City Centre Heritage Study have been updated to reflect the comments provided in the submission.</p> <p><i>No additional actions recommended.</i></p>
25.	Property Owner MMJ on behalf of Dion Investments	<p>Objection.</p> <p>The owner in their submission raised concerns about the implications for the ongoing maintenance and use of individual shopfronts as commercial tenancies and potential for increased costs and planning requirements due to a LEP Heritage listing, which will impact on creating a commercially viable precinct.</p> <p>The potential impacts on the redevelopment of the site as a key City Centre site was also raised.</p> <p>The owner also raised the potential for an independent assessment of</p>	Group of Commercial Buildings on Keira Street, 100-120 Keira Street Wollongong	<p>A meeting was held with the property owner and MMJ along with Council's Heritage Staff on 17 November 2021 via Microsoft Teams. A second meeting was held with MMJ and Property Owner on 17 March 2022 via Microsoft Teams, with Council's Heritage Staff and Strategic Planning Coordinator.</p> <p>Transport for NSW have confirmed that the ownership had in fact not been transferred for the road widening, as per their earlier submission and this was an error in the State Government records. Indicated ownership of road widening affection is with Dion Pty Ltd. Mapping will need to be amended in Transport NSW System to ensure that correct information is contained. Once this is actioned by Transport NSW Council will update our internal records and investigate the zoning of the site.</p> <p>The proposed LEP curtilage of the site has been reduced based on the survey of the built form provided by the property owner prepared in May 2022 and provided to Council. This change is to</p>

		<p>heritage significance to be undertaken.</p> <p>In the subsequent meeting with the property owner the following additional issues were raised:</p> <ul style="list-style-type: none"> Discrepancies in the information provided from Transport NSW regarding the current ownership of the site, which was not formally transferred out of Dion ownership. The current zoning of the site given the mapping discrepancies whether a Planning Proposal is required to amend any zoning from SP2: Infrastructure to B3: Commercial Core. <p>Additionally following the meeting, the owner requested that the LEP curtilage of the adjacent already heritage listed site in the same ownership known as 'Shops' (#6254) at 126-130 Keira Street be amended to cover significant built form only.</p>		<p>reflect Council's position that the site is a key redevelopment site and local listing is not intended to sterilise the development opportunity.</p> <p>Council Heritage Staff have committed to investigating the provision of specific exempt and complying development schedules on the LEP to allow for change of use for heritage items in certain commercial zones to reduce cost and planning requirements for ongoing use of commercial tenancies. A separate Planning Proposal to amend the LEP will be required.</p> <p>As an outcome of the discussions, it was noted that the site has been assessed as meeting the criteria for local significance, and an additional assessment was not undertaken by the owner.</p> <p>Existing heritage items were updated and amended as part of Stage 1 of the Heritage Schedule Review finalised in April 2021. A separate Planning Proposal would be required to update the adjacent heritage item, and this is not proposed to be progressed as part of the City Centre Heritage work.</p> <p><i>Recommendations: The draft planning proposal and associated LEP Heritage Maps are amended to reduce the proposed heritage curtilage to cover only built form on each affected Lot.</i></p> <p><i>Council Staff explore opportunities to add additional heritage actions to the Exempt and Complying Development clauses of the Wollongong LEP 2009 to allow flexibility in the use and fit out of existing commercial tenancies.</i></p> <p><i>Council staff are awaiting a further response from Heritage NSW in relation to some identified errors in Council's cadastre records to ensure that the property details and ownership status of the shops is clarified in line with recent advice from Heritage NSW. This further advice is expected to lead to the need for further LEP amendments to address issues with the zoning, road acquisition map, height, FSR and other maps in the Wollongong LEP 2009 in response to the corrected information. These matters will be further considered and progressed as part of the City Centre Planning Review.</i></p>
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26.	<p>Russell Lee Architect on behalf of Property Owner</p> <p>Pious Society of St Charles</p>	<p>Objection</p> <p>The owner raised the following concerns:</p> <ul style="list-style-type: none"> The impact the viability for redevelopment of the site, however it is noted that no future plans for redevelopment are being considered The site is occupied by commercial building and associated restaurant facilities that provide financial support for the Church to assist Wollongong's Italian Community, which are intended to be expanded to provide community and educational facilities A listing would restrict the expansion of these facilities and income stream to support the growing Wollongong Italian Community <p>Russell Lee Architect also provides brief assessed against listing criteria and conclude that it does meet the criteria for local listing however a photographic recording could manage this significance.</p>	<p>Pious Society of St Charles Scared Heart Church</p> <p>28 Stewart Street, Wollongong</p>	<p>It is noted Council's Heritage Staff provided opportunity for the owners and Russell Lee Architect to attend a site visit, which was not taken up.</p> <p>The ongoing social significance of the site to the Italian Community and the positive contribution the Church makes to the community are acknowledged.</p> <p>The listing is proposed to cover the Church Building only and does not extend to the other commercial facilities on the site. This is intended to allow for flexibility to upgrade these non- significant elements on the site to meet the future needs of Wollongong's Italian Community.</p> <p>It is noted that a photographic recording of the building and interpretation of the Italian Community connection to the site would be a standard condition of consent on any future development application for redevelopment of the site and does not preclude the need for retention of significant fabric and values to link to interpretive outcomes.</p> <p><i>No additional actions recommended.</i></p>
27.	<p>Property Owner and Studio BD on Behalf of Owner</p>	<p>Objection</p> <p>During a severe storm on 15 January 2022, the roof of the building was blown off causing significant damage</p>	<p>Caldwell's Building</p> <p>280-282 Crown Street, Wollongong</p>	<p>A site meeting was undertaken with the property owner and architect on 8 February 2022 with the property owner and Studio BD Architect and Council Heritage Staff.</p>

		<p>to the building and forcing all tenants to evacuate the building awaiting repairs.</p> <p>The owner has raised the following concerns:</p> <ul style="list-style-type: none"> • Storm damage has left building untenanted due to water damage that has occurred throughout the building • Owner has raised concern over structural stability of roof and masonry front façade. • At the time of the site visit in February 2022, the roof had not been repaired and the costs of major damage, loss of tenants and covid 19 pandemic has placed economic stress on the owner • Concerned that listing will have increased economic impacts on the owner, and difficulties in repairing and re-tenanting building 		<p>It is noted the site is part of a larger site with a number of adjacent lots in the same ownership. Although there is currently no plans to develop the site, the future redevelopment potential of the site has been considered.</p> <p>The site requires significant repairs to correct damage highlighted by the recent roof failure and subsequent building assessments.</p> <p>Given the condition of the roof and internal elements, the heritage curtilage has been reduced to cover the front façade only. This will allow flexibility within the internal spaces for change and future redevelopment of the broader site, whilst retaining the significance character element.</p> <p><i>Recommendation: The draft planning proposal and associated LEP Heritage Maps be amended to reduce the proposed curtilage to a façade only listing that covers the front 6m of the Property in line with over Crown Street listings.</i></p>
28.	City Plan on behalf of Property Owner	<p>Support</p> <p>Submission notes that a peer review has been conducted by City Plan that confirm the site meets the criteria for local listing.</p> <p>Notes that no significant fabric remains in interiors of ground floor shops and should be removed from listing.</p>	Kawarra Chambers 118-124 Crown Street Wollongong	<p>The curtilage has been amended to remove the rear shop building and toilet block from the listing.</p> <p>It is noted that internal non-structural works can be undertaken to local heritage items without Council approval under Clause 5.10(2) of the Wollongong LEP 2009 and interiors of local items are not protected unless specifically listed in the State Heritage Inventory Form.</p> <p>In response to the submission, the State Heritage inventory Form has been updated with history provided by City Plan and now</p>

		Requests rear toilet block and building on site dating to 1970's-80's be removed from proposed curtilage as they do not meet the criteria for a local listing.		notes that the rear buildings and ground floor shop interiors are not significant. This will assist in simplifying future procedural issues. <i>No additional actions recommended.</i>
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OUR WOLLONGONG

JOIN THE CONVERSATION

Draft Planning Proposal Wollongong City Centre Heritage

September 2021

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Z21/XXXXXXX (City Centre Planning Proposal) - Engagement Report (Sep 2021)

Executive Summary

Council asked the community to comment on a draft planning proposal to list 19 additional heritage items as local heritage items under Schedule 5 of the Wollongong Local Environmental Plan 2009.

The community were informed of the opportunity to provide comment via the Illawarra Mercury, the Advertiser, an email to stakeholder groups and people on the Register of Interest (Heritage) for the Our Wollongong website. Notification of property owners of the listed properties was also undertaken via letter by Council's Heritage Staff

A total of 26 people provided comment on the proposal, with 11 online submissions and 15 via email.

Z21/XXXXXXX (City Centre Planning Proposal) - Engagement Report (Sep 2021)

Background

Council has an ongoing role in managing and conserving natural and cultural heritage sites throughout our local government area, including the City Centre. There are currently 42 items listed as heritage items within our City Centre.

In September 2020 Council endorsed and adopted the Wollongong City Centre Urban Design Framework. The Framework noted that additional character buildings that play an important role in demonstrating Wollongong's History should be investigated for potential heritage listings.

Council subsequently prepared and adopted the Wollongong City Centre Heritage Study 2021 which investigates the unique character and history of the City Centre.

The Draft City Centre Heritage Study was reported to Council on the 31 May 2021 and Council resolved to prepare a draft Planning Proposal for public exhibition. The proposal recommended listing an additional 19 local heritage items on Schedule 5 of the Wollongong LEP 2009 in the City Centre.

Council received Gateway Determination from the Department of Planning, Industry and Environment to commence formal exhibition of the Planning Proposal in May 2021/

The formal public exhibition period ran from 9 August to 24 September 2021.

Stakeholders

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

- Owners of the nominated properties
- Our Wollongong "Register of Interest – Heritage" participants
- Local heritage groups including Illawarra Shoalhaven Branch of the National Trust, Illawarra Historical Society and the Illawarra Local Aboriginal Land Council.
- Broader community
- State Government Agencies including Transport NSW and Heritage NSW

Methods

Methods	Details of Methods
Communication Methods	
Email to key stakeholders	An email was sent to key stakeholders
Register of Interest	An email was sent to 1113 participants registered on the Our Wollongong website with an interest in heritage
Letter	A letter about the public exhibition and how to submit feedback (via phone, email or online) was delivered to property owners of the 19 items proposed to be listed.
Frequently Asked Questions (FAQ)	Responses to frequently asked questions about the draft plans were distributed with the letter and emails and these were published on the project webpage.
Documents	The draft planning proposal was provided in full, along with a summary of the proposed heritage listings on the project webpage.
Our Wollongong website	The project webpage hosted background information and supporting documents: <ul style="list-style-type: none"> • Frequently Asked Questions • Draft planning proposal • Summary list of heritage items • Wollongong City Centre Heritage Study • Council report and minutes • Online survey
Advertiser	A notice appeared on the Council page in the 18 August 2021 edition of The Advertiser to promote the public exhibition.
Media release	A media release about the exhibition was distributed on 7 September 2021.
Engagement Methods	
Our Wollongong website	An online survey was used to capture participants' comments.
Phone calls	A summary of open feedback to be noted during phone conversations.
Email	People emailed in open written submissions.
Letter	People posted in open written submissions.

Results

This section provides details on the participation in engagement activities and feedback received during the exhibition period. Details of the number of participants for each engagement activity are presented in Table 2.

Table 2: Participation in Engagement Activities

Engagement Activities	Participation
-----------------------	---------------

Z21/XXXXXXX [Project Name] - Engagement Report (*Month, Year*)

Phone Calls	0
Emails	15
Letter	0
Online Participation	11
<ul style="list-style-type: none"> Aware – Total number of people who viewed the project webpage. 	353
<ul style="list-style-type: none"> Informed – Total number of people who clicked a hyperlink, e.g. to download the draft plans. 	169
<ul style="list-style-type: none"> Engaged – Total number of people who actively contributed to the project, e.g. by submitting comments via the survey or posting a question to the Q&A. 	11

Submission results

There were 26 submissions.

Feedback themes and details of individual comments have been provided separate to this report.

All submissions were provided to Council's Heritage Staff for analysis.

You can find the detailed submission summary at Z21/168601



WOLLONGONG CITY CENTRE HERITAGE STUDY



March 2022

Wollongong City Council

ACKNOWLEDGEMENT OF COUNTRY

Wollongong City Council acknowledges that the traditional owners of the land to which this study relates are the local Aboriginal tribes of the Dharawal People. The City Centre area to which this report relates has a history of Aboriginal use and occupation extending over thousands of years. The land is Aboriginal Country. Council acknowledges the deep cultural connection our local Aboriginal people have with this Country, and the deep cultural attachments that are retained with these lands through their Dreaming, stories and attachment to the land on which the City of Wollongong is built today.

Council acknowledges that the community's strong cultural attachments and stories continue to exist and evolve today, and the significant place of Aboriginal Elders, past, present and emerging in the ongoing evolution of our City.

This report is being finalised in NAIDOC Week 2020.



VERSION CONTROL

Version 1 – November 2020 (Z20/25618)

Version 2 – April 2021 (Z21/105945)

Version 3 – May 2022

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1.0 INTRODUCTION

This report has been prepared to inform the Wollongong City Centre Planning Strategy and provides input to support the recommendations and conclusions of the Wollongong City Centre Urban Design Framework (2020).

The review of the Wollongong City Centre vision and planning controls, including the *A City for People: Public Spaces Public Life (2016)*, and the *Wollongong City Centre Urban Design Framework (2020)*, have identified the importance of retaining and enhancing the unique local character of the City Centre and its precincts. The reports outlined recommendations which aim to develop character-based precincts which build on and incorporate existing character aspects. These reports and their recommendations recognise the important place of our heritage and character buildings in creating a vibrant and lively City which encourages people to come to and stay in the City Centre.

The Wollongong City Centre Heritage Study provides consideration as to how the unique heritage of the Wollongong City Centre can be better integrated into Council's Planning Controls and used to inform Planning Policy to guide future development within the City Centre. This study gives detailed consideration to the heritage of the City Centre. The analysis includes a brief review of the history of the City Centre area, including identification of historic themes, as well as an analysis of the existing heritage listings and heritage areas throughout the City Centre. The report provides a review of potential new items which have been nominated for heritage consideration or which have been identified throughout the study process and makes recommendations relating to the future management of our City Centre's Heritage.

1.1 STUDY AREA

The study area for this report has been defined by the City Centre Study Area as shown in Figure 1.

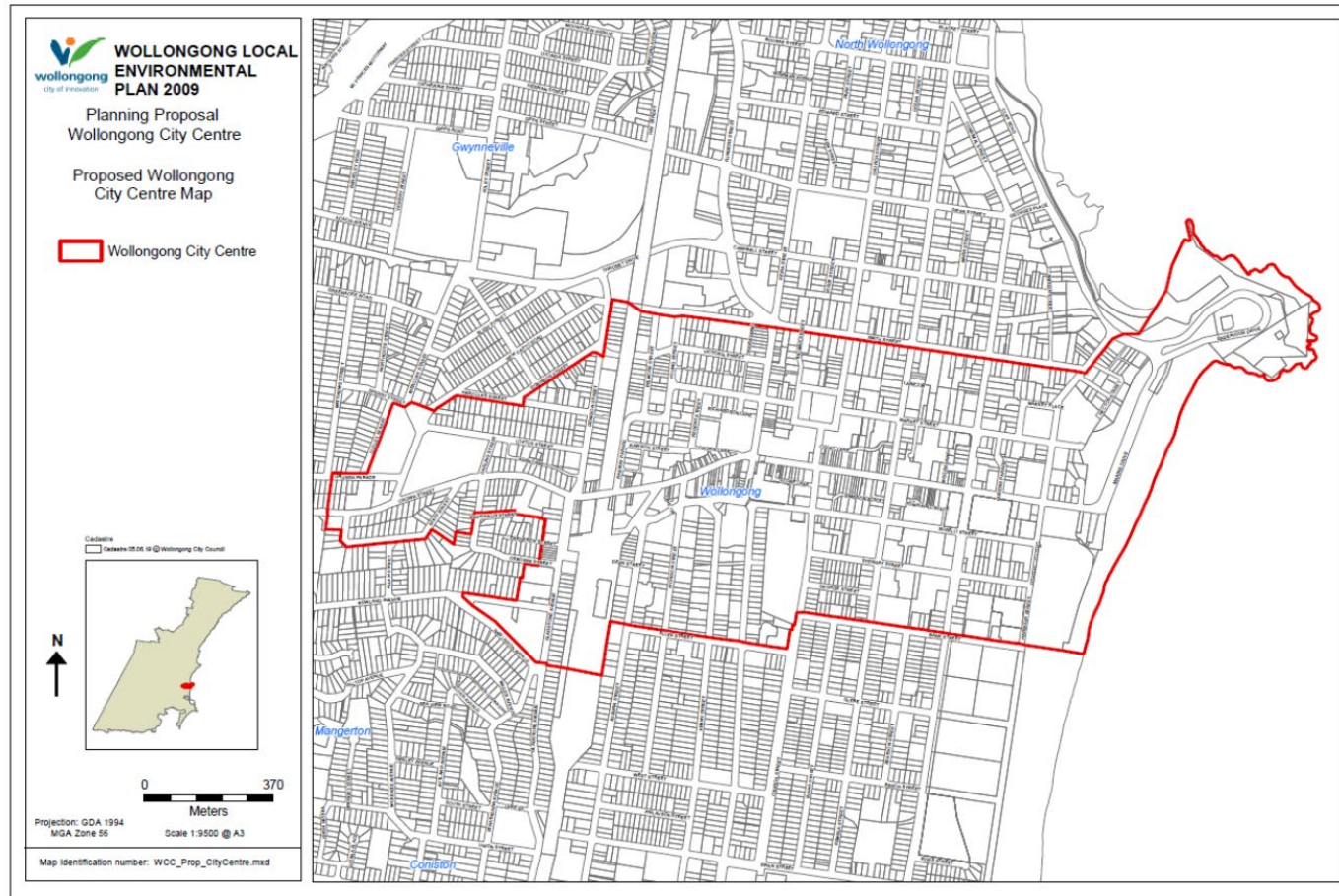


Figure 1: Wollongong City Centre Study Area Map

1.2 PROJECT SCOPE

The study includes the following key deliverables:

- Detail relevant background to this study and outline the City Centre Planning Review Framework to which this study is attached.
- Provide a brief critical overview of the history of the study area (Wollongong City Centre)
- Identification of key Historic Themes with reference to the Thematic History of the City of Wollongong Report.
- Review the Existing Heritage Items and places within the City Centre.
- Consider Gaps and Opportunities for potential new listings to expand the existing schedule.
- Potential New Heritage Items – Discuss and explore potential items for consideration
- Explore opportunities to “Celebrate the uniqueness” and to ensure that Wollongong’s unique local character is protected and enhanced.
- Ensure that Aboriginal Heritage is discussed and explored throughout the report.
- Explore opportunities for more considered management of Historic Archaeology in the CBD.
- Make recommendations to inform the Wollongong City Centre Planning Strategy, draft Planning Proposal to amend the Wollongong Local Environmental Plan and the Wollongong Development Control Plan to better address Heritage

1.3 LIMITATIONS

This study does not represent a comprehensive review of all Wollongong City Centre Buildings. The study is intended to identify gaps within the existing heritage schedule for the pre-defined City Centre Study Area boundary and to identify and consider potential key sites which have been identified either through the City Centre Review; through community heritage nominations and in related heritage studies and publications undertaken in recent years. The report considers available knowledge and evidence.

The extent of consideration and coverage of Aboriginal Heritage issues is limited within this report as this would require extensive consultation and direct input and cultural knowledge from the local Aboriginal Community. This further work forms a key recommendation of this report.

2.0 BACKGROUND

2.1 A CITY FOR PEOPLE – WOLLONGONG CITY CENTRE PLANNING REVIEW

On 30 May 2016 Council endorsed a new vision for the Wollongong City Centre. This vision was set out in “A City for People: Public Spaces Public Life”. This document identified a range of issues relevant to development reform and visioning for the City. In regard to heritage, the report noted a key challenge for the City as follows:

“The city’s rich heritage is hidden and its unique setting is not realised.”

This challenge formed the basis for a key theme identified in the vision, with an aspiration to:
“Celebrate the Uniqueness”

This key theme was supported by a specific vision statement:

“The nostalgia of our past shapes the city identity and tells a story of our rich Indigenous, European and industrial history. Heritage is revealed in City buildings and the spaces that exist in-between.”

The adoption of “A City for people” by Council set out the Vision and basis for a further review of Council’s City Centre Planning controls and led to further bodies of work which set out to measure, test and review the present controls and how these might better deliver the vision set out in a City for people. This further body of work is outlined below.

2.2 WOLLONGONG CITY CENTRE URBAN DESIGN FRAMEWORK

On 21 September 2020 Council endorsed the Wollongong City Centre Urban Design Framework. This body of work, informed by a detailed review of the City Centre Planning Controls, detailed urban design analysis and economic analysis, set out a framework and policy recommendations to inform revisions to the CBD Planning Controls.

The Urban Design Framework adopted by Council identified the following key challenges in achieving the vision statement detailed within the “A City for People” report:

- *Integrating the old with the new is always a challenge.*
- *Heritage is an important component of the City’s character but there must be appropriate controls that balance redevelopment and heritage protection.*
- *Heritage is just as much about the City’s structure, with the history and character of streets, such as Crown Street, having a significant historical influence on the city.*
- *The structure of the City should reinforce and build on the historic grid that developed in the early 1800’s.*
- *Achieving conservation of heritage items, appropriate settings and reinforcing aspects of local character in a high-density environment.*

In addition, the Urban Design Framework identified a key finding, that:

“Finding: General development controls don’t respond to the character and historic qualities of places in the City”

The report also noted the following comments:

The City is fortunate to have a network of heritage and character buildings and places throughout, some which have undergone successful adaptation. However, general built form controls are often in conflict with heritage controls and fail to consider the broader context of heritage items. Stronger guidance is needed to improve development outcomes in the context of heritage items and character precincts.

The City Centre has many notable character buildings and places - some are already protected through a Heritage Listing - others that are not. These form part of our communities memory and experience of the City Centre and it’s important that we find a balance between development of new buildings and the preservation of those showcase our cities evolution and history. Analysis has identified additional character buildings that play an important role in demonstrating Wollongong’s history that should be investigated for potential heritage listings.

As outlined, existing planning controls do not respond to place, or consider the relationship between new buildings and existing heritage and character items. Controls should be improved to protect items where necessary and to always enhance our historic built fabric so it can be enjoyed by generations to come.

The adaptive re-use and re-development of heritage buildings do not always involve full scale re-development. Most works undertaken in the City Centre have involved low scale

modifications and additions that facilitate the gradual adaptation of the building to accommodate changes in existing uses or more extensive modifications to accommodate new ones.

Good examples of recent adaptive re-use projects in heritage buildings within the City Centre include (but are not limited to):

- *87 Crown Street (a former shop) which has undergone sensitive alterations to accommodate two popular and much loved cafés fronting both Crown St and the Arts Precinct. Similarly, 91 Crown Street (the former Wollongong East Post Office) has also been successfully adapted to a commercial office use.*
- *The re-development of larger, more complex heritage sites such as the University of Wollongong Student Accommodation Building (formerly the Ibis Hotel) on the St. Michael's Cathedral site is a positive example of development within heritage precincts. The development is structured around a 99 year lease agreement with a percentage of the income from the lease being dedicated to the ongoing conservation of the cathedral building and included the removal of several unsympathetic building elements on its grounds to achieve a better urban outcome for the precinct.*

The Urban Design Framework Report also identified a range of Heritage and Character buildings (some listed and some not), as well as highlighting key “heritage clusters” which contribute to the unique character of the City Centre.

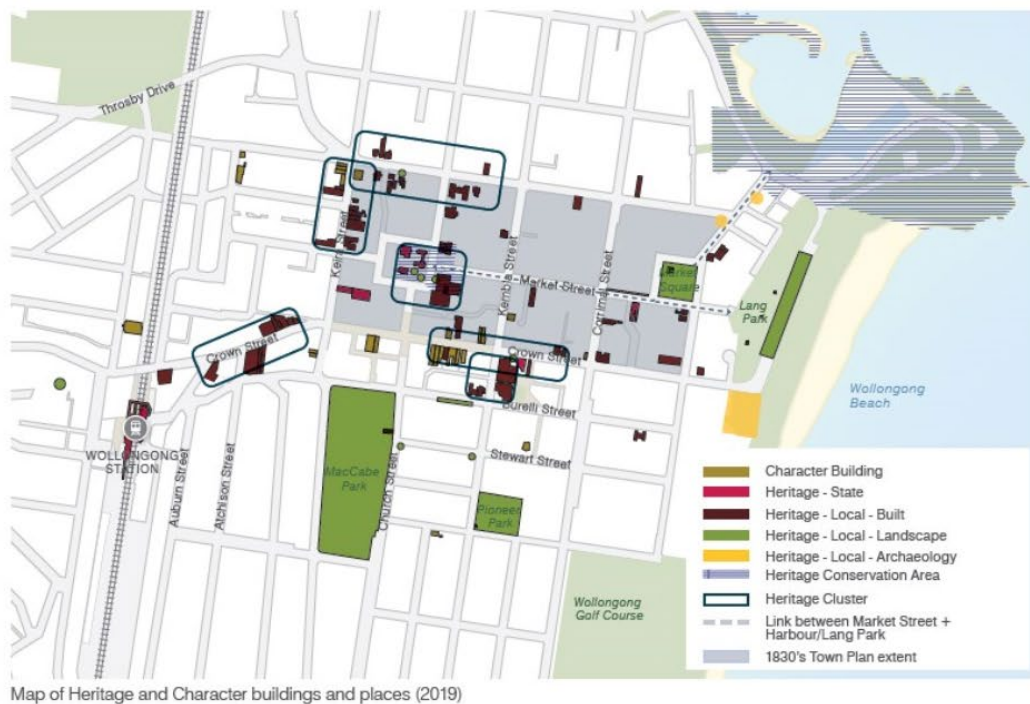


Figure 2: Map of Heritage and Character Buildings and Places (2019), Source: Wollongong City Centre Urban Design Framework, P.24.

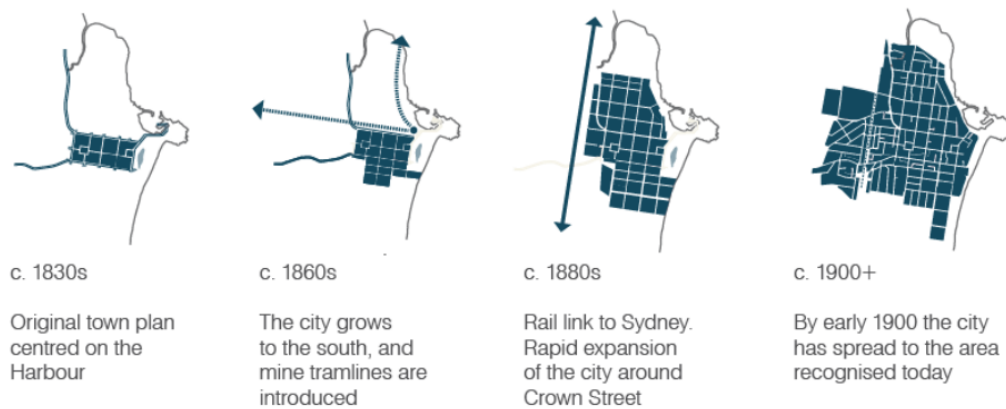


Figure 3: Graphic from Wollongong City Centre Urban Design Framework indicating growth and change in the Wollongong City Centre development footprint from the 1830's-1900. Source: Wollongong City Centre Urban Design Framework, P.24.

2.3 WOLLONGONG HERITAGE SCHEDULE REVIEW PROJECT

Wollongong City Council is in the process of undertaking a broad review of the Wollongong Heritage Schedule. This process has been ongoing for a number of years and involves a detailed review and analysis of the existing heritage schedule, as well as consideration of potential new items throughout the Local Government Area. Stage 1 of this broader review, relating to the review of existing heritage items has been reported to Council and subject to public exhibition. This component will be reported back to Council shortly for finalisation. Stage 2 of the review will involve consideration to a range of new potential heritage items.

This City Centre study report forms a site-specific drop down of this broader review and has extracted the sites and considerations relevant to the City Centre Study Area from the broader review process.

3.0 HISTORY OF THE STUDY AREA

3.1 A BRIEF HISTORY OF WOLLONGONG CITY CENTRE

The study area for this report is confined to a focussed City Centre boundary. The study area is known to have been a focal point of activity by the local Aboriginal Communities for thousands of years. In 1815 Traditional Owners lead the first white settlers down the Escarpment, leading to the establishment of the settlement of Wollongong. The study area was no doubt the site of very early contact between Traditional Owners and the first white settlers. However these interactions and significant places are not well documented. The local Aboriginal Community continues to have strong ties to the area, living, working and caring for Country within the City Centre.

The study area, and immediately adjacent areas contain physical evidence of this continuing occupation and known Aboriginal sites are retained within the area despite the intensive occupation and development that has occurred in the study area since the arrival of Europeans in 1815. Cultural sites such as the Gurungaty Water Place (fountain), located on the Wollongong Town Hall site and included within its heritage listing, recognises the strong Aboriginal Culture and stories that are the foundations of the study area. The fountain acknowledges a local dreaming story as well as the ongoing connection of local Aboriginal people with the land. Physical and archaeological evidence of Aboriginal occupation and land use in the area continues to be found to this day, even on the most disturbed sites within the City Centre study area.



Figure 4: Gurungaty Water Place - a reconciliation artwork by Lorraine Brown and Nick Brash. Located in the forecourt of Wollongong Town Hall on the corner of Crown and Kembla Street Wollongong.

The study area captures the focal point of the first documented arrival of settlers to the district, marking the place where Charles Throsby, led by Aboriginal guides, drove cattle over the Illawarra Escarpment, via an Aboriginal dreaming trail to Bulli, over what became known as "Throsby's Track". The cattle were driven to established native pastures at Wollongong, and led to the establishment of the first recorded dwelling in the district Throsby's Stockman's Hut, which was located near Harbour Street, in the vicinity of Market Square and is marked by a heritage listed plaque.

The site of the Stockman's Hut then became the meeting point for the first survey of lands in the Illawarra, when the first five land grantees, were summoned to meet at "Mr Throsby's Hut" in 1816 to assist with the allocation of their "promised grants". This historic meeting led to the subsequent allocation of the first five land grants in the Illawarra which were formalised in 1817.

The bulk of the land which makes up the study area was subsequently granted to Charles Throsby's nephew, Charles Throsby Smith, who established himself on the property, which he named "Bustle Hall". The elevated areas immediately north of the study area continue to carry the name "Smiths Hill" and the street marking the northern extent of the study area, Smith Street, also bears his name. **Some government allotments were also surveyed at the time of the Smith Land Grant.**

In 1827 the study area became the focus of government activity in the area when the Military Garrison, appointed to the "Five Islands District" to ensure law and order was relocated from Red Point (Port Kembla) to Wollongong. A Government Reserve was subsequently established on a portion of land to the northeast of Harbour Street and a Police Barracks and Court House were subsequently established. This portion retains to this day the 1858 Wollongong Court House, located opposite Wollongong Harbour, as well as the archaeological remains of the 1859 Wollongong Gaol, and the earlier timber structures which formed the original Police Barracks, lock up and court-house buildings.

In 1834 the "Private Town of Wollongong" was born when Government Surveyor Major Thomas Mitchell was sent to survey the Township. The Town was subsequently made, and in the proceeding years, the streets were laid out and allotments sold off by Charles Throsby Smith, the owner of the land. The township was bounded by Crown Street in the south, Keera (Keira) Street in the west, Harbour Street in the east and Smith Street in the north. "The Plan for the Town of Wollongong" was unusually, drawn with north to the bottom and south to the top as shown in Figure 5.

In its infancy the focus of the township was around Wollongong Harbour, which formed the main point of arrival for people and goods up until the coming of the South Coast Railway Line in 1887-1888. During the 1830's at least four Hotels had been established around the Market Square along with a range of other businesses. As the town grew, the focus of development began to shift toward the lower sections of Crown Street with a number of businesses such as The Wollongong Head Inn in 1841, re-locating to the eastern end of Crown Street during the 1840s -1870's. The coming of the Railway in the 1880's saw a further migration of the towns focus to the west, with Crown Street cementing its place as the main street in the Town.

With the coming of the Township, the government was soon forced to establish a more permanent harbour, the earliest portion of which was constructed by Convict Labour between 1837 and 1844. From the late 1850's the establishment of a local coal mining industry saw increased demands on the harbour, and it was subsequently expanded between 1860-1864 through the construction of Belmore Basin. The expansion of the harbour and increased coal production soon saw the establishment of a coke works on Flagstaff Hill in 1875.

The growing population of Wollongong and the surrounding areas saw Wollongong continue to grow and establish itself. The earliest churches, which were largely built of timber were gradually replaced with more permanent stone buildings as the permanence and prominence of the area was established. The earliest Hotels and shops in the area were in part replaced by more permanent stone and brick buildings, with the commercial areas of Wollongong gradually migrating west from the harbour, as the Town expanded and land based transport became more favourable through the establishment of better roads and the coming of the South Coast Railway.

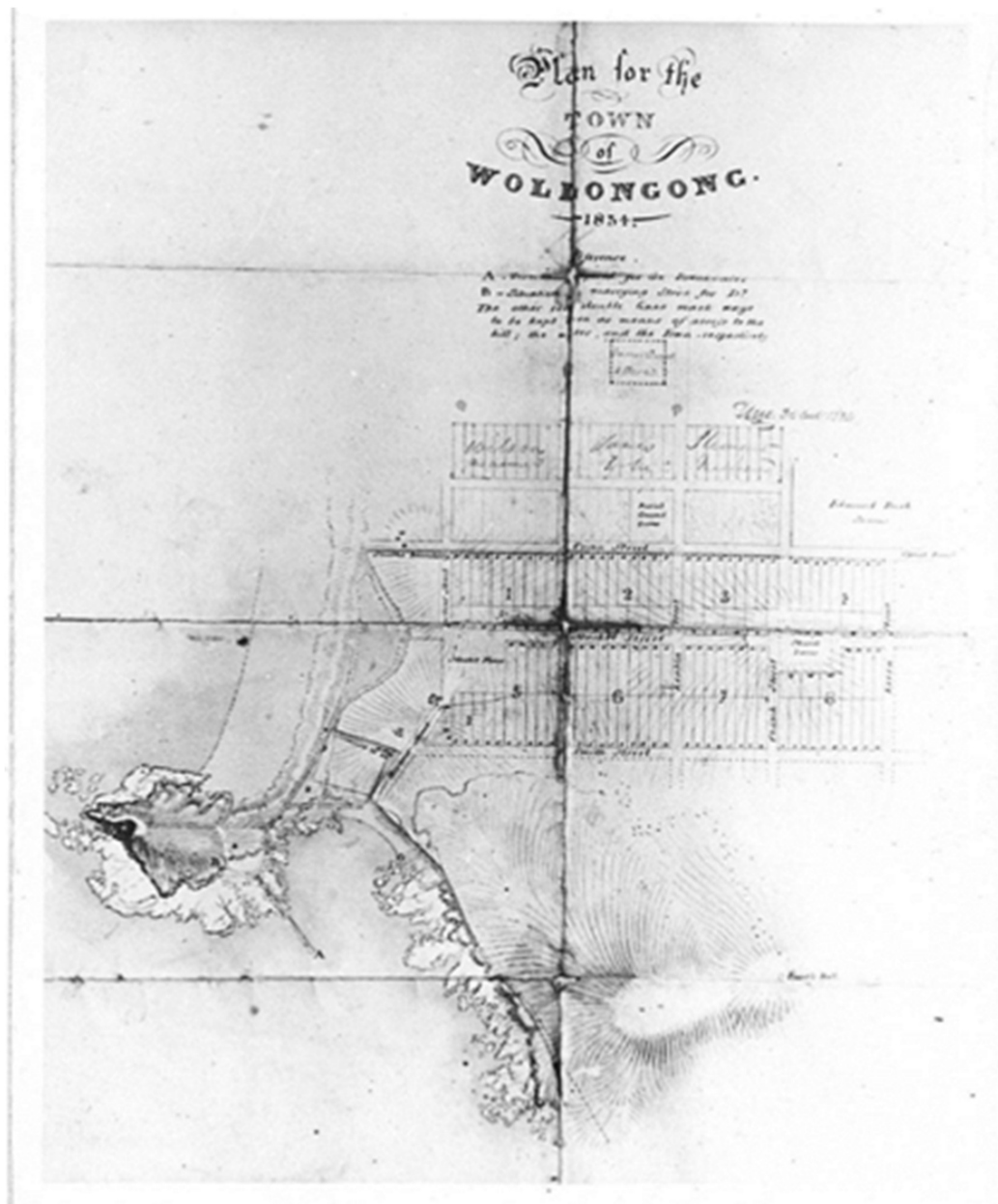


Figure 5: 1834 Wollongong City Centre Town Plan, including early expansion plans for a Government Town to the south of the original street layout.

The period after World War I saw significant growth in Wollongong, driven by the expansion of the Steelworks and associated industries at Port Kembla. This saw a transition in housing types, with the development of the earliest residential flat buildings occurring near the City Centre during the 1920's and 1930's. These provided increased density accommodation and diversity in the housing market in a period where a housing shortage was developing, and building materials were scarce.

Following World War II, Migration continued to drive substantial population growth in Wollongong. In fact, between 1947 and 1961, the population of Wollongong more than doubled. This level of growth led to significant intensification and new development within the City Centre, along with the development of Council infrastructure to support the growing population. This growth led to significant shortages of housing, as well as a significant level of unemployment amongst the City's Women, particularly the wives of migrant steel workers. From the 1940's the Government began offering incentives to factories employing women to move to the area in an attempt to mobilise this ready workforce. This led to the relocation of a number of clothing factories into the City, including the first of this kind in the area, the Berlei Factory which was located in Denison Street in a building now adapted to use as a Pathology clinic.

The City Centre of Wollongong has continued to evolve and change, as the population of the City has grown, and the City's role as the regional capital of the Illawarra has been cemented. The Study area remains home to the City's core commercial functions, and offers significant levels of employment, retail opportunities as well as financial, legal and other services typical of a major City Centre.

3.2 HISTORIC TIMELINE

The following timeline provides a snapshot of some of the many key events and dates relevant to the Wollongong City Centre, and provides insight into how the City has evolved and changed over time:

- Pre-1800 - The local Aboriginal tribes of the Dharawal have lived, worked and managed the land subject to this study for thousands of years.
- 1815/16 – The first documented European Settlement in the Illawarra occurs when Charles Throsby, led by Aboriginal guides drives cattle over the Illawarra Escarpment to Wollongong and establishes a Stockman's Hut near the corner of Harbour St and Smith St.
- 1816 – Government Surveyor meets the first five land grantees in the Illawarra at Throsby's Hut to survey their promised grants.
- 1817 – The first five land grants in the Illawarra are allocated around Lake Illawarra **including the Smith Land Grant. Some Government allotments were also surveyed at this time.**
- 1828 – Military Garrison is relocated from 'Five Islands' to Wollongong and a Government reserve is established near Wollongong Harbour.
- 1830's – A women's bathing place is established off Signal Hill (Flagstaff Hill) and initial improvements made (this would become the Chain Baths or Nuns Baths).
- 1834 – Government Surveyor Major Thomas Mitchell was sent to survey a township at Wollongong and the Wollongong Town Plan was subsequently laid out. The Township was bounded by Crown, Harbour, Smith and Keira Streets. Key features of the town's layout included Market Square and the Church Square.
- 1835-36 – Original roads of Wollongong are constructed by Convict gangs camped at Flagstaff Hill.
- 1834-1840 – The area surrounding Market Square becomes the focus of the township, with a number of Hotel's and businesses including a postal agent established.

- 1837-1844 – The original Wollongong Harbour, consisting of a curved basin and pier is constructed by Convict Labour gangs camped on Flagstaff Hill, providing for more reliable transport of goods and people into the Township.
- 1838 – The foundation stones for the first Roman Catholic and Church of England are laid in earnest within a day of each other (though this Church of England building was never finished).
- 1839 – Former St Andrews Church (corner Crown and Kembla) becomes the first prominent building on the section of Crown street that would become the “Crown Street Mall”.
- 1839 – The first government road over the Illawarra escarpment is established - “Mount Keira Road”.
- 1842 – Improvements are ordered to the Women’s Bathing Place off Flagstaff Hill, with convict labour assigned to build steps to the baths, and chains erected across the bathing place.
- 1854 - Original timber Wesley Chapel opens on the present site of the Wesley Uniting Church.
- 1855 – ‘Little Milton’ the earliest surviving residence in the City Centre is constructed as the Congregational Church Manse, to accommodate Rev. George Charter.
- 1856-1860s – Sandstone kerb and guttering are installed to Crown Street.
- 1857 – Congregational Church dedicated in Market Street.
- 1858 – St Michael’s Church of England is built on its present-day site on the Church Square, the focal point of the 1834 township.
- 1859 – Mount Keira Tramway established connecting the Illawarra’s earliest coal mine at Mount Keira to Wollongong Harbour.
- 1861-1868 – Wollongong Harbour is expanded and deepened through the construction of Belmore Basin.
- 1870s – Crown Street between Keira and Kembla Street begins to take its place as the centre of the Township (in preference to Market Square and lower Crown St)
- 1872 – Wollongong Breakwater Lighthouse is lit.
- 1875 – A Coke Works is established and operational on Flagstaff Hill.
- 1882 – The current stone Wesley Uniting Church building opens its doors.
- 1888 – South Coast Railway opens from Sydney to Wollongong – significant growth results around this time.
- 1895 – Great Fire of Wollongong destroys seven shops on south side of Crown Street from Keira St toward Church St.
- 1904 – Telegraph poles are installed along the south side of Crown Street.
- 1910s–1920s – Cars begin to replace horses as the main form of transport.
- 1917 – First Anzac Day march held down Crown Street.

- 1920s – The traditional post supported balconies and awnings are removed from Wollongong’s Streets and replaced with cantilevered awnings due to a policy of the Council of the day.
- 1937 – Wollongong Head Lighthouse is established on Flagstaff Hill.
- 1956 – The Wollongong Council Chambers opens on the corner of Kembla and Burelli Street (building now used as Wollongong Art Gallery).
- 1940’s-1960’s – Wollongong’s Population booms as migrant workers arrive seeking employment in the booming steel industry.
- 1940’s – 1950’s - Clothing factories become a major source of employment for women, including a large number of migrant women following State Government incentives being offered to relocate factories to the area.
- 1966 - David Jones Department Store opens on the corner of Crown and Church Street
- 1967 – Wollongong Town Hall is “Modernised” with significant public support.
- Late 1970s – The idea of creating a pedestrian Mall on Crown Street is suggested to mixed reactions.
- 1970s – Crown Central is built and opens its doors.
- 1986-1987 – Wollongong Mall is constructed and opened to much fanfare.
- 2013 – Construction work commences on renewal of the Crown Street Mall.
- 2014 – GPT opens its new Shopping Centre development west of Keira Street.

3.3 HISTORIC THEMES

In 2011 Wollongong City Council adopted a *Thematic History of the City of Wollongong*, prepared by Dr Terry Kass (2010). This report considered the history of Wollongong in a thematic manner to define significant historic themes relevant to the history and development of the Wollongong LGA. Whilst this study considers the broader Wollongong Landscape, much of the history, and many of the themes identified within the report are relevant to the Wollongong City Centre study area. This report forms a core background informing document for this study and provides a sound thematic basis for the review of the heritage schedule within the study area.

With consideration to the Thematic History of the City of Wollongong, core historic themes have been identified which hold particular relevance to the study area. These are identified below:

National Theme	State Theme	Local Theme(s)
1. Tracing the natural evolution of Australia	Environment – Naturally evolved	<i>Natural Environment</i>
2. Peopling Australia	Aboriginal Cultures and interactions with other cultures	<i>Living in harmony with the land Coping with Invasion Maintaining a Cultural Identity</i>
	Migration	<i>Diversifying the Community</i>
	Agriculture	<i>Settling Illawarra</i>
3. Developing local, regional and national economies	Commerce	<i>Supplying retailing and financial services Supplying liquor and accommodation in hotels</i>
	Communication	<i>Communicating</i>
	Industry	<i>Working in workshops, mills or factories</i>
	Mining	<i>Mining</i>
	Transport	<i>Providing transport by sea Providing transport by road Providing rail transport</i>
	Health	<i>Caring for health</i>
4. Building settlements, towns and cities	Towns, suburbs and villages	<i>Establishing a regional centre at Wollongong Developing an urban network to 1948 Creating a city after 1948</i>
	Land tenure	<i>Settling Illawarra Subdividing the large rural estates Housing in villages and suburbs</i>
	Utilities	<i>Providing utility services</i>
	Accommodation	<i>Housing in villages and suburbs</i>
5. Working	Labour	<i>Working on the land or the sea Mining Working in workshops, mills of factories Uniting to protect working conditions</i>
6. Educating	Education	<i>Educating the people</i>
7. Governing	Government and administration	<i>Governing</i>
	Law and order	<i>Maintaining law and order</i>
8. Developing Australia's cultural life	Domestic life	<i>Housing in villages or suburbs</i>
	Leisure	<i>Supplying liquor and accommodation in hotels</i>
	Religion	<i>Observing religious practices</i>
	Social institutions	<i>Conducting community organisations</i>
9. Marking the phases of life	Birth and Death	<i>Entering and leaving worldly existence</i>

The following key themes have been identified and considered within this study and are noted with some examples of site listed or recommended for listing on Schedule 5 of the Wollongong LEP relevant to the themes:

- Aboriginal Country and Occupation (Gurungaty Water Place)
- Settlement/Invasion (Archaeological site of Throsby's Stockman's Hut, Archaeological sites on Government Reserve – Original Court House and Lock Up).
- Laying out a town (City Centre Street Grid, Market Square, Church Square)
- Establishing a City

- Commerce and Retail (numerous commercial buildings)
- Employment for Women (Berlei Clothing factory)
- Places of Worship (St Michael's Cathedral, St Frances Xavier Cathedral, Congregational Church, Wesley Uniting Church, St Andrew's Cathedral, Pious Society of St Charles Sacred Heart Church)
- Migration (Burlei Clothing Factory, Pious Society of St Charles Sacred Heart Church)
- Transporting goods and people (Wollongong Harbour, Wollongong Street Grid, Sandstone Kerb and Guttering, Wollongong Train Station, Breakwater Lighthouse and Wollongong Head Lighthouse)
- Law and Order (Archaeological Site of first Police Station, Court House and Lock Up, archaeological site of Wollongong Gaol, Old Wollongong Court House, Wollongong Court House)
- Growing a Regional Centre (Commercial buildings/architecture, shops)
- Education (Wollongong Public School, Wollongong Trade School (TAFE), St Mary's College)
- Death and Burial (Andrew Lysaght's Park – Former Catholic Cemetery, Pioneer Rest Park – Former Church of England Cemetery)
- Memorialisation (Wollongong War Memorial including memorial to Aboriginal soldiers, Trooper Frank Andrew's Monument, Vietnam War Memorial)
- Industrial Heritage (archaeological site of former Coke Works off Flagstaff Hill, Coal loading at Wollongong Harbour)

4.0 EXISTING HERITAGE ITEMS

4.1 DISCUSSION AND AUDIT

The Study Area is located within the historic Town Centre of Wollongong and represents the earliest focus of development in the Illawarra. As such, it is no surprise that the study area contains a large number of listed heritage sites. These sites are identified within Schedule 5 of the Wollongong Local Environmental Plan (LEP) 2009.

On 25 May 2020 Council resolved to exhibit a draft Planning Proposal to update the description and mapping of existing heritage items within the Wollongong LEP 2009. The draft Planning Proposal was exhibited from 16 July to 19 August. **On 7 December 2020 Council resolved to finalise this draft Planning Proposal. The associated LEP Amendment was finalised and notified in the Government Gazette on 23 April 2021. Stage. The earlier version of this Report showed the proposed updates to the relevant heritage listings in Figure 6 below. However for clarity, the updated LEP listings are now provided as per the current Schedule.**

~~2020, and Council is currently reviewing the submissions received. Whilst the changes to the Wollongong LEP 2009 proposed under this process have not yet been finalised, in the interest of providing the most up to date and accurate information, the proposed amended listing data intended to be progressed under the Heritage Schedule Review Part 1, is included (as changes defined in red) within the list below. This means that the data contained will differ slightly from the current legal listing details due to the legal process required to play out before the list is formally amended.~~

The map provided in Figure 6 shows the location and distribution of these existing heritage items throughout the study area.

4.2 LIST OF EXISTING CITY CENTRE HERITAGE ITEMS

Table 1: Existing Heritage items within the City Centre Heritage Study, most recently updated as part of Stage 1 of the Wollongong Heritage Schedule Review finalised in April 2021

Suburb	Item Name	Address	Property Description	Significance	Item Number
Wollongong	Group of fig trees	348–352 Crown Street (grounds of Wollongong Hospital)	Lot 200, DP 1206575	Local	5955
Wollongong	Wollongong Hospital Nurses' home	348–352 Crown Street (Wollongong Hospital Site)	Lot 200, DP 1206575	State	5939
Wollongong	Moreton Bay fig	363-373 Crown Street	Lot 1, DP 201949 and Lot 100, DP 1214547	Local	6290
Wollongong	Trade School (TAFE)	38-46 Gladstone Avenue	Lot 1, DP 1011733	Local	6467
Wollongong	Wollongong Railway Station Group	Lot 1 Railway Station Square	Part of Lot 1, DP 1001500	State	6382
Wollongong	Tattersall's Hotel	329-333 Crown Street	Lot 1, DP 222491	Local	6242
Wollongong	Former Crown Hotel	309 Crown Street	Lot 1, DP 807229	Local	6241
Wollongong	Former Marcus Clark Building	281–291 Crown Street	Lot 1, DP 927806; Lot 1, DP 1087986; Lot 1, DP 82673; and Lot 1, DP 117019 and Lot 1, DP 1198873	Local	6474
Wollongong	Group of Interwar Shops	131–147 Keira Street	Lots 1 and 2, DP 152849, and Lot 22, DP 538099 and Lot C DP 65920	Local	6255
Wollongong	Canary Island date palms	84 Church Street—MacCabe Park	Part Lot 12, DP 524803 and Lot 1, DP 227811	Local	6587
Wollongong	Wollongong War Memorial and Frank Andrews Monument	84 Church Street—MacCabe Park	Part Lot 12, DP 524803	Local	6324
Wollongong	Regent Theatre	197-199 Keira Street	Lot 1, DP 330961 and Lot 18, DP 6323	State	5937
Wollongong	St Michael's Anglican Church of Australia including church hall and rectory including trees on grounds	74 Church Street	Lot 102, DP 1101956	State	5905

Wollongong	Shop known as 83 Church Street	149-161 Crown Street (part)	Lot 1, DP 1094311	Local	6232
Wollongong	Wollongong Public School and Former Headmaster's Residence*	67A Church Street	Lots 1-7, DP 781988; Lot 1, DP 61915 and Lots 1 and 2, DP 307856; Lot 1 DP 340380	Local	5935
Wollongong	Former Allowrie Terrace	69-71 Church Street	Lot 1, DP 126603 and Lot A, DP 163539	Local	6389
Wollongong	Wollongong Courthouse Complex	43 Market Street	Lot 5, DP 1129967	Local	5911
Wollongong	Small leafed figs	94 Kembla Street	Lot 101, DP 1198164 and Road Reserve	Local	6288
Wollongong	Pioneer Rest Park*	Kembla Street- Pioneer Rest Park	Lot 7045, DP 1126831	Local	61038
Wollongong	Wollongong Town Hall and former council chambers (now art gallery)	93 Crown Street and 46 Burrelli Street	Lots 1-5, DP 1131686 and Lot 1, DP 1161730	Local	6381
Wollongong	Norfolk Island pine	93 Crown Street	Lot 1, DP 1161730	Local	6285
Wollongong	Wollongong Congregational Church	33 Market Street	Lot 4, DP 1138830	Local	6390
Wollongong	"Little Milton"	31-33 Smith Street	Lot 101, DP 591663	State	5907
Wollongong	Original Wollongong Telegraph and Post Office	11 Market Street	Lot 10, DP 1107297	State	5910
Wollongong	Market Square	Bounded by Market Street, Market Place and Harbour Street	Lot 1, DP 1155373	Local	6386
Wollongong	Bandstand and marble plaque commemorating Bass and Flinders' landing	Market Square, Market Street	Lot 1, DP 1155373	Local	6271
Wollongong	Monument	1 Smith Street (Corner of Harbour Street)	Lot 1, DP 8441	Local	6378
Wollongong	St Mary's Convent and Secondary Girls' School and Chapel	15 Harbour Street	Lot 100, DP 861791	Local	6248
Wollongong	Three picnic shelters in WA Lang Park	W A Lang Park, Marine Drive	Lot 7047, Crown DP 1073466	Local	6269

Wollongong	Former Roman Catholic cemetery including gravestones and monument*	9–11 Crown Street—Andrew Lysaght Park	Lots 1-7, DP 1091530 and Lot 143, DP 786508	Local	6383
Wollongong	Old Wollongong Court House	1 Harbour Street (Corner of Cliff Road)	Lot 1, DP 47921	State	5908
Wollongong	Ladies' Baths	Endeavour Drive, south of Flagstaff Point	Lot 7024, DP 1072640	State	6373
Wollongong	Stone steps	Endeavour Drive—Belmore Basin—connecting Endeavour Drive to Wharf Area	Lot 1, DP 739591 and Lot 1, DP 633814	State	6364
Wollongong	Flagstaff Hill Fort	Endeavour Drive—Flagstaff Hill	Lots 1 and 2, DP 222318	State	5933
Wollongong	Wollongong Head Lighthouse	Endeavour Drive—Flagstaff Hill	Lots 1 and 2, DP 222318	State	6375
Wollongong	Three guns	Endeavour Drive—Flagstaff Hill	Lot 7041, DP 1066112	State	6376
Wollongong	Site of cokeworks, including remains of coke oven*	Endeavour Drive - Belmore Basin	Part Lot 1, DP 633814	State	6406
Wollongong	Crane Pedestal	Belmore Basin—Wollongong Harbour Endeavour Drive	Lot 1 DP 633814	Local	6399
Wollongong	Harbour steps	Endeavour Drive—Belmore Basin—north-eastern side	Lot 1, DP 739591 and Part Lot 1, DP 633814	State	6418
Wollongong	Seawall*	Endeavour Drive, Flagstaff Point	Lot 7040, DP 1066112	State	6344
Wollongong	Breakwater Light House	Endeavour Drive—End of Breakwater, Wollongong Harbour	Lot 1, DP 633814	State	5906
Wollongong	Nuns' Baths	Endeavour Drive, south of Pulpit Rock	Lot 7023, DP 1072640	State	6289

*Items in green denote landscape items

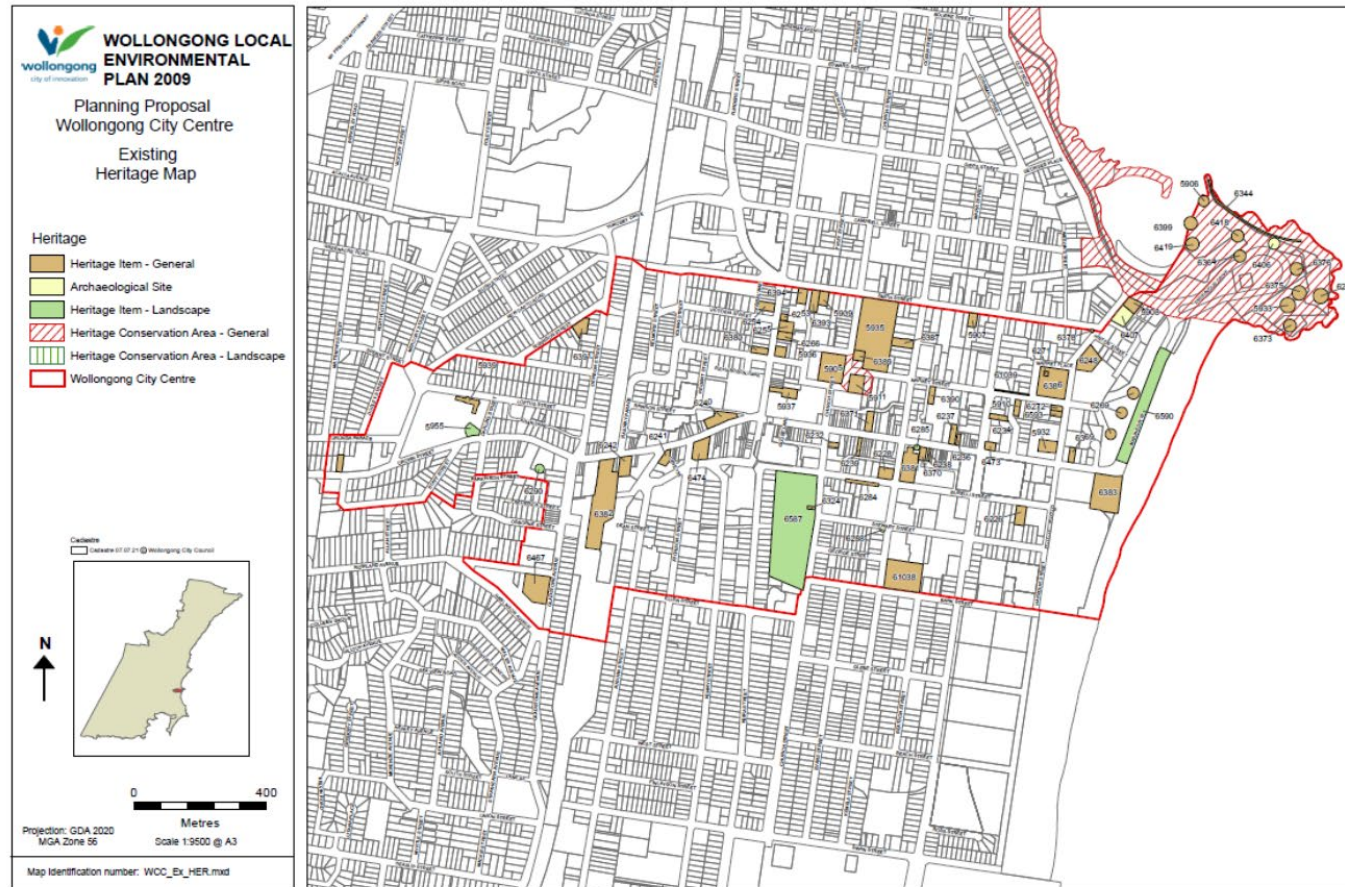


Figure 6: Existing Heritage Items Map

4.3 HERITAGE CONSERVATION AREAS

The Wollongong City Centre Study Area includes two Heritage Conservation Areas, as listed within Part 2 of Schedule 5 of the Wollongong Local Environmental Plan 2009. These Heritage Conservation Areas include:

1. Market Street Heritage Conservation Area; and
2. (Part of) the Wollongong Harbour Precinct and North Beach Precinct Heritage Conservation Area

These sites are identified in green hatching in Figure 7 below.

These conservation areas are afforded protection as special places under the provisions of Clause 5.10 of the Wollongong LEP 2009 as well as being subject to specific sections of Chapter E11: Heritage Conservation within the Wollongong Development Control Plan 2009.

4.3 LANDSCAPE AND VIEWS

Wollongong's natural setting is an identifiable part of its character. Although the Illawarra Escarpment Conservation Area is located outside of the City Centre Study Area, it is important to acknowledge the visual connection between significant City Centre places such as St Michaels Church as well as our foreshore and significant landmarks such as Mt Keira and Mt Kembla. These views connecting the City to the escarpment and foreshore are not well protected and are under threat of being lost.

The Urban Design Framework provides recommendations for built form controls to protect significant vistas identified. Although these recommendations mainly relate to the expansion of planning controls and protections in Special Character Areas discussed in Part 4.4, it should be recognised that there are opportunities to integrate and support the controls through Heritage listings as "views along key streets can be preserved to enhance character and protect significant natural and built heritage." (UDF).

"the natural beauty of the escarpment is seen from City streets and in-between City buildings. – Nature is an important part of the City street character"

"Ensure that Wollongong's heritage is reflected in buildings and spaces in between, telling the City's Indigenous, Euro, providing comfort and connection to the escarpment"

4.4 SPECIAL CHARACTER AREAS

The Study Area also includes six "Special Character Areas" which are identified within the current version of Chapter D13: Wollongong City Centre of the Wollongong Development Control Plan 2009. Whilst these areas are not subject to the provisions of Clause 5.10 of the Wollongong LEP 2009, they are areas identified within the existing planning policies as having special character attributes associated with the Heritage sites which are contained within their boundaries. Under the existing controls these areas require proposed development to have regard to specific development controls relating to the character of the area.

The six special character areas within the study area as defined within the Development Control Plan are detailed below and are shown on the Map provided in Figure 7.

1. West Crown Street Shops
2. St Michael's Square/Law Courts/Market St West

3. McCabe Park
4. East Crown Street
5. Market Square
6. Keira Street

The existing special character areas are defined by boundaries that are loosely connected to the location of some heritage items. The controls related to these areas attempt to provide location specific controls aimed at conserving unique character aspects of these defined areas. The management of these special character areas under the existing controls has delivered mixed outcomes as a result of a number of factors. These include:

- a) The character area boundaries are only loosely aligned to the presence of heritage items and do not always have a clear logic.
- b) Special character areas often include a range of heritage items from different periods and with different character aspects.
- c) The controls for the special character areas are very limited and focus on particular details and aspects, whilst often failing to influence broader aspects of character that are outside of this sections control.
- d) It is often no less important to consider the 'special character' of the areas outside of the special character zones.

As an outcome of the City Centre Review and the Urban Design Framework, the importance of reinforcing and building on the historic character aspects of the entire City Centre has been acknowledged as a core component of celebrating the City's uniqueness. This has led to the identification of broader character precincts which break down the entire City Centre.

The implementation of these new "City Centre Character Precincts" into the Planning Instruments and controls provides an opportunity for the key aspects of the existing "Special Character Area" controls to be incorporated into the broader Local Environmental Plan controls as well as the specific Development Controls incorporated into the City Centre Development Control Plan Chapter.

This is discussed further within the preceding sections of this report.

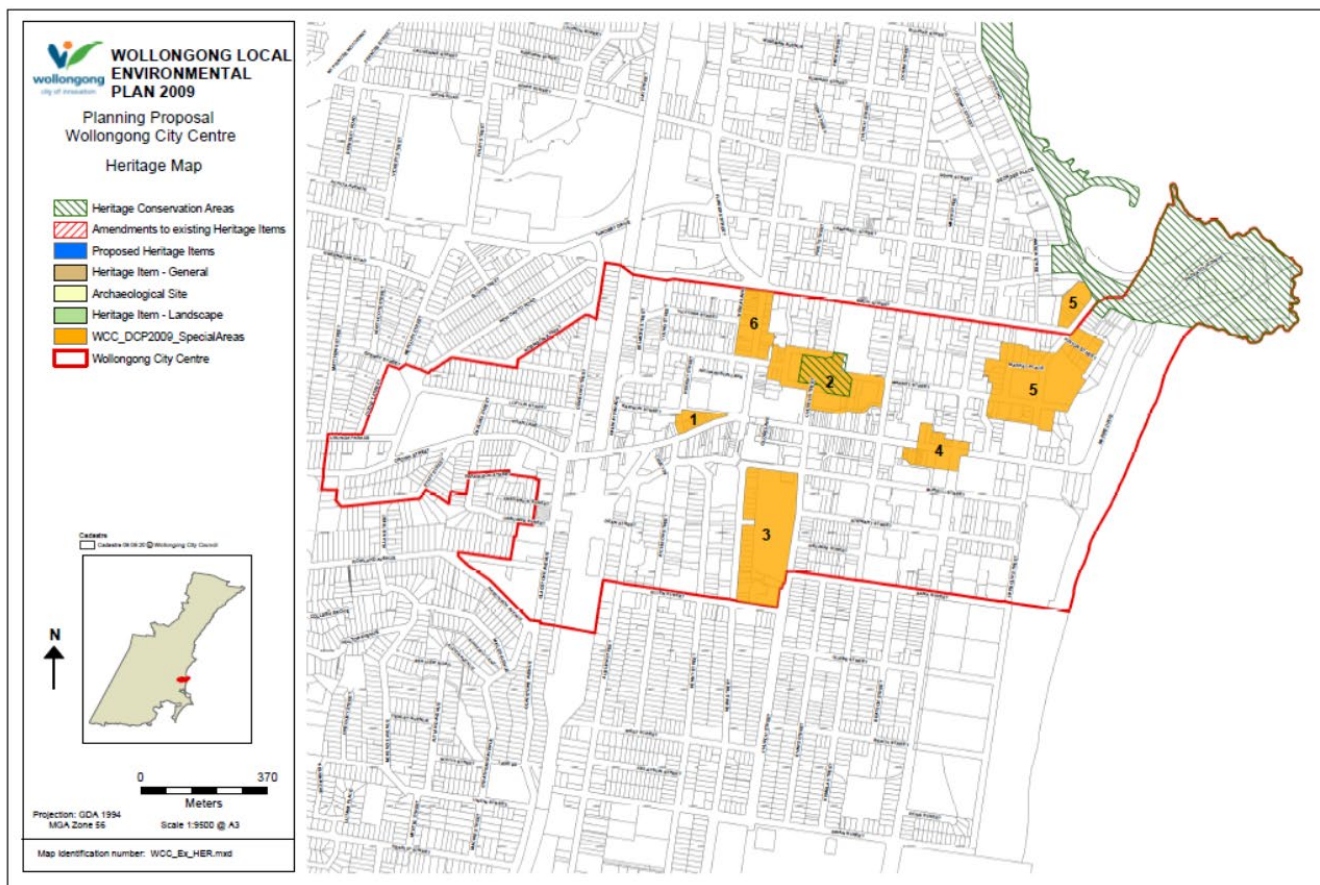


Figure 7: Map showing the location and extent of existing Heritage Conservation Areas (hatched) and “Special Character Areas” defined under the Wollongong City Centre DCP Chapter (D13) (in orange) within the Study Area

5.0 OPPORTUNITY AND GAP ANALYSIS

The purpose of this section is to provide some analysis of the coverage of the existing heritage schedule, in relation to the thematic historical analysis provided above, and within the Thematic History of the City of Wollongong, and to consider opportunities for the filling of gaps within the existing schedule

It is important to note that this analysis, whilst somewhat focussed within this study on the City Centre Study Area, is part of a broader review and has been prepared with consideration to the broader picture of the Heritage Schedule for the Wollongong Local Government Area in mind. This is important as the coverage of the existing schedule across the City must be considered in analysing potential gaps. Whilst this broader project has been considered within the analysis, the discussion in the proceeding section attempts to focus this discussion on the Study Area and to identify opportunities for gaps within the City Centre listings to be filled within the schedule.

5.1 ABORIGINAL HERITAGE

With some notable exceptions, the Heritage Schedule of the Wollongong Local Environmental Plan does not generally include Aboriginal Heritage Sites. This is because the location and details of Aboriginal sites are often regarded as sensitive information. Aboriginal site locations are therefore generally identified on the Aboriginal Heritage Information Management System, which is managed by the NSW Government, and through the legislative requirements of the NSW National Parks and Wildlife Act 1974.

Given this, whilst there is a clear 'gap' within the Heritage schedule in the identification of Aboriginal sites and this study does not propose to address this gap, as any attempt to do so should be guided by an Aboriginal Community led Aboriginal Heritage Study with broader consideration to the appropriateness of listing Aboriginal sites on a published site register. The intention of such a study would be to explore and identify Aboriginal Cultural Heritage Values, and to discuss and explore sites suitable for listing which reflect or symbolise these values.

There is also a clear gap in the recognition of post contact Aboriginal sites, and it is acknowledged that there may be sites within the City Centre that have shared cultural values both to the Local Aboriginal Community and the broader community, such as Hill 60 Reserve in Port Kembla. Additionally there may be listed sites that have undocumented significance to the Aboriginal Community, which may be revealed through additional historic investigations, recording oral histories and consultation with the local Aboriginal Community. Such places have historically been underrepresented on heritage lists and may hold primarily social values and are not well captured under the NSW National Parks and Wildlife Act 1974.

The management of Aboriginal Cultural material and archaeology is likely to continue to be primarily managed under the NSW National Parks and Wildlife Act 1974 or under its replacement legislation. The proposed legislation has been the subject of draft bills and community exhibitions over a number of years and the Draft Aboriginal Cultural Heritage Bill 2018 is still under review. Council has strongly supported and advocated for this legislative review and the development of Aboriginal Cultural Heritage legislation.

5.2 TWENTIETH CENTURY ARCHITECTURE

The existing Heritage Schedule listings within the Wollongong City Centre were largely arrived at (with some exceptions) from a 1991 LGA wide Heritage Study. Since that time, 20th Century Architectural styles and sites dating to this period have increasingly become more valued and appreciated by the community as significant architectural forms which are understood to contribute to the character and significance of the City. Whilst the existing heritage schedule contains a large number of examples of twentieth century architecture, many of these date to the early period of the 20th Century. This has been identified for some time as an area where additional sites and architectural examples should be recognised in the Heritage Schedule.

In 2001 Council published a book “Twentieth Century Architecture in Wollongong” by Robert Irving. This publication was prepared in acknowledgement of this gap but has yet to be used to inform proposed new listings within the schedule. Whilst broader work is currently being undertaken to incorporate sites identified within this publication across the City as part of the Wollongong Heritage Schedule Review, this report has drawn on a range of key sites identified within the book as potential heritage sites for consideration within this study. It is also noted that other sites identified within the book may be worthy of further consideration into the future as the passage of time lends further support to their acknowledgement as significant contributors to the City’s history and character.

Many of the sites proposed for listing within this study constitute twentieth century architecture. These include both residential and commercial buildings as well as religious buildings.

5.3 MIGRANT HERITAGE

In 2007 Council partnered with the Migration Heritage Project group to prepare a Migration Heritage Places Study for the City of Wollongong. This study explored the significant role of migrants in the development of Wollongong and the places and sites that demonstrate heritage values associated with Migrants. This study proposes to progress two key listings relevant to this migrant history. These include:

1. The former Berlei Clothing Factory (now Southern Pathology building) in Denison Street Wollongong which provided employment for many migrant women following their arrival to the area.
2. The Pious Society of St Charles Sacred Heart Church in Stewart Street recognises the diversification of religious buildings and places, and is a significant place for many in the Italian Community. The building was erected in 1966 by an Italian Priest of the Scalabrini Fathers, as a Sacred Heart War Memorial Chapel, and was dedicated to the Memory of Italian Soldiers who died in both World Wars (Irving 2001). The building was designed and built by contractors of Italian origins and is one of a large number of churches servicing religious groups of migrant origins within the CBD.

A number of additional sites are proposed to be listed as Migrant Heritage Sites which fall outside of the City Centre study area boundary as part of the broader Wollongong Heritage Schedule Review project. This is being progressed separately to this City Centre study.

5.4 ARCHAEOLOGICAL HERITAGE

Over recent years, Council has increasingly recognised the presence and importance of the archaeological record in Wollongong, and the importance of conserving and documenting these sites.

Archaeological sites often provide evidence of aspects of our history, former technologies and ways of life which are not readily apparent from the historical records. Over recent years, a number of high-profile archaeological investigations have been undertaken on key City Centre sites. These have included the former Oxford Tavern site which identified the remains of the 1841 Wollongong Head Inn (and included an 1830's brick drain), as well as the former Dwyers Site, which contained the remains of the former Cricketer's Arms Hotel (1855) and the Lang's Corner site which located the remains of the Sportsman's Arms Hotel (dating to the 1840's) and Hale's Stores and Cellars (1870's).

This study proposes to consider listing the archaeological remains of the Cricketer's Arms Hotel, which have been retained within the road reserve near the corner of Crown and Corrimal Street Wollongong. The major portion of this site was able to be retained due to an 11m road widening corridor which was required to be retained as part of the adjacent redevelopment.

In addition an existing archaeological listing under the Wollongong LEP 2009, which relates to the Original Wollongong Courthouse and Lock Up, is proposed to be expanded to include an adjacent area, which has been found through more recent archaeological assessments to contain the intact archaeological remains of the former Wollongong Gaol.

Due to the nature of archaeological sites, it is often difficult to predict the exact location, nature and extent of the archaeological record, even where it is clear there is a potential archaeological site. As such, the above proposed listings relate to known archaeological sites.

In regard to the management of broader archaeological potential and significance it is of note that the NSW Heritage Act 1977 Archaeological provisions (section 137-140) provide protection for significant archaeological relics. It is a recommendation of this study that an Archaeological Zoning Plan that identifies areas of moderate high archaeological potential, should be developed for the Wollongong City Centre Area to enable a more transparent and consistent management response to potential archaeological issues within the City Centre. As the City's earliest development occurred within this area, the study area inherently contains much of the earliest and most significant archaeological evidence in the Wollongong area.

5.5 CHARACTER BUILDINGS

The Wollongong City Centre Planning Review studies including the "A City for People" Report and the Urban Design Framework have acknowledged and recognised the importance of maintaining local character and identified the important role of heritage buildings and character buildings in contributing to Wollongong's distinct local character. The retention and conservation of local character buildings and significant heritage items including significant trees and places, as well as their relationship to historic use is a significant issue.

The Wollongong Urban Design Framework Report defines a new precinct breakdown of the City Centre and proposes planning controls which further support the creation of distinct character precincts across the City Centre. It is important to acknowledge that the historical building stock, and key aspects of the historic urban form such as historic subdivision patterns, shopfront rhythm, building scale and siting, setbacks and building materials set a basis for defining the existing character of these precincts. The retention of key sites and character buildings which contribute to the unique local character aspects of these precincts will be an important contributor to the success of efforts to build on the unique local character attributes of different precincts throughout the City.

The Crown Street Mall precinct is a key area where the character of a range of existing buildings, and particularly their streetscape presentation, contribute in a positive way to the character of the precinct. This study recognises a number of additional sites throughout the Mall, including a number

of groups of commercial buildings which are proposed for listing as “character buildings”. These sites are items where the identified significance is largely tied to their streetscape contribution.

Keira Street is another precinct where additional commercial buildings are proposed for heritage listing due to their significant historic contribution to the streetscape.

The existing “Special Character Areas” defined within the City Centre Development Control Plan provide some recognition of the importance of our surviving heritage buildings in defining the character of the City as well as in recognising that different precincts have different character aspects worthy of retention and consideration. However, the precincts fail to acknowledge that the entire City Centre area contains heritage buildings and other sites which assist in creating and defining the unique character of Wollongong. The need for a broader recognition of the unique local character of the City and of recognising the localised character aspects of parts of the City Centre has been acknowledged through the development of the Precinct based planning approach incorporated within the Urban Design Framework.

The establishment of revised planning controls through updates to the Wollongong Local Environmental Plan and Wollongong Development Control Plan to better acknowledge the unique character of City precincts offers an opportunity for the “Special Character Area” controls to be more broadly embedded into the proposed Precinct controls within the DCP. This will also allow for refinement of the existing controls to provide a renewed focus on ensuring that the fundamental aspects of local character are embedded. Matters such as setbacks, street wall height and other key aspects that will determine the nature of the City’s unique local character precincts will be able to be better reinforced, at a more holistic level through this process. This proposed direction forms a recommendation of this report.

6.0 POTENTIAL NEW HERITAGE ITEMS

Following detailed analysis of the existing Heritage listings in the study area boundary, and a detailed review of the history, a gap and opportunity analysis, and a review of the City Centre Study including the Urban Design Framework, careful consideration has been given to potential additional heritage items which should be considered within the City Centre Study Area. Incorporated into this review has been a backlog of nominations and potential heritage sites which have been gathered over a number of years from a range of sources. These include community nominations, sites identified in previous studies including the Twentieth Century Architecture in Wollongong book by Robert Irving, and the Migration Heritage Study.

In considering potential sites, an assessment of significance has been undertaken with consideration to available information and is generally based on an external assessment of the properties in question. This review has also had consideration to existing development approvals, as sites already approved for demolition and re-development cannot be listed with any actual legal effect (as the existing approval for demolition would remain current).

The sites proposed for heritage listing within this study have been identified as contributing to the heritage values of the City Centre. The buildings and sites proposed for listing embody significant aspects of the City’s history and character which will add value to the lived experience of the City of Wollongong for future generations. Many of these sites specifically address gaps identified within the

existing heritage schedule and respond to the findings of the gap analysis incorporated within this report.

6.1 PROPOSED NEW CITY CENTRE ITEMS

On the following page a list of 19 heritage sites is provided and represents a schedule of sites identified for proposed listings on the Wollongong Local Environment Plan 2009 as an outcome of this assessment. These proposed listings are supported by a Summary Inventory Form which has been attached to this report within Appendix A and which provides a Statement of Significance and additional basic assessment details for consideration. A more comprehensive Inventory Form has been finalised for each item and will be made available to owners and the community as part of future consultation. These will be available via the NSW State Heritage Inventory and will be accessible online during the future consultation process.

A Map of the above proposed listings is provided in Figure 8 below.

	Suburb	Item Name	Address	Property Description e.g. Lot and DP or other description	Significance	Curtilage Proposal	LEP Number
1.	Wollongong	Archaeological Site of Wollongong Gaol*	84, 86, 88 Cliff Road and 3,5,7 Hector Street	Lot 5, 6, 7, 8, 9 & 10 DP 11509	Local	Boundary around all included lots	61094
2.	Wollongong	Archaeological Remains of The Cricketers Arms Hotel*	Corrimal Street (Road Reserve - corner of Crown Street adjacent to 26-28 Burelli Street)	Road Reserve (South east corner Crown Street and Keira Street)	Local	Road Reserve	61097
3.	Wollongong	Bank Chambers	127-131 Crown Street	Part of Lots 1-3, DP 1070120	Local	Crown Street Façade and front 6m of building.	61098
4.	Wollongong	Caldwell's Building	280-282 Crown Street	Part of Lots 4 & 5 DP 29391	Local	Crown Street Façade and front 6m of building	61100
5.	Wollongong	Commercial Frontage	135, 137-139 Crown Street	Part of Lots 1 DP 603751 & Lot 1 DP 546698	Local	Crown Street Façade and front 6m of buildings.	61102
6.	Wollongong	Commercial Frontage	179-189 Crown Street	Part of Lots 1 DP 805952, Lot 1 DP 77246, Lot 1 DP 75289	Local	Crown Street Façade and front 6m of buildings.	61103
7.	Wollongong	Commercial Frontage	98-102 Crown Street	Part of Lots 1 DP 163231, Lot 1 DP 657047	Local	Crown Street Façade and front 6m of buildings.	61106
8.	Wollongong	Kawarra Chambers Building	118-124 Crown Street	Lot 4 DP 83910	Local	Crown Street Building only	61105
9.	Wollongong	Queens Hotel Archaeological Site*	36 Harbour Street	Lot 5 DP 16847 & Lot 9 DP 712317	Local	Site Boundary	61101
10.	Wollongong	Former Berlei Building	43-47 Denison Street	Lot 32 & 33 Sec 4 DP 1258	Local	Significant front elements of built form	61095
11.	Wollongong	Federation House	3 Hercules Street	Lot 24 Sec 3 DP 1258	Local	Lot boundary	61093
12.	Wollongong	Interwar House	11 Hercules Street	Lot 20 Sec 3 DP 1258	Local	Lot boundary	61089
13.	Wollongong	Group of Commercial Buildings on Keira Street	100-120 Keira Street	Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3, DP 217310, Lot 4,5 & 6 DP 577095, Keira Street Road Reserve	Local	Built form PLUS Road Reserve in front.	61096
14.	Wollongong	Gloucester House	82-84 Kembla Street	Lot Z & Y DP 418902,	Local	Lot boundary	61099
15.	Wollongong	Marlborough Court	4 Market Place	Lot 1 DP 1127347	Local	Front building only. Exclude 1960's amenities building.	61088
16.	Wollongong	Braemar Flats	29 Smith Street	Lot 8 DP 502120	Local	Lot boundary	61090
17.	Wollongong	Kingston House	27A Smith Street	Lot 3 DP 17682	Local	Lot boundary	61091
18.	Wollongong	Pious Society of St Charles Sacred Heart Church	28 Stewart Street	Part of Lot 126 DP 596582	Local	Church building only.	61104
19.	Wollongong	Seventh Day Adventist Church	30 Victoria Street	Lot 20 Sec A DP 9874	Local	Church Building only.	61092

Table 2: List of Proposed local Heritage Items within the City Centre Heritage Study

*Items with a strikethrough are no longer being progressed following public exhibition of the City Centre Study and draft Planning Proposal and are discussed in Part 7 below.

Note: Further Heritage Inventory and Assessment Details related to the abovementioned items are provided in Appendix A of this report.

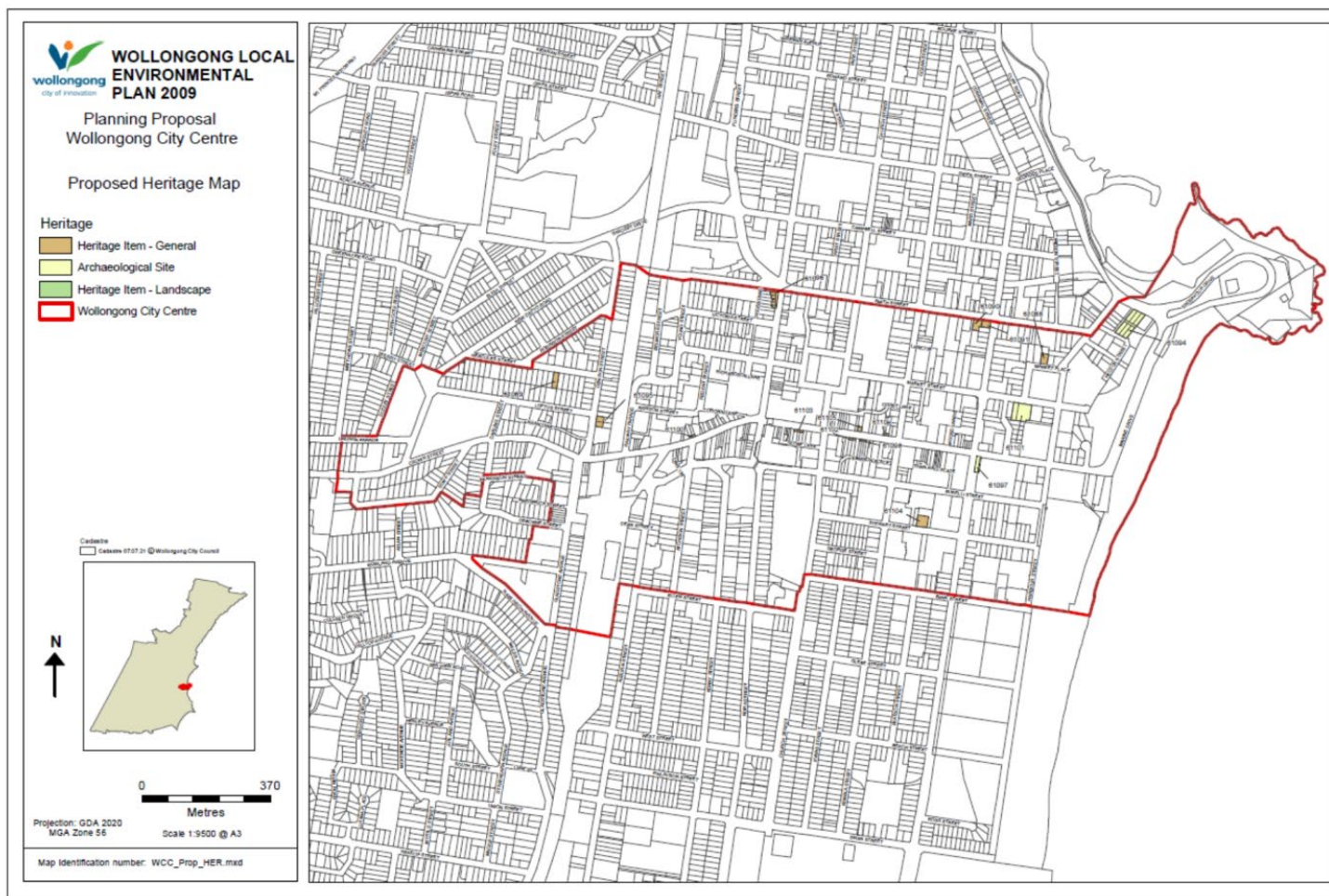


Figure 8: Map of the proposed additional heritage sites recommended for listing within this report

6.2 CHARACTER FAÇADE LISTINGS

Within the list of proposed heritage listings four sites are proposed to be progressed as Character Façade Listings. These listings identify sites where the core element of significance identified within the buildings is their architectural character as appreciated from their primary frontage. These listings are proposed to be distinguished from other heritage sites, in that the core focus of the listing would be on the retention of the street façade, and the important place of this feature in contributing to and defining the historic and unique local character aspects of Wollongong.

This alternative heritage protection approach is proposed in relation to groups of commercial buildings on Crown Street in an effort to protect the core elements of the building's significance, whilst still allowing for redevelopment and adaptation of these important main street sites. Careful design consideration would be anticipated to be provided and demonstrated as part of future development considerations.

It is noted that this approach is not considered an appropriate response to the management of most heritage sites throughout the CBD and should only be considered where the significance of a building is largely confined to its architectural character and its contribution to the street.

Sites identified within this category include sites 3, 5, 6 and 7 highlighted in blue in the tabulated list above. These sites all include groups of retail commercial buildings along Crown Street and each proposed listing covers multiple properties. In these very particular cases, the protection of the building façades, and components essential to their retention would provide a suitable heritage outcome by ensuring these buildings continue to contribute to the local character and unique streetscape of Wollongong's Main commercial area. The listings proposed for these sites cover the front 6m of the properties. This 6m is consistent with the proposed setback of additional height behind the street wall as defined in the City Centre Planning Strategy and is intended to encourage retention of the front rooms of these buildings as part of any future redevelopment.

6.3 SITES NOT RECOMMENDED FOR LISTING

As noted above, several potential heritage items that fall within the Study Area were identified for potential listing as part of the broader Wollongong Heritage Schedule Review but are not proposed to be listed as an outcome of this Study. These additional sites considered for listing included the properties listed below. The reason for these listings not being progressed is also detailed.

1. Victorian House and Shop, 10 Hercules Street (previous approval has been issued for demolition)
2. Lang's Corner, Corner Crown and Kembla Streets (Demolished - Court issued approval for demolition and reconstruction of the façade. Listing of the reconstructed façade is not proposed).
3. Kembla Chambers, 115-119 Crown Street (DA approved for redevelopment of site, including retention of the facade).
4. 1955 Dion Building, 101 Keira Street (Previous DA approval issued for demolition);
5. Former Christian Science Building, Corner Kembla & Market Streets (Art deco brick detailing has been rendered and significantly impacted on its significance and integrity); and
6. House, 93 Smith Street (Art deco brick house has since been rendered, losing significant detailing).

7.0 PUBLIC EXHIBITION OF CITY CENTRE STUDY

On 31 May 2021 Council considered a Report on the draft City Centre Heritage Study and Planning Proposal and resolved to endorse the City Centre Heritage Study and place a draft Planning Proposal on public exhibition to list the 19 potential local heritage items identified in Part 6 of this Report.

On 27 July 2021, the NSW Department of Planning, Industry and Environment (DPIE) issued a Gateway determination to enable the commencement of the exhibition. The draft Planning Proposal was exhibited from 9 August to 24 September 2021. As a result of the exhibition 28 submissions were received, including from a range of Stakeholders, State Government Agencies, affected owners and Community Members.

As an outcome of the Public Exhibition a number of changes were made to the recommendations of this Study and the City Centre Planning Proposal. A number of updates were also undertaken to the detailed State Heritage Inventory forms and Statements of Significance, including in Appendix A based on information provided in the submissions.

A detailed Post Exhibition Report to Council is scheduled for June 2022 detailing each submission and Council's response. This Study been updated to reflect the outcomes of this Report and is recommended to be endorsed by Council as part of this process to be placed on the public record as an accurate reflection of the final outcomes of the City Centre Heritage Study project.

7.1 SITES NOT PROGRESSED AS PART OF PLANNING PROPOSAL

As an outcome of the exhibition process Three (3) proposed potential heritage items have been considered inappropriate for inclusion on Schedule 5 and have been removed from the draft Planning Proposal. These include:

1. The Seventh Day Adventist Church, 50 Victoria Street (Significant modifications undertaken to site in 1960's)
2. Gloucester House, 82-84 Kembla Street (Significant modifications in 1860's and 1980's)
3. Federation House, 3 Hercules Street. (Assessment of Significance prepared for site, which does not meet criteria for local listing and LPP raised concerns due to zoning)

These items are no longer being considered by Council as potential local heritage items as part of this Study and the draft Planning Proposal has been amended accordingly.

There are now 16 proposed local heritage items within the City Centre Study Area which are recommended to be progressed to finalisation within the draft City Centre Heritage Planning Proposal, following the resolution of Council following the Post Exhibition Report which will be considered by Council in June 2022.

7.2 CHANGES TO PROPOSED CURTILAGES

Four (4) mapping amendments to the proposed LEP heritage maps are proposed to reduce the curtilage for the following item based on submissions received during the exhibition period:

1. Former Berlei Building, 43-45 Denison Street – Reduce curtilage from whole of Lot to capture more intact frontage elements of building.

2. Kawarra Chambers, 118-124 Crown Street – Minor adjustment to remove rear amenities block from curtilage;
3. Group of Shops on Keira Street, 100-120 Keira Street – Reduce curtilage to cover the built form only;
4. Caldwell's Building, 180-282 Crown Street – Reduce curtilage to front 6 metre façade listing only

These changes are detailed in Table 2 and the updated curtilage maps are included within Appendix A for each relevant item.

8.0 RECOMMENDATIONS

The following actions and outcomes are recommended as an outcome of this Report:

1. The draft Wollongong City Centre Planning Proposal and associated Heritage Maps be progressed as an amendment to Schedule 5 of the Wollongong Local Environmental Plan 2009 for the listing of 16 new local items within the City Centre Study Area.
2. Mechanisms for clearly acknowledging building facades which contribute to the unique local character of Wollongong CBD and its precincts be further considered to allow for management of redevelopments on identified character sites which lack broader Heritage values and significance.
3. The "Special Character Areas" and specific controls within the City Centre Chapter of the Development Control Plan, should be broadened and embedded within the Precinct Based planning considerations recommended within the Urban Design Framework in order to strengthen the controls and provide for precinct-based character conservation across the whole City Centre Study area.
4. An Historical Archaeological Zoning Plan should be developed, adopted and implemented within the City Centre DCP and/or LEP to require archaeological assessment and consideration on City Centre sites with Archaeological Potential where redevelopment is proposed.
5. A Strategic Aboriginal Cultural Heritage Study for the Wollongong Local Government Area (LGA) be developed to inform Aboriginal Cultural Heritage Assessment priorities and significant Cultural Heritage places and sites throughout the LGA, including within the City Centre Area.
6. Opportunities to partner with local Aboriginal Communities to provide for cultural awakening experiences, through art, interpretation, tours or other experiences within the City Centre should be explored and supported.
7. Consideration should be given to adding Heritage and Aboriginal Heritage Design expertise to the Design Review Panel Membership to provide a stronger focus on heritage outcomes and Aboriginal Cultural Heritage considerations in future development considerations.

9.0 CONCLUSION

Heritage management is focussed on the conservation of those things from our past that have value to current and future generations. The Wollongong City Centre is the regional capital of the Illawarra, it provides the historic focal point for early contact between local Aboriginal Communities and for the development of Wollongong. This is evidenced in the remaining street grid of the earliest formalised town in the region and the evolution of its development into one of Australia's largest cities.

The recommendations and conclusions of the Wollongong City Centre Study, including the Public Spaces Public Life Report and the Urban Design Framework have clearly identified the importance of Wollongong's unique local heritage as a critical component of its unique identity and character. Further acknowledgement of important historic sites, and places of heritage significance is therefore critical to the management of Wollongong as a place which will invite and attract people into the future. The importance of this character, and the retention of key aspects of our history, as well as sites and buildings which the community value are core to the ability of the planning controls to ensure retention of the highly valued aspects of the City's character and history.

Whilst the existing Heritage Schedule includes a wide range of heritage sites located within the study area, this report has identified a range of gaps in the current list and recommends a range of sites proposed to be listed in the Wollongong Local Environmental Plan 2009. These sites attempt to fill gaps in the existing heritage schedule and include sites related to key historic themes acknowledged as being under-represented in the schedule.

It is further acknowledged that this Report does not attempt to fill all the identified gaps and further work is required. This should be led by the local Aboriginal Community to identify, investigate and (where appropriate) record sites within the City Centre which have Aboriginal Cultural Heritage significance or shared heritage values connected with the Aboriginal community.

The recommendations of this report should be adopted and implemented in the progression of the Wollongong City Centre Planning Review to ensure that those places which provide evidence of the significant aspects of our past are available for our children and our children's children to experience in the future.

9.0 REFERENCES

Gehl Architects, McGregor Coxall & Wollongong City Council (2016) *A City for People: Wollongong Public Spaces Public Life*, City Centre Planning Study.

Irving, Robert (2001) *Twentieth Century Architecture in Wollongong*, Wollongong City Council.

Kass, Terry (2010) *Thematic History of the City of Wollongong*, Prepared for Wollongong City Council.

Popovic, Zoran (2012-2019) Unpublished Draft Heritage Significance Assessments for various sites prepared as part of the Wollongong Heritage Schedule Review Project.

Thom, L & Walker, M (2007): *Wollongong Migration Heritage Places Study*, Prepared for Wollongong City Council and the Migration Heritage Project Inc.

Wollongong City Council, Architectus & Andrew Burns Architects (2020): *Wollongong City Centre Urban Design Framework*, City Centre Planning Study.

APPENDIX 1: Summary Significance Assessments for Proposed New Heritage Items

Note: The following Inventory forms have been prepared with input from draft inventory data prepared by Zoran Popovic, Council's former Heritage Advisor though these have been amended and added to by Council's Heritage officers.


Item 1

Item Name: Archaeological Site of Old Wollongong Gaol*		SHI Number: 5063627
Location: 84—88 Cliff Road and 3-7 Hector Street, Wollongong		Assessed Significance: Local
Item Type: Archaeological - Terrestrial	Group: Law Enforcement	Statement of Significance: The site of the old Wollongong Gaol is considered to be of historical and technical significance at a local level. Surviving remains associated with Wollongong Gaol would be a rare archaeological resource dating from 1859. The site is an important part of the history of Wollongong for its role in enforcing law and order and as a central feature of the Government Reserve, which retains the 1858 Old Wollongong Courthouse. The remains of the old Wollongong Gaol, its workshops, outbuildings and associated artefacts, have the potential to contribute significantly to our knowledge of prison practices, prisoners and prison staff. Despite extensive disturbance to the site, archaeological remains of the Gaol have been found to be retained beneath more recent development and are anticipated to survive throughout the proposed listed area.
Category: Prison		
Owner: Multiple Owners		
Historic Themes: National - Peopling State - Convict Local – Settling Illawarra National - Governing State – Law and Order Local – Prisons of the Illawarra		
Photograph: Archaeological Site*		





Item 2

Item Name: Archaeological Remains of the Cricketer's Arms Hotel*		SHI Number: 5066553
Location: Road Reserve, south east corner Crown and Keira Street Wollongong (adjacent to 31 & 16 Crown and Burelli Streets, Wollongong)		Assessed Significance: Local
Item Type: Built	Group: Recreation and Entertainment	Statement of Significance: The archaeological remains of the former Cricketer's Arms Hotel are of Local significance for historical, technical and scientific reasons. The site retains extensive archaeological evidence of the Hotel Cellar and footings, along with other phases of occupation. The archaeological remains encountered by the previous excavations have yielded information which contribute to an understanding of the development of Lower Crown Street and provide evidence of the phasing of development within the City. The retained (reburied) archaeological remains of the Hotel, combined with the associated collection of artefacts housed within the adjacent development site, including interpretive devices and artefact collection, represent a significant and rare assemblage, which provide significant insight into past practices in Hotel keeping and use in Wollongong. The construction of the basement at the water table, with inbuilt access to groundwater, may also offer a rare or unique opportunistic feature of Cellar design.
Category: Other – recreation & Entertainment		
Owner: Multiple Owners		
Historic Themes: National – Culture State – Leisure Local – Supplying Liquor and Accommodation in Hotels		
Photograph:		
		



Item 3

Item Name: Bank Chambers		SHI Number: 5067208
Location: 127 – 131 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: The Bank Chambers building is a good representative example of a substantial main street commercial chambers from the 1920s. The building is aesthetically pleasing in its simple and understated interwar classical style. The building responds well to its location directly opposite the Wesley Uniting Church, providing an appropriately scaled and classically balanced response to the gothic façade of the Church. The “Bank Chambers” retains a place in the unofficial financial district of Wollongong, with several bank branches historically (and to this day) surrounding the site. The building makes an important contribution to the streetscape and the City’s character and combined with its northern neighbour (the former Government Savings Bank), the Wesley Uniting Church, and other surrounding heritage items and significant character buildings, is one of a collection of buildings that contribute to the precincts unique built form character.
Category: Bank		
Owner: Private – Corporate		
Historic Themes: National - Economy State - Commerce Local – Providing Retail and Financial Services		

Photograph:






Item 4

Item Name: Caldwell's Building		SHI Number: 5067552
Location: 280-282 Crown Street Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: Caldwell's Building is significant to the local area for historic, aesthetic and social reasons. The building provides evidence of the development of the commercial centre of Wollongong in the early twentieth century and contributes to the historic character of the street. The remaining rear wings containing residences may be rare at the local level. The building provides evidence of the expansion of the commercial area of the City towards the railway station as the population of the township grew. The building has social significance for its contribution and role in supporting the Union movement, as the site of the Trade Union Hall. The building is located opposite the intersection of Atchison Street, and is visible from a significant distance from south Wollongong, contributing to its prominence. The removal of the oversized signage and first floor security grills combined with an appropriate colour scheme would assist the building in reclaiming its former place as a well-considered and substantial commercial building in the precinct.
Category: Commercial Office/Building		
Owner: Private – Individual		
Historic Themes: National - Economy State - Commerce Local – Providing Retail and Financial Services		
Photograph:		
		



Item 5

Item Name: Commercial Frontages		SHI Number: 5067210
Location: 135-139 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: A group of two (conjoined) commercial buildings typical of late federation period commercial buildings. These shops are a significant character element which demonstrate typical development of Crown Street in the 1920's. The two shops contribute to the character of the Crown Street Mall and are located within the immediate vicinity of a number of other heritage sites and significant character buildings. The Federation period detailing and windows are retained in 135 Crown Street, whilst 139 have been subject to alterations which have removed original windows and includes a colour scheme and signage which detract from the item. The significance of the buildings is limited to their streetscape contribution.
Category: Commercial Office/Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commerce Local – Providing Retail Services		
Photograph:		





Item 6

Item Name: Commercial Frontages		SHI Number: 5067201
Location: 179-189 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: The Group of three Commercial Buildings located at 179-181, 183-185 and the Taylor's Building at 187-189 Crown Street are significant to the local area as significant character buildings which contribute to the Crown Street streetscape as identifiable historic buildings. The Group demonstrates the historic development of Crown Street from the 1920's to 1950's and the continuation of these commercial activities to the present day. The buildings have aesthetic significance as a remnant group of adjoining commercial buildings which makes a major contribution to the streetscape. The significance of the group is embodied in their streetscape presentation and the proposed listing is limited to the front 6m of the subject properties.
Category: Commercial Office/Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commerce Local – Supplying Retail and Financial Services		

Photograph:





Item 7

Item Name: Commercial Frontages		SHI Number: 5067205
Location: 98-102 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: The Group of Commercial Buildings at 98-100 and 102 Crown Street are significant as historic character buildings which contribute to the unique local character of the eastern portion of Crown Street mall. The building’s demonstrate good examples of Federation commercial architecture, with parapeted shopfronts, symmetrical forms and typical classical details of the period. These shops are proposed for listing as streetscape character buildings with a listing proposed which covers the front 6m of the site only.
Category: Commercial/Office Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commercial Local - Providing Retail and Financial Services		

Photograph:





Item 8

Item Name: Kawarra Chambers		SHI Number: 5062994
Location: 118-124 Crown Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: The Kawarra Chambers building at 118-124 Crown Street is of significance for the local area for historical and aesthetic reasons and as a representative example of the increasingly rare Art Deco Commercial Architecture in the local area. The combination of face brickwork with rendered detailing is typical of the era, but is well executed with vertical detailing in a symmetrical assemblage. The building’s form responds well in scale, proportion and symmetry to the adjacent Methodist Church, to which it has a strong association. Kawarra Chambers was commissioned by Walter Staff, who was heavily involved in the Methodist Church. The building provides evidence of Wollongong’s evolution from a country town to a regional centre in the Interwar period. The Kawarra Chambers building is readily identifiable as part of the Interwar period historical building stock of the area and forms part of a group of significant historic buildings within the precinct which contribute to the local character in a positive manner. The building has some significant cracking through the window lintels, and has been altered below the awning (shopfronts) but retains an ability to demonstrate the historic and aesthetic values at a level which warrants conservation.
Category: Commercial/Office/Building		
Owner: Private – Corporate		
Historic Themes: National - Economy State - Commerce Local – Providing Retail Services		

Photograph:





Item 9

Item Name: Archaeological Site of Queens Hotel*		SHI Number: 5067553
Location: Part of 24 Crown Street		Assessed Significance: Local
Item Type: Archaeological – Terrestrial	Group: Recreation and leisure	Statement of Significance: The archaeological site of the Queen's Hotel is of significance to Wollongong for historic, associative and scientific reasons. The Hotel is documented in early newspaper clippings as holding a central place in community life in Wollongong for a significant period of time. As evidenced by the substantial visible surface remains of the western stone wall of the hotel, exposed within a gravel parking area, and given the known historical development of the site as a major hotel, the site is considered highly likely to retain extensive intact archaeological evidence of the former Queen’s Hotel. The site is located at the core of the historic Township, adjacent to Market Square and may contain evidence of the earliest phases of Development in the Township. The site is associated with Robert Haworth, an influential property owner and member for state parliament, and includes the site utilised as a temporary Telegraph Office in the 1860's. Any archaeological remains encountered by future excavations on the site have a high potential to provide information which can contributed to an understanding of the early development of Wollongong and to reveal artefacts that tell the story of life in the earliest phase of the settlement. The archaeological evidence may also reveal insights into the re-use of the Hotel as the “Queens Flats” following the closure of the Hotel.
Category: Recreation and leisure - other		
Owner: Religious Organisation		
Historic Themes: National - Economy State - Commerce Local – Supplying liquor and accommodation in hotels		

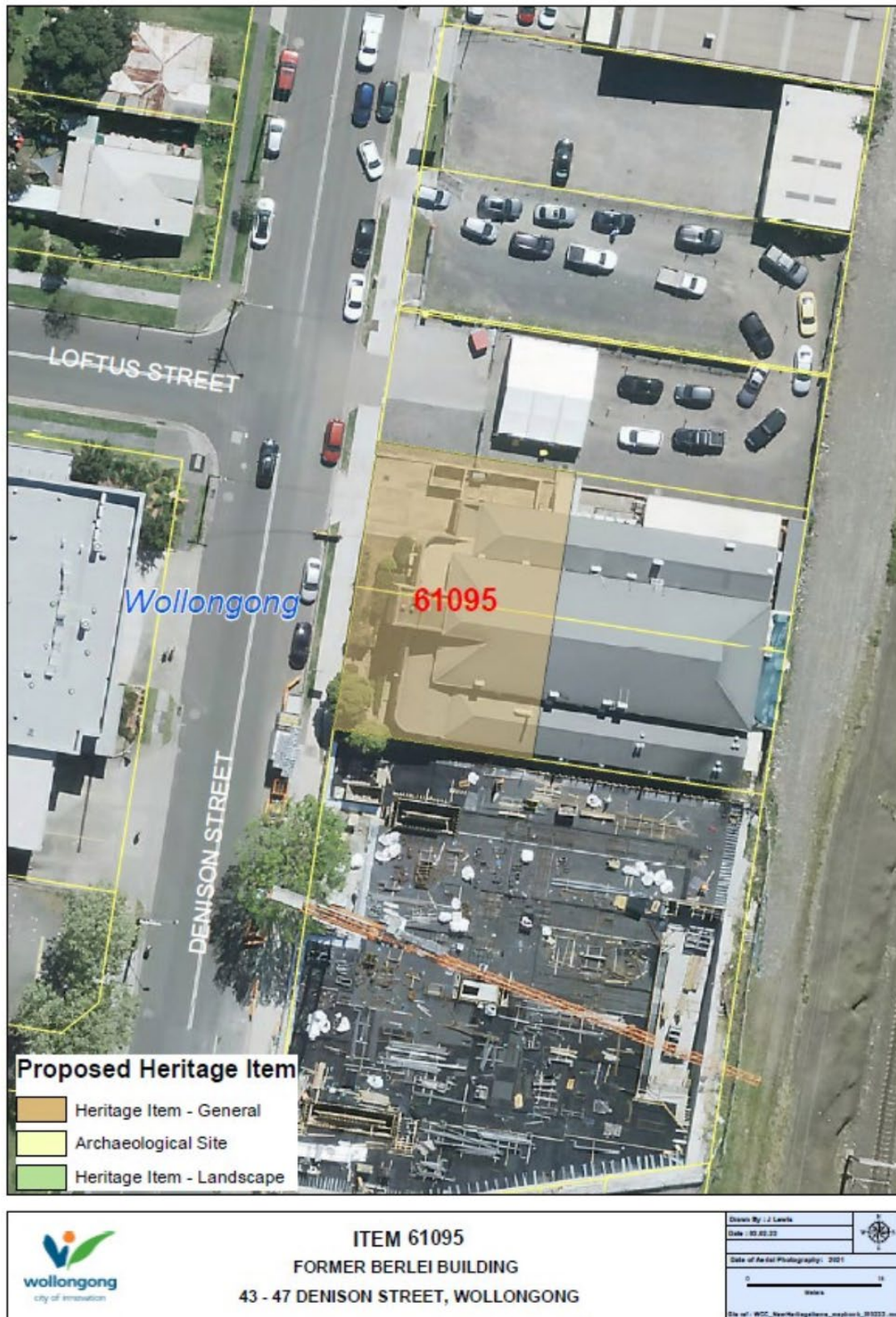
Photograph:





Item 10

Item Name: Former Berlei Building		SHI Number: 5063742
Location: 43 – 47 Denison Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Manufacturing and Processing	Statement of Significance: The former Berlei Building is a good representative example of the numerous clothing factories established in the post-World War II period in Wollongong. These factories were established as part of a government incentivised program to decentralise industry and provide employment opportunities for migrant women who had been drawn to Wollongong with their husbands who had taken up employment opportunities in the Steel works and coal mining industry. The Berlei Clothing Factory is significant for the role it played in providing employment for women, including migrant women in particular. The building has associations with Fred and Arthur Burley founders of Berlei Corset and Brassiere Manufacturers, and well known for community philanthropy. The building is a good example of the architectural style known as Functionalist; with Modernist references (Wollongong's Migration Heritage Places Study, 2007)
Category: Textile Mill		
Owner: Private - Corporate		
Historic Themes: National – Economy State – Industry Local – Working in Workshops, Mills or Factories National – Peopling State – Migration Local – Diversifying the Community		
Photograph:		
		



Item 11

Item Name: Interwar House		SHI Number: 5062931
Location: 11 Hercules Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (House)	Statement of Significance: The house at 11 Hercules Street is of significance to the local area for its historic value, aesthetic qualities, and as a good representative example of Interwar cottages in the local area. The house, constructed in 1939 just prior to World War II, is built of cream brick with red brick features, and includes a unique chimney design, curved brick features and variegated roof tiles and is a good and locally representative and increasingly rare example of the Interwar Old English style of architecture in Wollongong. The house is an aesthetically pleasant and important element in the streetscape, particularly given its integrated gardens and retaining walls. The integrity of the fabric presents as high when viewed externally.
Category: House		
Owner: Private – Individual		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local – Housing in villages and subjects		

Photograph:





Item 12


Item Name: Group of Commercial Buildings on Keira Street		SHI Number: 5067199
Location: 100-120 Keira Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: The Group of Commercial Buildings at 100-120 Keira Street, are significant to the history of the Wollongong area as they represent a fine example of a group of shop, many with residences above, dating from the early 1900's. The shops have been well retored and provide a rare and unique example of a historic row of shops in the City. Each shop also has its own, individual aesthetic value, enhanced by their collective presentation.
Category: Commercial Office/Building		
Owner: Multiple Owners		
Historic Themes: National - Economy State - Commerce Local - Supplying Retail and Liquor Services		

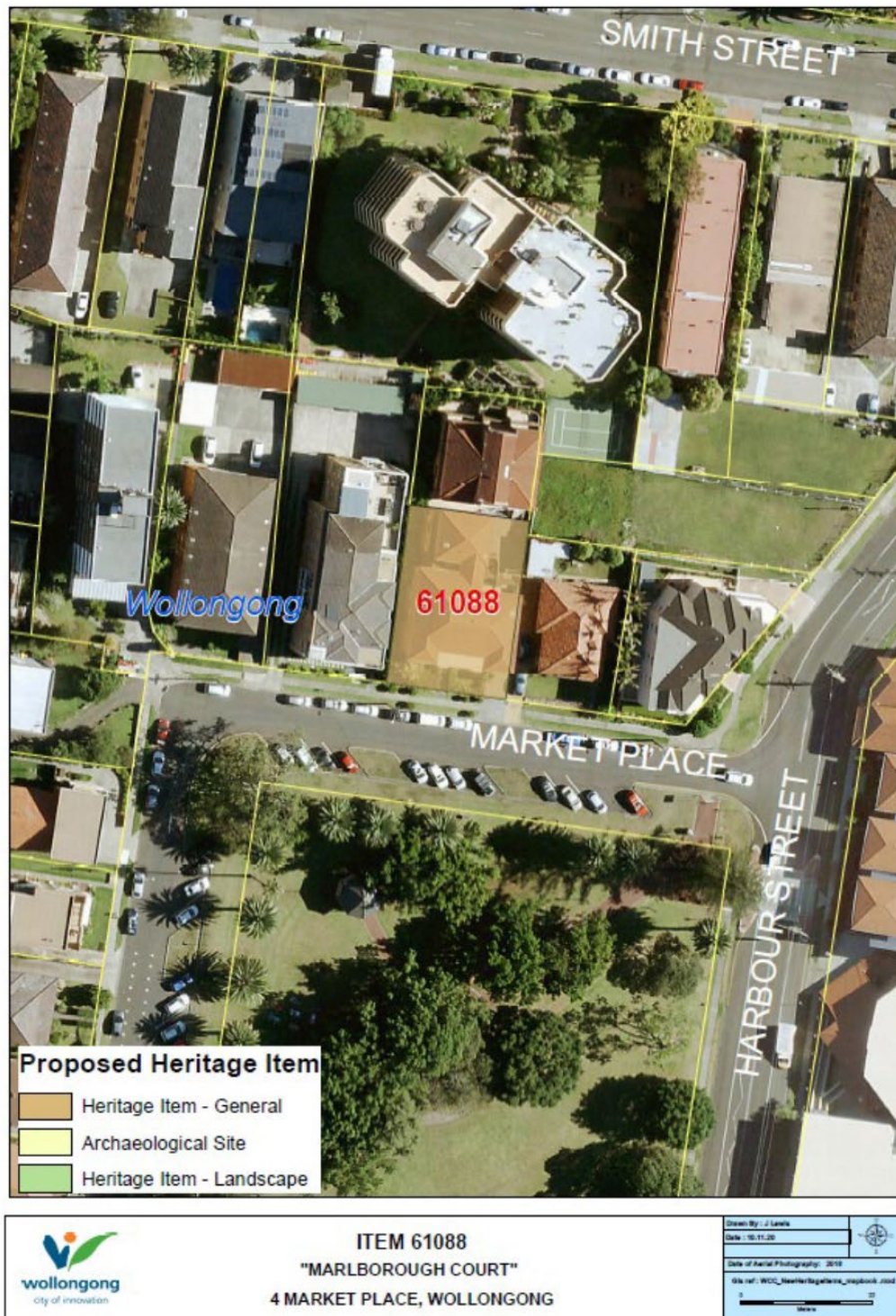
Photograph:






Item 13

Item Name: "Marlborough" Court		SHI Number: 5063290
Location: 4 Market Place, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (Private)	Statement of Significance: The residential flat building at 4 Market Place is of significance for Wollongong for its historic and aesthetic values and as a locally representative example of an Inter-war residential flat building with influences of Mediterranean architecture. The building is readily identifiable as part of the historic building stock in the area and is an important element in the streetscape. Its fabric demonstrates development from a period of rapid economic growth in Wollongong gained due to prosperous expansion of local industry, and provides evidence of the emergence of medium-density housing in the period after WWI. The Flats at 4 Market Place provide evidence of the Interwar Period tastes and styles in architecture of collective residences and of the shift towards residential flats during the period as Wollongong's population expanded and a housing shortage began. The aesthetic qualities of this building demonstrate aspirations of the lower middle class and professionals in the first half of the 20th Century. The surviving fabric retains ability to interpret historical themes and the integrity presents as high when viewed from publicly accessible areas.
Category: Block of Flats		
Owner: Private Individual		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local – Urban Development		
Photograph:		
		



Item 14

Item Name: "Braemar" Flats		SHI Number: 5062997
Location: 29 Smith Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (Private)	Statement of Significance: The block of flats at 29 Smith Street known as "Braemar" are of significance for the local area for historical, aesthetic and reasons of representativeness. These flats provide evidence of the Interwar Period tastes and styles in architecture and of the movement towards residential flats in response to increasing population in the area and a shortage of available housing. The building's polychromatic brickwork, and subtle art deco detailing, particularly in the stepped brickwork and vertically emphasised window and door features at the entry vestibule, and matching double chimney stacks provide a simple yet striking assembly. The building is a fine and increasingly rare example of a well executed residential flat building in the City Centre. The integrity of fabric presents as high when viewed from publicly accessible areas. This building and its immediate neighbour (No. 27A), provide a pair of interwar residential flats in related but differing architectural styles.
Category: Block of Flats		
Owner: Multiple Owners		
Historic Themes: National - Settlement State - Towns, Suburbs and Villages Local – Urban Development		
Photograph: 		




Item 15

Item Name: "Kingston" House		SHI Number: 5062996
Location: 27A Smith Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Building (Private)	Statement of Significance: <p>The Kingston House block of flats at 27A Smith Street is of significance in the local area for historic and aesthetic reasons, as a good representative example of an inter-war residential flats building. This building and its immediate neighbour (No. 27), provide a pair of interwar residential flats in related but differing architectural styles. The polychromatic brickwork and pronounced entry vestibule, along with the scale, setback and proportions of the building relate well with the adjacent "Braemar" building. The surviving fabric retains the ability to interpret historical themes and the integrity of the building fabric presents as high when viewed from publicly accessible areas.</p>
Category: Block of Flats		
Owner: Multiple Owners		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local - Urban Development		
Photograph:		
		



Item 16

Item Name: Sacred Heart Church, Pious Society of St Charles		SHI Number: 5063019
Location: 28 Stewart Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Religion	Statement of Significance: The Sacred Heart Church, also known as the "Pious Society of St Charles Church", is of significance to the local area for historic, aesthetic and social reasons and for its associations with the local Italian Community. The building is a relatively rare example of Roman Catholic church in the Illawarra built in the 1960s Modernist style of architecture and is representative of churches of that style and date. This church, founded by the Scalabrini Fathers as a war memorial to Italian servicemen and women who lost their lives in the great wars, has great significance to many local Italian migrant families. The building, located in the densely developed urban setting, is a local landmark and demonstrates the influence of migrant communities in the diversification of religious ceremonies and faith in the City. The church is an associated place, in heritage terms, with the Church of the Immaculate Conception in Unanderra which was also founded by the Scalabrini Fathers.
Category: Church		
Owner: Religious Organisation		
Historic Themes: National - Culture State – Religion Local - Observing Religious Practices National – Peopling State – Migration Local – Diversifying the Community		
Photograph:		
		




ITEMS NOT BEING PROGRESSED

See Part 7 for Discussion


Item 1: Not Being Progressed

Item Name: Federation House		SHI Number: 5063293
Location: 3 Hercules Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Residential Buildings (Private)	Statement of Significance: The house at 3 Hercules Street is of significance to Wollongong for historic and aesthetic reasons and as a representative example of fine vernacular Federation period residential architecture in the area. The house is readily identifiable as part of the historic building stock and contributes to the streetscape as an important character element. Architecturally, it is a good example of a simple Federation period house set within a typical curtilage allotment. This house displays a high degree of integrity for this period of construction when viewed from the street.
Category: House		
Owner: Private – Individual		
Historic Themes: National - Settlement State - Towns, Villages and Suburbs Local – Housing in villages and suburbs		
Photograph:		
		

Item 2: Not Being Progressed

Item Name: Gloucester House		SHI Number: 5067212
Location: 82-84 Kembla Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Commercial	Statement of Significance: "Gloucester House" is of significance for the local area of Wollongong for historic and aesthetic reasons, and as a representative example of a retail commercial building with residential flats upstairs. Gloucester House has been in use as commercial premises for over 80 years. The building has locally rare design features including a setback to the first floor residential apartments with incorporated parapeted balcony above the shopfronts. The building is a simple, yet pleasant and well harmonised form which contributes to the surrounding area as a different and rare design approach to 'shop top' architecture. The building demonstrates typical design, aesthetics, and tastes in the "stripped classical" architectural style applied on a small commercial building of the interwar period.
Category: Commercial/Office Building		
Owner: Private - Individual		
Historic Themes: National - Settlement State – Town, suburbs and villages Local - Urban Development		
Photograph:		
		

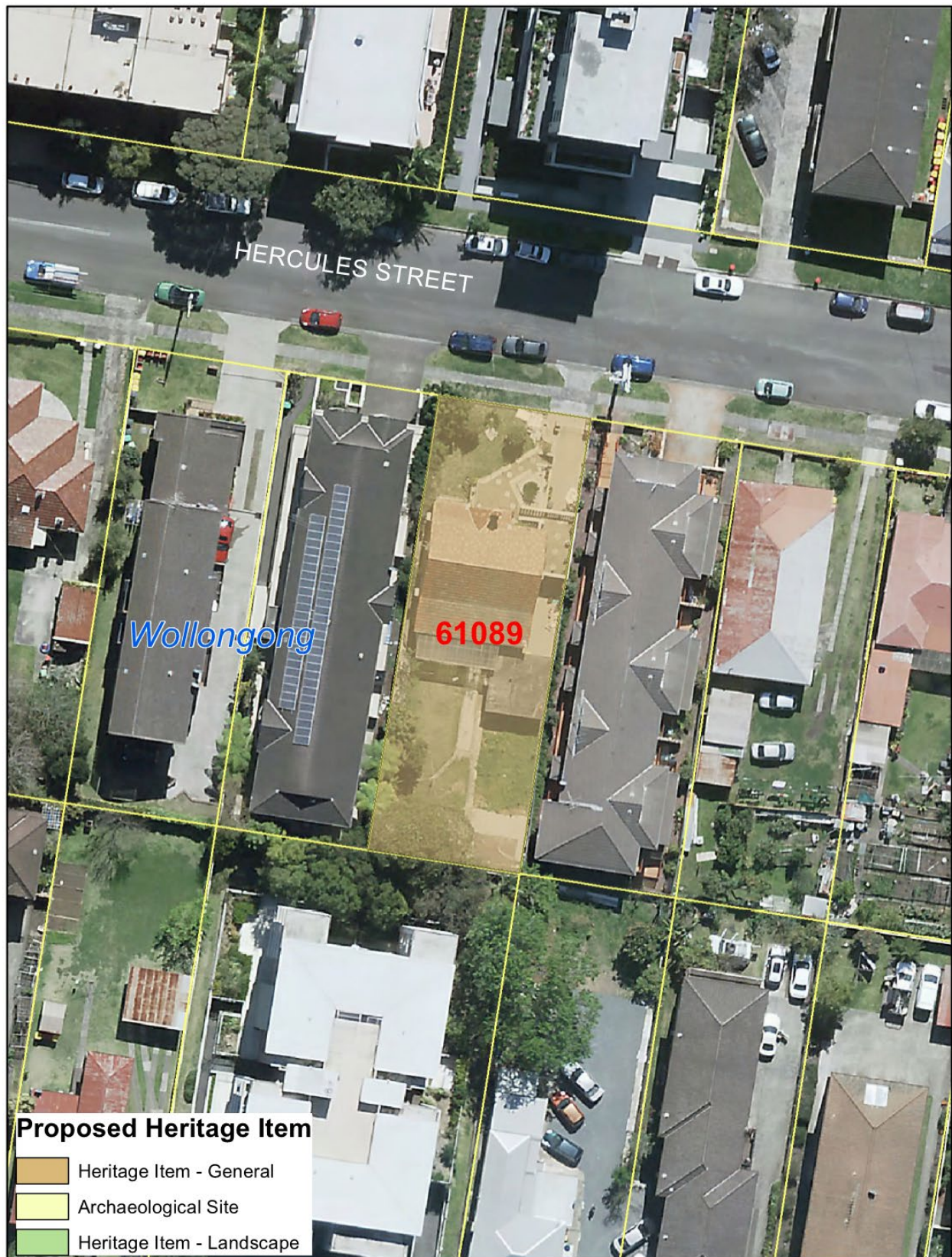
Item 3: Not Being Progressed

Item Name: Seventh Day Adventist Church		SHI Number: 5062924
Location: 30 Victoria Street, Wollongong		Assessed Significance: Local
Item Type: Built	Group: Religion	Statement of Significance: The Seventh Day Adventist Church is of significance for the local area for historical, aesthetic, social and reasons of rarity and representativeness. The church building is a relatively rare example of a face-brick church built during the Second World War, and representative of the churches of that period. The church, designed by Pastor Royal Brandstater, is a fine example of the application of Art Deco styling to a church building, and with some significant variations from the main stream of design in that style. The site is important for the local community that have congregated in the building since 1941 and the building is a local landmark.
Category: Church		
Owner: Religious Organisation		
Historic Themes: National - Culture State - Religion Local – Observing Religious Practices		
Photograph:		
		



Proposed Heritage Item

- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape









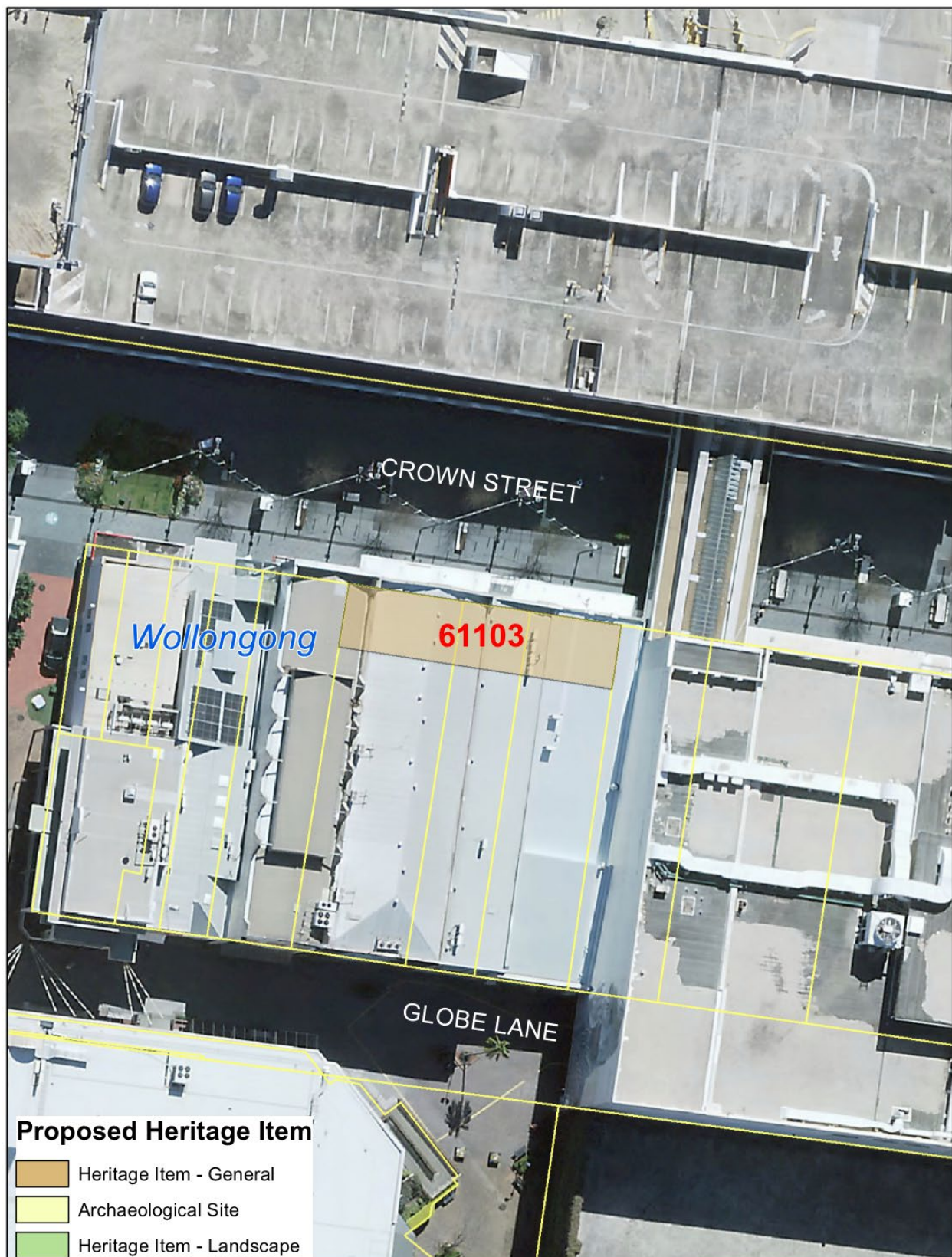




Proposed Heritage Item

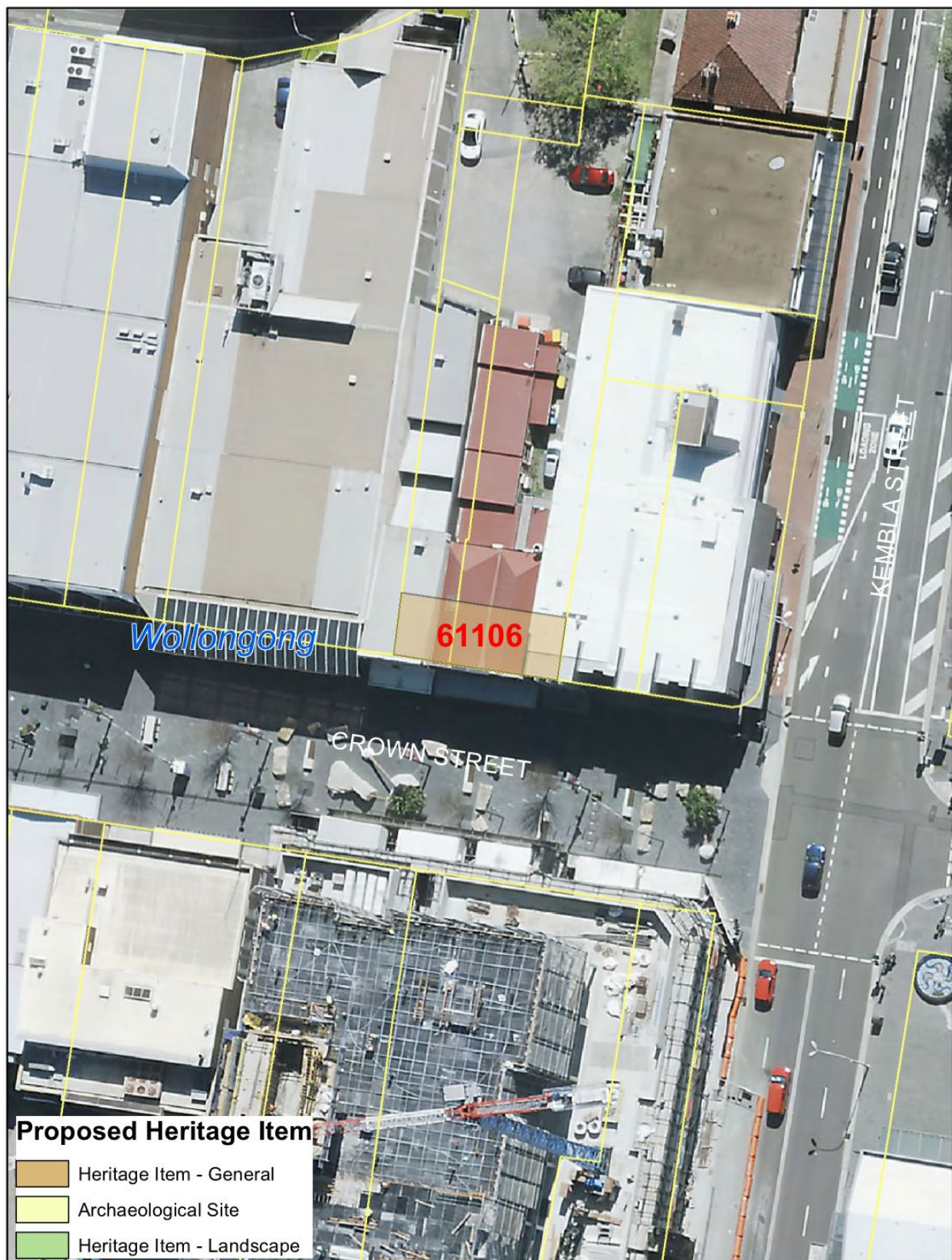
- Heritage Item - General
- Archaeological Site
- Heritage Item - Landscape



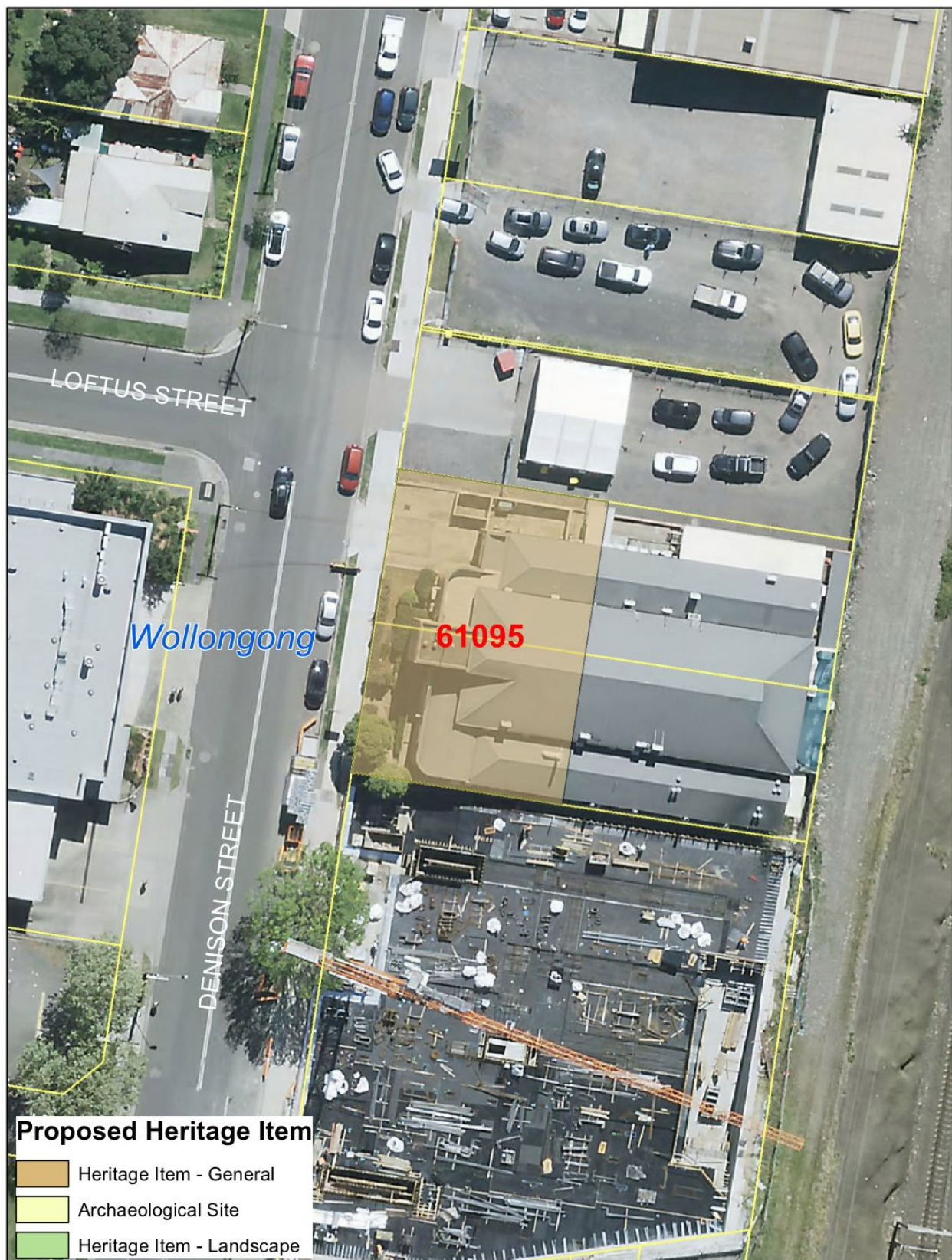
















ITEM 5

POST EXHIBITION - REVISED DRAFT PLANNING PROPOSAL - 117 DARKES FOREST ROAD, DARKES FOREST

On 10 May 2021, Council resolved to seek a new Gateway Determination for the revised draft Planning Proposal and to exhibit for 28 days, following resolution of some matters. The Planning Proposal seeks to facilitate the adaptive reuse of the former mine site as a cider processing facility with complementary uses.

The draft Planning Proposal was exhibited from 1 December 2021 to 31 January 2022. Four submissions were received. This report discusses the issues raised in the submissions. It is recommended that Council progress the draft Planning Proposal to finalisation.

RECOMMENDATION

- 1 The Planning Proposal for 117 Darkes Forest Rd, Darkes Forest (Lot 86 DP 752054) be progressed to finalisation, through an amendment to the Wollongong Local Environmental Plan 2009 to -
 - a Rezone parts of Lot 86 DP 752054 (the areas surrounding the existing dwelling and mine-related infrastructure) from C2 Environmental Conservation to C3 Environmental Management (Attachment 2) with a Maximum Building Height of 9m
 - b Include Artisan food and drink industry in Schedule 1 Additional Permitted Uses for the northern part Lot 86 DP752054 within the C3 Environmental Management zone and waste-water treatment management on the southern part Lot 86 DP752054 within the C3 Environmental Management zone.
- 2 The final Planning Proposal be referred to the NSW Department of Planning and Environment for the making of arrangements for drafting to give-effect to the final proposal.
- 3 The General Manager will thereafter proceed to exercise delegation as issued by the NSW Department of Planning and Environment under Section 3.36 of the Environmental Planning & Assessment Act 1979 (NSW), in relation to the final proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 Site Location
- 2 Proposed Zoning Map

BACKGROUND

In 2016, a draft Planning Proposal request was submitted for 117 Darkes Forest Rd, Darkes Forest (Attachment 1). The site is zoned C2 Environmental Conservation under Wollongong Local Environmental Plan (LEP) 2009 and contains a dwelling house, as well as buildings and infrastructure associated with its former use as the Darkes Forest Mine (operational from 1971 to 1991). The draft Planning Proposal aims to facilitate the adaptive reuse of the former mine site as a cider processing facility. The submitted proposal suggests the proposed use will be complementary to the nearby Glenbernie Orchard. It is understood however, that there is no formal agreement between the owners of the two sites.

The northern portion of the site contains buildings and infrastructure (such as car parks and oxidation lagoons) associated with its former use as the Darkes Forest Mine. It also forms part of the Woronora River and Sydney Drinking Water Catchment, managed by Water NSW. The southern part of the property contains a dwelling house, areas of Coastal Upland Swamp - an Endangered Ecological Community (EEC) and is bounded by the Dharawal State Conservation Area to the south.

On 8 May 2017, Council resolved to support the overall intent of the proposal, as well as the recommendation that a partial rezoning of the site from C2 Environmental Conservation to C3 Environmental Management be considered, alongside specific additional permitted uses in Schedule 1 of Wollongong LEP 2009 and the maximum building height of 9m. The resolution also required the applicant to undertake additional investigations, prior to exhibition.

The Department of Planning, in July 2017, issued a Gateway Determination requiring additional studies and agency consultation prior to exhibition. As a consequence of the additional studies, agency consultation, and the introduction of a new definition for artisan food and drink premises, the draft Planning Proposal was revised.

On 19 March 2021, the revised draft Planning Proposal request was referred to the Wollongong Local Planning Panel for advice prior to reporting to Council. The Panel advised that the proposal has demonstrated strategic and site-specific merit and the proposed instrument should be submitted for a Gateway Determination after satisfactorily addressing State Environmental Planning Policy (Koala Habitat Protection) 2021.

On 10 May 2021, Council considered a further report on the proposal and resolved that -

- 1 *A revised draft Planning Proposal be prepared for 117 Darkes Forest Road, Darkes Forest (Lot 86 DP 752054) and submitted to NSW Planning, Industry and Environment for a Gateway Determination, proposing to –*
 - a *Amend Schedule 1 Additional Permitted Uses of Wollongong Local Environmental Plan to include artisan food and drink premises on the northern part of the property*
 - b *Rezone parts of Lot 86 DP 752054 (the areas surrounding the existing dwelling and existing mine-related infrastructure) from E2 Environmental Conservation to E3 Environmental Management.*
- 2 *Should the Gateway Determination be granted, the draft revised Planning Proposal be exhibited for a minimum period of 28 days.*
- 3 *The NSW Department of Planning, Industry and Environment be requested to issue authority to the General Manager to exercise plan making delegations.*
- 4 *During the exhibition period, consultation be undertaken with the following agencies –*
 - a *NSW Department of Planning, Industry and Environment, Energy and Science.*
 - b *NPWS.*
 - c *Endeavour Energy.*
 - d *Water NSW.*
 - e *Transport for NSW.*
 - f *NSW Rural Fire Service.*
 - g *Illawarra Local Aboriginal Land Council.*
 - h *Environmental Protection Authority.*

Exhibition occurred from 1 December 2021 and concluded on 31 January 2022, being extended due to the Christmas / New Year period. Four submissions were received. This report addresses the issues raised in submissions during the exhibition period.

PROPOSAL

The revised draft Planning Proposal seeks to facilitate redevelopment of the former mining infrastructure and the site as an *artisan food and drink industry* with complementary uses.

The revised draft Planning Proposal seeks the -

- 1 Partial rezone of the Lot 86 DP 752054 from C2 Environmental Conservation to C3 Environmental Management, with a Maximum Building Height of 9m.
- 2 An amendment to Schedule 1 – Additional Permitted Uses of Wollongong LEP 2009 to include *artisan food and drink industry* as an additional permitted use (with consent) for C3 Environmental

Management zoned land on the northern part of the site, and waste-water treatment management on the southern part of the site within the C3 Environmental Management zone (Attachment 2).

This will enable the small-scale reuse and adaptation of the former mine buildings on the site. The partial rezoning of the area surrounding the existing dwelling (southern side of the site) will also enable (subject to development assessment) *bed and breakfast accommodation*, as defined in the Wollongong LEP 2009. The retention of the site's environmental zoning ensures that any future development application will need to have regard to the site's ecological values and protect, maintain and/or improve the environmental outcomes at the site.

Permissibility

The subject site is currently zoned C2 Environmental Conservation under the Wollongong LEP 2009, and *artisan food and drink industries* are not permissible.

The proposal, therefore, requires partial rezoning of the site to C3 Environmental Management, and an amendment to Schedule 1 – Additional Permitted Uses of the Wollongong LEP 2009, to proceed. *Bed & breakfast accommodation* is permissible in C3 Environmental Management zoned land.

Zone	Land Uses Permitted with consent under WLEP2009	
C2 Environmental Conservation	Environmental facilities; Environment protection works; Extensive agriculture; Oyster aquaculture; Recreation areas	
C3 Environmental Management	Animal boarding or training establishments; Building identification signs; Community facilities; Environmental facilities; Extensive agriculture; Farm stay accommodation; Home-based child care; Pond-based aquaculture; Roads; Tank-based aquaculture	Bed and breakfast accommodation; Business identification signs; Dwelling houses; Environmental protection works; Farm buildings; Forestry; Oyster aquaculture; Recreation areas; Secondary dwellings;

The adaptation and reuse of the existing mine infrastructure for cider production has strategic merit and could offer several economic and social benefits, including new local employment opportunities and a new tourist destination in the Illawarra.

Further, the proposed revised partial rezoning and Schedule 1 amendment are consistent with the development and zoning pattern along Darkes Forest Road. The proposal also aligns with the findings of the Darkes Forest Local Environmental Study 2007, whereby areas being utilised for rural purposes (e.g. the orchard) are zoned C3 Environmental Management, and bushland areas are zoned C2 Environmental Conservation. The proposal achieves an appropriate balance between protecting the site and the surrounding catchment's environmental values whilst allowing for limited development, in previously disturbed areas.

REQUIREMENTS FOR FUTURE DEVELOPMENT APPLICATIONS (DA)

- Detailed Site Investigations and contamination information.
- Address avoidance and mitigation measures for *Pultenaea aristata* under both the NSW Biodiversity Conservation Act 2016 (BC Act) and Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- Any future DA may have to consider the previous land uses (i.e. mining and the oxidation ponds) and how existing contaminants from these uses will be managed.
- Council will require two separate wastewater management reports, one for domestic wastewater and the second for brewery wastewater.
- Recycling of grey water and where possible brewery wastewater is encouraged.
- Asset Protection Zones (APZs) cannot encroach into the C2 Environmental Conservation zones .

CONSULTATION AND COMMUNICATION

The revised draft Planning Proposal was exhibited between 1 December 2021 and 31 January 2022, in accordance with the Community Participation Plan. The exhibition was advertised through -

- Council's website, in the Illawarra Mercury and Advertiser newspapers, and in the 2508 Newsletter.
- Copies of the suite of documents were available for viewing on Council's website, in Wollongong and Helensburgh libraries, and at Council's Customer Service Centre in the Administration Building, Wollongong.
- Letters sent to all landowners and residents in Darkes Forest.
- Letters were sent to the agencies identified in Council's resolution.

The 'Join the Conversation' page on Council's website was viewed by 83 people.

The NSW RFS, NPWS, Endeavour Energy and TfNSW responded to the notification, but did not raise any issues.

Submissions were received from the following –

- 1 Water NSW
- 2 NSW Department of Planning and Environment – Biodiversity & Conservation Division
- 3 A resident of Helensburgh
- 4 Consultant on behalf of Glenbernie Orchard.

The table below notes the issues raised during the public exhibition of the draft revised planning proposal -

Submitter	Issue Raised	Comment
WaterNSW	Council to confirm with us that any ancillary uses to the B&B (e.g. wastewater treatment areas, APZs) will be contained in the C3 zoned area or otherwise be permissible in the C2 zoned areas. If not permissible in the C2 zoned area, a broader C3 may need to be considered as was earlier proposed. This would also reduce pressures on uses being focused in the SDWC in the east of the southern portion of site.	<p>The waste water treatment mounds must be located within the C3 zoned area, outside of the SDWC. The applicant will need to demonstrate that this is achievable in a future development application.</p> <p>WaterNSW advised on 17 May 22 that the C3 zoning configuration in the southern portion of the site appears broad enough to include</p>

Submitter	Issue Raised	Comment
		the ancillary uses required for the proposed B&B. There is no objection to the Proposal proceeding.
WaterNSW	Council to confirm with us and demonstrate to WaterNSW's satisfaction how the Planning Proposal will ensure that the <i>commercial</i> wastewater transfer, treatment and disposal will be permissible in the C2 zone in the western areas of the southern portion of the site which is located outside the SDWC.	<p>The waste water treatment mounds must be located within the C3 zoned area and outside of the SDWC. The applicant will need to demonstrate that this is achievable in a future development application.</p> <p>The Artisan Food and Drink Industry is proposed to be included as a Schedule 1 amendment. WaterNSW advised on 17 May 22 that there is no objection to the Proposal proceeding.</p>
WaterNSW	To facilitate the Bed & Breakfast and justify the configuration of the C3 zoning in the south, provide supplementary information on the nature and location of proposed effluent management measures, APZs, and stormwater management measures, and to ensure that there is no contamination risk to the site from past mining activities and related effluent disposal.	<p>Council's Bushfire specialist has confirmed that the APZs are satisfactory.</p> <p>Development assessment of any future bed and breakfast proposal at the site will ensure that the proposal complies with the current planning policies and legislation.</p> <p>Current effluent management is via the existing ECOMAX system located to the northwest of the dwelling house and shown in the Harris report dated 9 September 2020.</p> <p>Detailed Site Investigations and contamination information are required to be submitted as part of any future DA for the site.</p> <p>WaterNSW advised on 17 May 22 that there is no objection to the Proposal proceeding.</p>
NSW Department of Planning and Environment - Biodiversity and Conservation Division	<i>The Biodiversity and Conservation Division</i> still advocates for the C2 lands to be considered for permanent conservation management via a Biodiversity Stewardship Agreement (BSA). Given the biodiversity impacts from coal activities and their need to offset, we feel the proponents (and the biodiversity) would benefit with a BSA outcome. The proponent should liaise with the Biodiversity Conservation Trust to better understand the pros/cons with establishing a BSA.	Noted.

Submitter	Issue Raised	Comment
NSW Department of Planning and Environment - Biodiversity and Conservation Division	There are a few plants, <i>Pultenaea aristata</i> , located towards the western boundary on the northern portion of the site that falls into the C3 zone. The various <i>Pultenaea aristata</i> plants on the southern site are included in the C2 zoning. The C2 zoning offers better protection for a species that is listed as Vulnerable under both the NSW and Commonwealth legislation. It is unclear why the C2 zone could not also be extended over the species on the western boundary on the northern portion of the site. Unless there is a practical reason (not currently stated in documentation) to not do so, it is recommended the C2 extend zone over the <i>Pultenaea aristata</i> in the northern portion.	The C2 zoning was chosen in consultation with Council's Environment Officer who advised that the area is significantly disturbed. The additional area of C3 in the northern portion of the site (beyond that exhibited in 2017) was included to allow for tertiary treated domestic wastewater disposal in a Wisconsin Mound, in a cleared and disturbed area. Any future development applications will be required to address avoidance and mitigation measures for <i>Pultenaea aristata</i> under both the NSW BC Act and Commonwealth EPBC Act.
Helensburgh resident	The Glenbernie Orchard is not the applicant and there is no documentation from the orchard owners to support the proposal. Potential implications of the proposal on the Glenbernie Orchard's business. The cidery would be more appropriate at the orchard.	It has been clarified that there is not a commercial agreement in place with the nearby orchard. The proposal has been assessed on its merits. The proposal has strategic merit separate from the orchard. The Orchard property is not the subject of this Planning Proposal and it is not able to be included at this late stage.
TCW Consulting on behalf of Glenbernie Orchard	The Glenbernie Orchard should be permitted equal development opportunities as this lot.	This proposal does not alter the current development potential of Glenbernie Orchard. The Orchard property is not the subject of this Planning Proposal and it is not able to be included at this late stage.

PLANNING AND POLICY IMPACT

Illawarra Shoalhaven Regional Plan 2041

In May 2021, the *Illawarra Shoalhaven Regional Plan 2041* was finalised. The updated *Illawarra Shoalhaven Regional Plan 2041* will guide strategic planning and land use decisions in the region for the next 20 years. The Plan contains 30 objectives, supported by a mix of actions, strategies and collaboration activities. The draft Planning Proposal is consistent with -

- *Objective 5: Create a diverse visitor economy* as the Planning Proposal represents a plan to protect heritage, biodiversity and agriculture to enhance cultural, agri and eco-tourism.
- *Objective 9: Promote agriculture innovation, sustainability and value-add opportunities* by allowing cider to be processed locally, replacing the need to transport and process the apples outside of the LGA.

Wollongong 2028 Community Strategic Plan

The report contributes to the delivery of Wollongong 2028 objective “There is an increase in the health and wellbeing of our community”, under the Community Goal “We have a healthy community in a liveable city”.

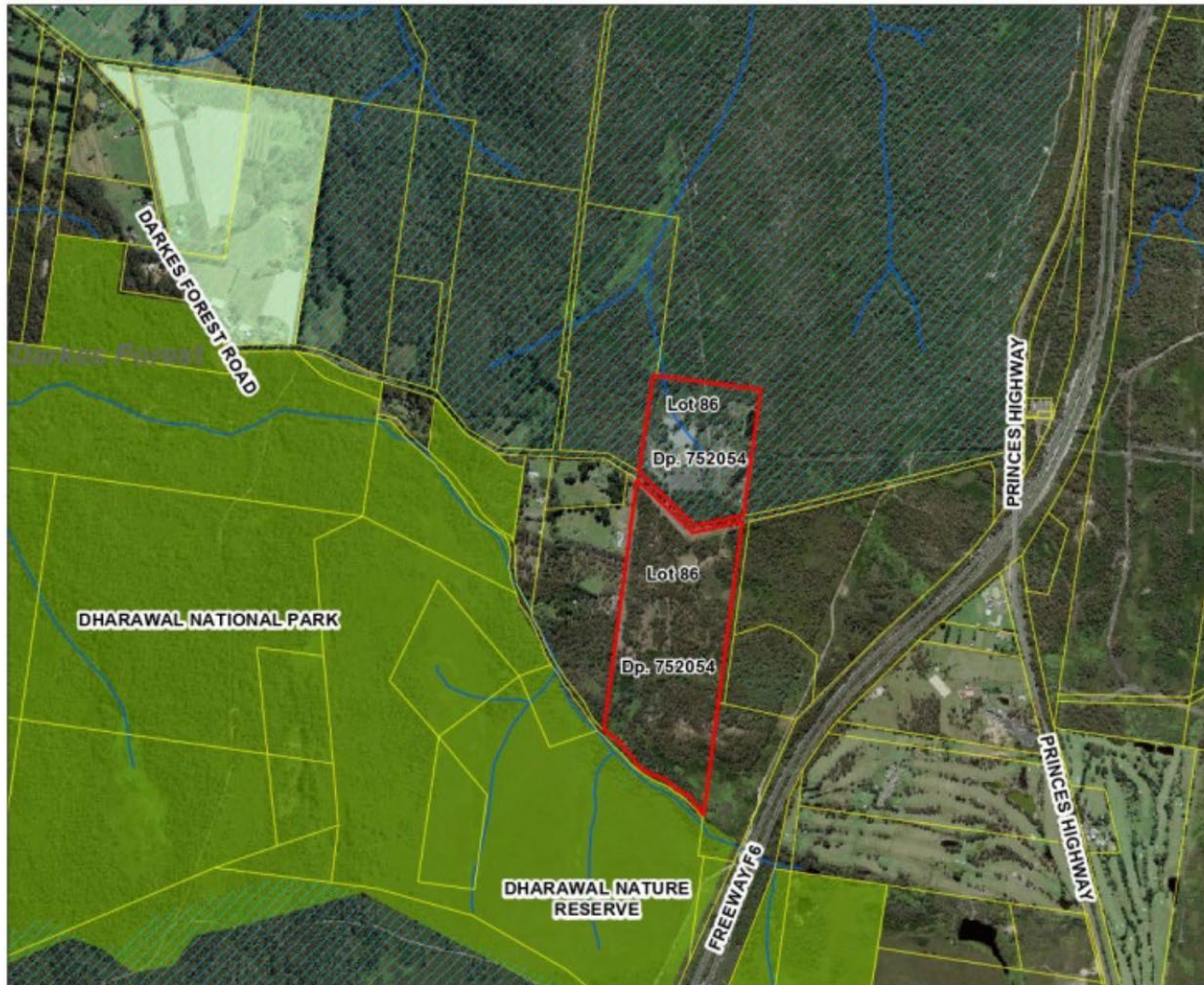
This report relates to Wollongong 2028 Community Strategic Plan Objective 1.3 “The sustainability of our urban environment is improved” under Community Goal 1 “We value and protect our environment”.

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	4 Year Action	Operational Plan Actions
5.1.1 We work in partnership to build on opportunities to strengthen vulnerable communities	1.5.1.2 Continue to undertake social, land use and environmental planning activities that assists in service planning	1.5.1.2.4 Assess rezoning submissions and progress supported Planning Proposals

CONCLUSION

The draft Planning Proposal seeks to rezone parts of Lot 86 DP 752054 from C2 Environmental Conservation to C3 Environmental Management, with a Maximum Building Height of 9m, and a Schedule 1 amendment to the Wollongong Local Environmental Plan 2009 to include artisan food and drink industry within the C3 Environmental Management zoned land on the northern part of the site, and waste-water treatment management on the southern part of the site within the C3 Environmental Management zone.

It is recommended that the Planning Proposal for the site to amend the Wollongong LEP 2009 be progressed to finalisation.



wollongong
city of innovation

Location Map

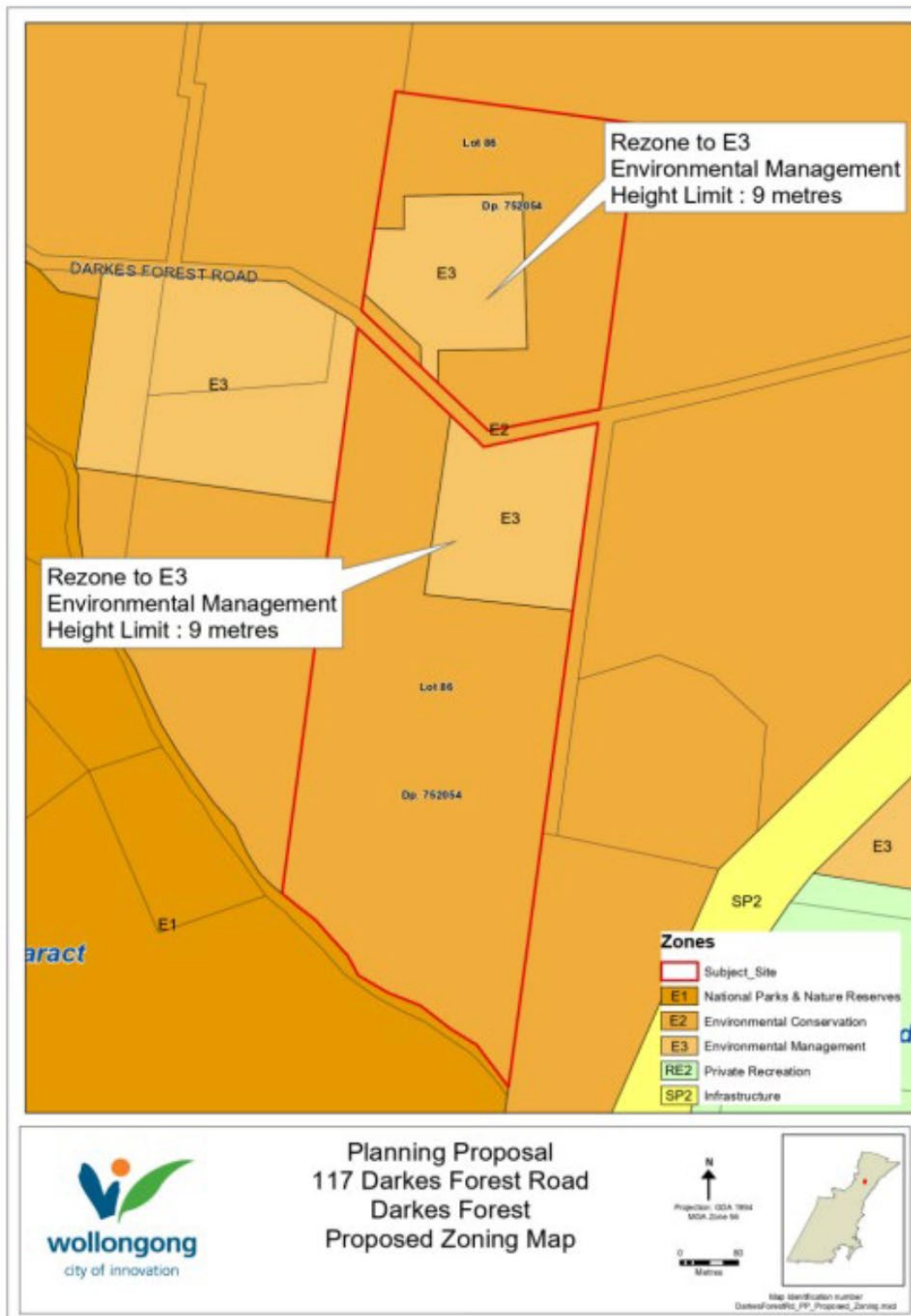
Key

- Subject site
- Watercourse
- Glenburnie Orchard
- Sydney Drinking Water Catchment
- National Park

N

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METERS

Airphoto: 2008
Drawn By: H. Jones
Date: 09-03-2017
LUP ref: Darkes Forest PP 2008/Air



ITEM 6

LATE REPORT: ILLAWARRA PERFORMING ARTS CENTRE (IPAC) - REFURBISHMENT WORKS

The Illawarra Performing Arts Centre (IPAC) is a regional performing arts facility owned by Council and operated by Merrigong Theatre Company. Major refurbishment works are planned to occur in the first months of the 2023 calendar year when bookings are low.

A tenderer recently awarded a significant component of the works has withdrawn their offer due to the current material volatility across all supply chains across the construction industry.

This report recommends that on this occasion, formal tenders not be invited for the reasons listed in the report and Council instead proceed with a request for formal quotations from tenderers that submitted on the original tender.

RECOMMENDATION

- 1 Pursuant to Section 55(3)(i) of the Local Government Act 1993, Council resolves not to re-tender for the contract (or contracts) because of extenuating circumstances due to the program time constraints for the replacement and / or renewal across several areas of the Illawarra Performing Arts Centre (IPAC) facility, including roof sheeting replacement, new theatre seating and carpets, foyer, bar area and toilet facility upgrades.
- 2 Council delegate to the General Manager the authority to undertake and finalise a formal quotation process, in accordance with Council's procurement policies and procedures with available contractors with demonstrated experience and ability to undertake the works with a view to enter a contract (or contracts) for these works.
- 3 Council delegate to the General Manager authority to enter a contract (or contracts) with the contractor or contractors selected following the process outlined at 2 above.
- 4 A report describing the outcome of the procurement process be submitted to the next available Council meeting following the successful engagement of contractor or contractors.

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery

Authorised by: Joanne Page, Director Infrastructure + Works - Connectivity Assets + Liveable City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

IPAC is a regional performing arts facility owned by Council and located in Burelli Street, Wollongong. The facility is operated and managed under a service agreement with Merrigong Theatre Company who are responsible for the delivery of the events program.

Council's IPAC facility first opened in 1988 and consists of two (2) main theatres, a rehearsal studio, several dressing rooms, amenities/utility rooms, offices, workshop and storage areas, bar facilities, café with kitchen area and two (2) mechanical HVAC plant rooms.

The roof sheeting, flashings and penetrations are original and are located in a corrosive environment with large sections showing significant corrosion. The roof area has reached end of life requiring replacement and forms a significant part of the refurbishment costs. Internal inspection of the IPAC facility has established a degree of general wear and tear of high use patron facilities, notably in the IMB and Bruce Gordon theatres. This internal refurbishment work is best carried out during a full shutdown of the facility. Council has now programmed to upgrade and internally refurbish the IPAC Building during the operational shutdown required for roof replacement for the benefit of facility patrons, show performers, users and tenants.

The scope of the refurbishment works includes.

- Removal and re-sheeting of the entire IPAC facility roof including installation of new box gutter system, flashings, penetrations and lightning arrest system.
- Removal of redundant electrical (lighting fixtures), carpet and tiles.
- Refurbishment and/or replacement of existing features including doors, walls, ceilings, carpet, tile, lighting and joinery.
- Installation and commissioning of a new hearing loop system to service the box office and IMB and Bruce Gordon theatres.
- Installation of new seating in IMB and Bruce Gordon theatres including replacement of existing wheelchair platform within the IMB theatre to ensure Disability Discrimination Act (DDA) compliance.
- Accessibility upgrade of existing female and male amenities servicing both theatres.

Consultation with Merrigong Theatre Company has indicated works should preferably occur in the first months of the 2023 calendar year when bookings are low. Henceforth, a shutdown period for a duration of 3.5 months commencing on 3 January 2023 has been agreed. Major construction and installation works are to take place during this period to provide safe access for the contractors and subcontractors.

The above work will be undertaken concurrently with Contract T20/42 Heating Ventilation and Air-conditioning (HVAC) Replacement Works awarded to Climax Air Conditioning Pty Ltd. The scope of this contract includes replacement of the existing HVAC system for the facility.

Due to the involvement of multiple contractors working concurrently, Climax Air Conditioning Pty Ltd will be appointed as the Principal Contractor to safely coordinate refurbishment works as required under NSW Work Health and Safety (WHS) Regulations.

Tenders were invited for the refurbishments works by the open tender method with a close of tenders of 10.00 am on 10 March 2022.

Four (4) tenders were received by the close of tenders and all tenders were scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Infrastructure Strategy and Planning and Governance and Customer Service Divisions.

A report on the tender was provided to Council at its meeting of 2 May 2022 and Council resolved to accept the tender of Momentum Built Pty Ltd for Illawarra Performing Arts Centre Building Refurbishment, in the sum of \$3,613,520.90, including GST. The tenderer has since withdrawn their offer due to current material volatility being experienced within the construction industry.

The withdrawal of the successful tenderer at this time presents Council with a number of challenges in the delivery of the IPAC refurbishment works within the agreed shutdown period.

PROPOSAL

It is proposed that Council seek formal quotations (rather than tenders) from tenderers that participated in the original tender. The tenderers familiarity with the scope of works and site conditions will permit them to respond in a short period of time.

Normally Council would undertake a new tender for these works as the estimated cost exceeds the Council's tender threshold of \$250,000 (incl. GST). The minimum duration to undertake a tender process is approximately 10-12 weeks (depending on the relationship between commencement of advertising and the actual date of the Council meeting) while a formal quotation process can be undertaken in approximately four (4) weeks if Council were to support the recommendation of this report. The combined refurbishment works of the IPAC building is an extremely challenging program with hard deadlines.

A formal quotation process carried out under Council's procurement policy mirrors the governance requirements of the tender process but does not require a formal report to Council with the resulting delays in preparing and publishing a report to Council. A formal quotation panel is constituted with the same technical, governance and procurement staff which normally constitute a tender panel to ensure probity concerns are addressed. Transparency to the community will be assured by reporting the outcome of the procurement process to the next available Council meeting following the engagement of the contractor.

Once the quotation process is complete, Council will immediately be able to appoint a recommended contractor to initiate procurement of materials and commence works. It is proposed that contractors be invited to submit quotations using the criteria normally used in the formal tendering process which addresses the following typical mandatory and non-mandatory criteria as outlined below.

Mandatory Criteria

1. Satisfactory references from referees for previous projects of similar size and scope
2. Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works
3. As a minimum, WHS Management Systems that comply with AS-NZS 4801:2001 or ISO 45001:2018 and is certified to either of these standards by a JAS-ANZ accredited company OR WHS Management System accredited by an NSW Government Agency OR WHS Management System accredited by the Federal Safety Commission.

Assessable Criteria

1. Cost to Council – 35%
2. Appreciation of scope of works and design and construction methodology – 15%
3. Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile including staff qualifications and experience – 20%
4. Proposed Sub-Contractors – 5%
5. Project Schedule, including shutdown – 10%
6. Demonstrated strengthening of local economic capacity – 10%
7. Workplace Health and Safety and Environmental Management systems – 5%

CONSULTATION AND COMMUNICATION

1. Officers from Governance and Customer Service and Legal Services Divisions.
2. Merrigong Theatre Company

The Merrigong Theatre Company has been briefed on the extent of the scope as well as difficulties, complexities and risks associated with some aspects of the work. The input provided has allowed Council to determine, on balance, the most appropriate approach to performing the works via a shutdown of the IPAC facility at a time when historically its show program is less active. Merrigong Theatre Company has been periodically updated on progress and when further information or input has been required.

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 2021-22
Strategy	4 Year Action	Operational Plan Actions
5.5.1 Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors.	5.5.1.2 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Achieve our expenditure targets for capital renewal by programming these works with sufficient flexibility to allow re-phasing, deferral and/or the introduction of other deferred renewal works as required

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the formal quotation process will fully comply with Council’s Procurement Policies and Procedures and the Local Government Act 1993. A formal quotation panel will be established to invite and assess quotations using procedures normally utilised in Council’s tender process.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Energy efficiency options are considered in the design.
- Sustainable procurement by including local companies in the opportunity to quote for the work.
- Weighting in tender assessment provided for using local services, labour and materials.
- Undertaking multiple projects within the one building shutdown period to minimise impact to building occupiers and the general public.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

2021/22 and 2022/23 – Capital Budgets

CONCLUSION

An opportunity currently exists to mitigate risk and delays with the refurbishment works on the Illawarra Performing Arts Centre. It is recommended that a competitive quotation process be used on this occasion (rather than a formal tender) to achieve these aims.

ITEM 7

LOCAL GOVERNMENT REMUNERATION TRIBUNAL - ANNUAL FEES PAYABLE TO LORD MAYOR AND COUNCILLORS 1 JULY 2022 TO 30 JUNE 2023

The Local Government Remuneration Tribunal has made determinations under Section 241 of the *Local Government Act 1993* in respect of the annual fees payable to the Lord Mayor and Councillors effective from 1 July 2022.

RECOMMENDATION

The annual fees payable for the period 1 July 2022 to 30 June 2023 be:

- 1 \$33,330 for each Councillor including the Lord Mayor.
- 2 \$103,840 additional fee for the Lord Mayor.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Governance and Customer Service
 Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

The *Local Government Act 1993* (the Act) provides for the establishment of a Local Government Remuneration Tribunal to determine categories for councils, together with annual fees payable to Mayors and Councillors. The Tribunal, in accordance with Section 241 of the Act, must determine no later than 1 May each year the minimum/maximum fees payable for Councillors and Mayors for each category.

Council is required under the Act to determine the fee to be paid to the Lord Mayor and Councillors. Section 248 of the Act stipulates that a council must pay each Councillor an annual fee in accordance with the Tribunal's determinations, the annual fee is to be the same for each Councillor and Council is able to pay that fee having regard to the category established by the Tribunal.

Council may fix a fee that is equal to or greater than the minimum but not greater than the maximum for the appropriate category. When a council declines to fix a fee, it must pay the appropriate minimum fees as determined by the Tribunal. Wollongong City Council is categorised as 'Major Regional City' and the proposed fee represents a 2 per cent increase to the previous year's fee.

PROPOSAL

This report recommends the full increase be applied to Lord Mayoral and Councillors' fees for 2022/2023. Pursuant to s.241 of the Act, the annual fees to be paid to Councillors and Lord Mayor, effective from 1 July 2022 are to be as follows:

Category	Councillor Annual Fee		Lord Mayoral Fee	
	2021/22	2022/23	2021/22	2022/23
Major Regional City	\$32,680	\$33,330	\$101,800	\$103,840

CONSULTATION AND COMMUNICATION

In February 2021 the Tribunal sought submissions from any council in relation to fees and any general matters. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years, this was last done in 2020 and will be next considered in

2023. As categorisation was not to be determined this year, Council did not make any submission to the tribunal as part of this review.

This report has been prepared on advice received from the Local Government Remuneration Tribunal and in accordance with the provisions of the *Local Government Act 1993*.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We are a connected and engaged community”.

It specifically delivers on core business activities as detailed in the 2021/22 Service Plan for Governance and Customer Service.

FINANCIAL IMPLICATIONS

There are sufficient funds in the 2022/23 budget to meet a 2 per cent increase as determined by the Tribunal.

CONCLUSION

The Tribunal has determined that the minimum and maximum fees applicable for the purposes of remuneration of local government elected representatives will be increased by 2 per cent, consistent with the government’s policy on wages. It is recommended Council adopt the proposed fees for 2022/23 as outlined in this report.

ITEM 8 APRIL 2022 FINANCIALS

The financial results for April 2022 compared to phased budget vary across the three key performance indicators. The Operating Result [pre-capital] is a favourable variance of \$8.5M, the Funds Available from Operations is unfavourable by \$0.6M and the Funds Result is favourable by \$5.4M.

The Statement of Financial Position at the end of the period indicates that there is enough cash to support external restrictions.

Council has expended \$66.6M on its capital works program representing 63% of the annual budget. The year to date budget for the same period was \$77.1M.

RECOMMENDATION

- 1 The financials be received and noted.
- 2 Council endorse the proposed changes to the Capital Budget for April 2022.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

- 1 Financial Statements – April 2022
- 2 Capital Project Report – April 2022

BACKGROUND

This report presents the Financial Performance of the organisation for April 2022. The below table provides a summary of the organisation's overall financial results for the year.

FORECAST POSITION	Original Budget	Revised Budget	YTD Forecast	YTD Actual	Variation
	\$M	\$M	\$M	\$M	\$M
KEY MOVEMENTS	1-Jul	29-Apr	29-Apr	29-Apr	
Operating Revenue	281.9	293.4	244.0	245.5	1.5
Operating Costs	(291.1)	(301.7)	(247.9)	(241.0)	7.0
Operating Result [Pre Capital]	(9.2)	(8.3)	(3.9)	4.7	8.5
Capital Grants & Contributions	32.1	38.4	30.9	28.1	(2.9)
Operating Result	22.9	30.1	27.1	32.7	5.7
Funds Available from Operations	59.1	71.4	62.3	61.6	(0.6)
Capital Works	107.1	106.2	77.1	66.6	(10.5)
Contributed Assets	8.4	8.4	0.0	0.0	-
Transfer to Restricted Cash	1.9	2.8	2.5	2.5	-
Borrowings Repaid	5.5	5.5	4.1	4.1	-
Funded from:					
- Operational Funds	59.1	71.4	62.3	61.6	(0.6)
- Other Funding	54.6	57.5	36.5	31.9	(4.6)
Total Funds Surplus/(Deficit)	(9.1)	6.1	15.1	20.3	5.4

FINANCIAL PERFORMANCE

The April 2022 Operating Result [pre-capital] surplus of \$4.7M is a favourable variance of \$8.5M compared to the phased budget deficit of \$3.9M. This favourable variance is due to the timing of projects and COVID-19 provision (underspend of \$10.7M)

The Operating Result of \$32.7M is a favourable variance of \$5.7M compared to phased budget. This includes the net variation above as well as a lower level of capital grants and contributions of \$2.9M.

The Funds Available from Operations indicates an unfavourable variation of \$0.6M. This result excludes non-cash variations and transfers to and from Restricted Assets but includes the variation in cash payments for Employee Entitlements.

At the end of April, the Capital Works Program had an expenditure of \$66.6M compared to a phased budget of \$77.1M. The lower level of expenditure (\$10.5M) is offset by lower levels of funding (\$4.6M) and has resulted in a net positive impact on the Funds Result of \$5.9M. The April capital report recommends a decrease to the program of \$3.8M due to the re-phasing of various externally and internally funded construction projects to 2022-2023 as a result of impacts from COVID-19 and high rainfall experienced in 2021-2022.

The Total Funds result as at 29 April 2022 has a \$5.4M favourable variance compared to phased budget. This includes the \$5.9M net impact from the capital works program.

FINANCIAL POSITION

Cash, Investments & Available Funds

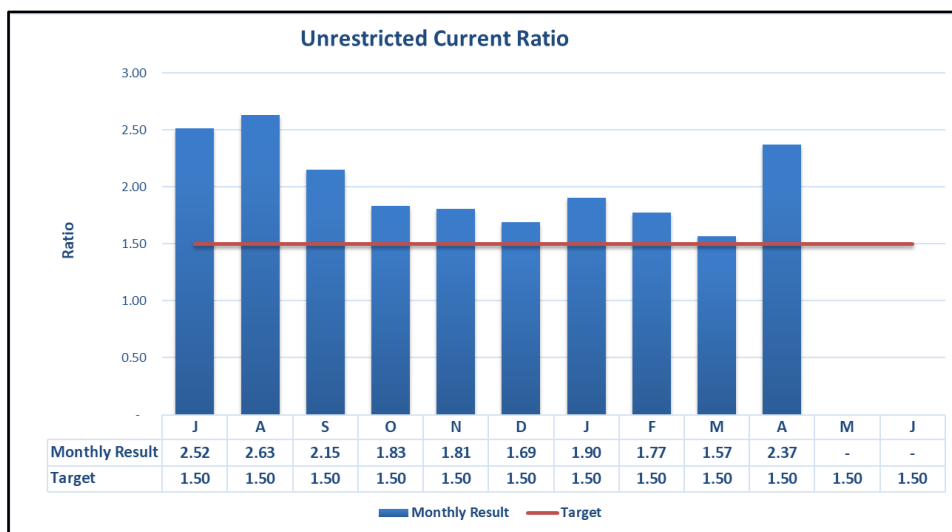
Council's cash and investments increased during April 2022 to holdings of \$174.7M compared to \$172.7M at the end of March 2022. A significant portion of these funds are subject to restriction meaning they can only be utilised for specific purposes. As a result, Council's true available cash position is more accurately depicted by considering available funds that are uncommitted and not subject to restriction.

CASH, INVESTMENTS & AVAILABLE FUNDS				
	Actual 2020/21 \$M	Original Budget 2021/22 \$M	Dec QR 2021/22 \$M	Actuals YTD April 2022 \$M
Total Cash and Investments	170.9	105.4	128.4	174.7
Less Restrictions:				
External	78.1	59.9	64.1	78.0
Internal	70.7	41.7	53.4	63.3
CivicRisk Investment	3.2			3.2
Total Restrictions	152.0	101.6	117.5	144.6
Available Cash	18.9	3.8	10.9	30.2
Adjusted for :				
Payables	(26.6)	(26.2)	(26.8)	(21.2)
Receivables	21.9	24.5	24.3	35.3
Other	9.3	10.9	6.8	(1.0)
Net Payables & Receivables	4.5	9.2	4.3	13.1
Available Funds	23.4	13.0	15.3	43.2

External restrictions are funds that must be spent for a specific purpose and cannot be used by Council for general operations. Internal restrictions are funds that Council has determined will be used for a specific future purpose, although Council may vary that use by resolution of Council. Further details on the internal and external restrictions can be found in the Cash Flow Statement (Attachment 1).

The level of cash and investments in Council's available funds position is above the Financial Strategy target range of 3.5% to 5.5% of operational revenue (pre-capital). The increase in cash and investments is in line with anticipated cash flows.

The Unrestricted Current Ratio measures the Council's liquidity position or ability to meet short term obligations as they fall due. The below graph reflects Council's performance against the Local Government benchmark of greater than 1.5 times.



Prior months have been adjusted in the above table to reflect variation in the treatment of prepaid rates.

Borrowings

Council continues to have financial strength in its low level of borrowing. Council's Financial Strategy includes provision for additional borrowing in the future and Council will consider borrowing opportunities from time to time to bring forward the completion of capital projects where immediate funding is not available.

The Debt Service Cover Ratio measures the availability of operating cash to service debt including interest, principal and lease payments. Council's Debt Service Cover Ratio as at 29 April 2022 exceeds the Local Government benchmark of greater than two times.

Infrastructure, Property, Plant & Equipment

The Statement of Financial Position shows that \$2.70B of assets (written down value) are controlled and managed by Council for the community as at 29 April 2022. Council has expended \$66.6M on its capital works program representing 63% of the annual budget. The year to date budget for the same period was \$77.1M.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal '*We are a connected and engaged community*'. It specifically delivers on the following:

Community Strategic Plan Strategy	Delivery Program 2018-2022 4 Year Action	Operational Plan 2021-2022 Operational Plan Actions
4.3.2 Resources (finance, technology, assets and people) are effectively managed to ensure long term financial sustainability	4.3.2.1 Effective and transparent financial management systems are in place	Monitor and review achievement of Financial Strategy
		Continuous budget management is in place, controlled and reported
		Provide accurate and timely financial reports monthly, quarterly and via the annual statement

CONCLUSION

The financial result at the end of April is positive across two of the three key performance indicator.

WOLLONGONG CITY COUNCIL					
1 July 2021 to 29 April 2022					
	Original Budget \$'000	Current Budget \$'000	YTD Budget \$'000	Actual YTD \$'000	Variance \$'000
Income Statement					
Income From Continuing Operations					
Revenue:					
Rates and Annual Charges	215,858	216,932	180,085	180,063	(22)
User Charges and Fees	31,493	27,683	23,093	23,204	111
Interest and Investment Revenues	3,167	1,205	977	330	(647)
Other Revenues	5,737	5,010	3,871	3,941	70
Rental Income	6,326	5,639	4,705	4,077	(628)
Grants & Contributions provided for Operating Purposes	19,325	36,073	30,387	32,617	2,231
Grants & Contributions provided for Capital Purposes	32,091	38,424	30,943	28,055	(2,888)
Profit/Loss on Disposal of Assets	0	878	878	1,296	418
Total Income from Continuing Operations	313,998	331,845	274,939	273,583	(1,356)
Expenses From Continuing Operations					
Employee Costs	144,255	146,262	120,633	121,232	(599)
Borrowing Costs	1,954	432	359	379	(20)
Materials & Services	83,426	92,315	75,069	65,409	9,660
Other Expenses	18,447	20,116	16,502	15,426	1,076
Depreciation, Amortisation + Impairment	64,652	64,021	53,146	52,895	251
Labour Internal Charges	(19,309)	(19,083)	(15,841)	(12,884)	(2,958)
Non-Labour Internal Charges	(2,339)	(2,339)	(1,942)	(1,493)	(448)
Total Expenses From Continuing Operations	291,087	301,724	247,925	240,963	6,962
Operating Result	22,911	30,121	27,014	32,620	5,606
Operating Result [pre capital]	(9,180)	(8,304)	(3,929)	4,565	8,494
Funding Statement					
Net Operating Result for the Year	22,911	30,121	27,014	32,620	5,606
Add back :					
- Non-cash Operating Transactions	82,509	79,972	66,342	65,536	(806)
- Restricted cash used for operations	15,807	30,669	25,367	19,077	(6,290)
- Income transferred to Restricted Cash	(48,130)	(54,837)	(44,334)	(42,602)	1,732
Leases Repaid	0	(399)	(331)	(360)	(29)
Terminations	(14,018)	(14,099)	(11,782)	(12,622)	(840)
Funds Available from Operations	59,079	71,426	62,275	61,648	(627)
Borrowings Repaid	(5,482)	(5,482)	(4,099)	(4,098)	0
Advances (made by) / repaid to Council	0	0	0	0	0
Operational Funds Available for Capital Budget	53,597	65,944	58,177	57,550	(626)
CAPITAL BUDGET					
Assets Acquired	(107,093)	(106,196)	(77,118)	(66,592)	10,525
Contributed Assets	(8,358)	(8,358)	(48)	(48)	0
Transfers to Restricted Cash	(1,854)	(2,779)	(2,464)	(2,464)	0
Funded From :-					
- Operational Funds	53,597	65,944	58,177	57,550	(626)
- Sale of Assets	1,854	2,779	1,870	1,767	(102)
- Internally Restricted Cash	8,675	9,365	6,272	3,909	(2,364)
- Borrowings	0	0	0	0	0
- Capital Grants	20,069	20,047	15,337	14,836	(501)
- Developer Contributions (Section 94)	13,035	14,619	12,221	10,241	(1,980)
- Other Externally Restricted Cash	0	0	0	332	332
- Other Capital Contributions	10,958	10,698	805	796	(9)
TOTAL FUNDS SURPLUS / (DEFICIT)	(9,118)	6,120	15,052	20,328	5,275

WOLLONGONG CITY COUNCIL		
as at 29 April 2022		
	YTD Actual 2021/22 \$'000	Actual 2020/21 \$'000
Statement of Financial Position		
Current Assets		
Cash Assets	58,907	52,320
Investment Securities	75,409	103,334
Receivables	35,264	21,859
Inventories	466	463
Current Contract Assets	10,601	4,707
Other	7,243	6,682
Assets classified as held for sale	65	111
Total Current Assets	187,954	189,477
Non-Current Assets		
Non Current Cash Assets	37,200	12,000
Non Current Investment Securities	3,199	3,199
Non-Current Inventories	5,972	5,972
Property, Plant and Equipment	2,703,616	2,690,088
Investment Properties	4,600	4,600
Intangible Assets	89	152
Right-Of-Use Assets	1,158	1,471
Total Non-Current Assets	2,755,833	2,717,482
TOTAL ASSETS	2,943,788	2,906,958
Current Liabilities		
Current Payables	21,242	26,624
Current Contract Liabilities	21,018	8,177
Current Lease Liabilities	55	377
Current Provisions payable < 12 months	15,221	14,015
Current Provisions payable > 12 months	45,373	45,373
Current Interest Bearing Liabilities	5,497	5,497
Total Current Liabilities	108,405	100,063
Non-Current Liabilities		
Non Current Payables	0	0
Non Current Interest Bearing Liabilities	2,844	6,942
N/C Lease Liabilities	1,194	1,194
Non Current Provisions	39,310	39,314
Total Non-Current Liabilities	43,348	47,451
TOTAL LIABILITIES	151,753	147,515
NET ASSETS	2,792,034	2,759,444
Equity		
Accumulated Surplus	1,429,221	1,392,526
Asset Revaluation Reserve	1,223,770	1,223,744
Restricted Assets	139,043	143,174
TOTAL EQUITY	2,792,034	2,759,444

WOLLONGONG CITY COUNCIL

CASH FLOW STATEMENT

as at 29 April 2022

	YTD Actual 2021/22 \$ '000	Actual 2020/21 \$ '000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts:		
Rates & Annual Charges	189,242	214,468
User Charges & Fees	45,912	30,198
Interest & Interest Received	(622)	2,269
Grants & Contributions	52,535	58,978
Bonds, deposits and retention amounts received	419	755
Other	(11,486)	24,061
Payments:		
Employee Benefits & On-costs	(107,518)	(125,163)
Materials & Contracts	(75,703)	(87,653)
Borrowing Costs	(383)	(691)
Bonds, deposits and retention amounts refunded	-	(2,637)
Other	(13,640)	(20,275)
Net Cash provided (or used in) Operating Activities	78,755	94,309
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts:		
Sale of Investments	51,236	56,040
Sale of Infrastructure, Property, Plant & Equipment	1,767	1,531
Payments:		
Purchase of Infrastructure, Property, Plant & Equipment	(73,171)	(78,658)
Net Cash provided (or used in) Investing Activities	(67,749)	(90,832)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments:		
Repayment of Borrowings & Advances	(4,098)	(5,260)
Repayment of Finance Lease Liabilities	(322)	(348)
Net Cash Flow provided (used in) Financing Activities	(4,420)	(5,608)
Net Increase/(Decrease) in Cash & Cash Equivalents	6,587	(2,131)
plus: Cash & Cash Equivalents - beginning of year	52,320	56,051
plus: Investments on hand - end of year	115,808	118,533
Cash & Cash Equivalents and Investments - year to date	174,715	172,453

WOLLONGONG CITY COUNCIL

CASH FLOW STATEMENT

as at 29 April 2022

	YTD Actual 2021/22 \$ '000	Actual 2020/21 \$ '000
Total Cash & Cash Equivalents and Investments - year to date	174,715	172,453
Attributable to:		
External Restrictions (refer below)	77,989	78,088
Internal Restrictions (refer below)	63,272	70,676
Unrestricted	33,454	23,689
Total	174,715	172,453
External Restrictions		
Developer Contributions	39,676	38,719
RMS Contributions	1,133	115
Specific Purpose Unexpended Grants	9,660	9,687
Special Rates Levy Wollongong Mall	408	282
Special Rates Levy Wollongong City Centre	54	59
Local Infrastructure Renewal Scheme	-	277
Unexpended Loans	910	965
Domestic Waste Management	7,858	10,746
Private Subsidies	5,583	5,420
Housing Affordability	9,618	9,640
Stormwater Management Service Charge	3,089	2,178
Total External Restrictions	77,989	78,088
Internal Restrictions		
Property Investment Fund	9,388	9,388
Strategic Projects	36,669	46,558
Sports Priority Program	760	943
Car Parking Strategy	1,177	1,051
MacCabe Park Development	1,715	1,590
Darcy Wentworth Park	171	171
Garbage Disposal Facility	4,738	3,415
West Dapto Development Additional Rates	7,978	6,951
Southern Phone Natural Areas	173	173
Lake Illawarra Estuary Management Fund	503	436
Total Internal Restrictions	63,272	70,676

Notes to the Financial Statements:

While reviewing the information presented through this report, it should be noted that Council has elected to process additional transactions that vary from the accounting standards applied to year end reports to ensure the information at monthly intervals provides support to the decision-making and monitoring process. These transactions are summarised below:

- Timing of the recognition of Rates income – under AASB 1058, the Rates income is required to be recognised when it is raised. Through the monthly financial reports, the income has been spread across the financial year.

Timing of the recognition of Financial Assistance Grant – under AASB 1058, the Financial Assistance Grant is required to be recognised on receipt. Through these financial reports, the income is spread across the financial year

Manager Project Delivery Division Commentary April 2022 Capital Budget Report

On 29 June 2021, Council approved a Capital budget for 2021-2022 of \$107.09M.

The Capital Budget continues to vary each month as reported in the monthly finance report updates.

As at the end of April 2022, the approved Capital Budget is proposed to decrease by \$3.78M from \$106.20M to \$102.42M due primarily to:

- Rephasing of various external and internal funding for several major construction projects which will now be constructed in part or whole in 2022-2023 due to the combined impacts of the Covid pandemic and high rainfall experienced in 2021-2022.
- The transfer of \$315K of Council revenue funding from the IT Initiatives Capital Program to an equivalent Program in the Operational budget due to the nature of the required expenditure aligning more closely with Operational expenditure accounting guidelines rather than Capital. This transfer of funds will also be reported in the Q3 financial reporting.

Council achieved expenditure at the end of April 2022 of \$66.40M compared to the most recently adjusted phased budget expenditure of \$75.81M. A review of the expenditure compared to phased budget has identified that most of the difference in achieving phased expenditure is due to:

- Flow on impacts of the previous Covid related public health orders plus ongoing impacts on construction crews/sites due to positive Covid cases.
- Impacts of Covid restrictions and working from home on professional staff both within Council and at various State Government Utilities and Government Authorities which issue planning approvals.
- Higher than usual rainfall throughout spring and summer.
- Higher than usual levels of professional staff vacancies throughout the I&W Directorate arising from increased competition for professional staff from other Government agencies resulting in resignations and difficulties attracting suitable qualified and experienced replacement staff.

Program	Major Points of change to Capital Budget
Traffic Facilities	Rephasing of TfNSW Safer Roads funding for existing projects. Rephasing of Section 7:12 Developer Contributions funding for existing project due to delays in finalising project approvals.
Roadworks	Reallocate Council revenue funded budget from Capital Budget Contingency to Roadworks program for 8 roads pavement reconstruction projects which are to be accelerated from 2022-2023 construction program. Rephasing of Section 7:12 Developer Contributions funding for existing projects due to wet weather delays and design approvals. Introduce new project for emergency repairs to Harry Graham Drive above Kembla Heights.
West Dapto Infrastructure Expansion	Rephase Section 7:11 Developer Contributions for multiple existing design projects.
Footpaths	Rephasing of both Strategic Projects Reserve and Section 7:12 Developer Contributions funding for multiple footpath projects due to need for additional structural detailing and wet weather delays.

Program	Major Points of change to Capital Budget
	<p>Rephasing of Coastal Estuary Grants Program funding for North Wollongong Beach Sea Wall renew/upgrade project due to delays in finalising screw pile foundations.</p> <p>Reallocate Council revenue funded budget from Footpaths Program to Capital Budget Contingency from existing projects which have been delayed by lack of design resources and/or design changes.</p> <p>Allocate Council revenue funding to accelerate Cringila Community Park footpath renew/upgrade project from 2023-2024.</p>
Cycle/Share Paths	<p>Rephasing of (State Government) Public Spaces Legacy Program funding for existing project (Fairy Creek Corridor new shareway) due to wet weather delays.</p> <p>Rephasing of Section 7:12 Developer Contributions funding for existing shareway project at Beacon Ave Bulli due to impact on construction crew resources arising from wet weather delays on other projects.</p> <p>Reallocate Council revenue funding from Capital Budget Contingency to Grand Pacific Walk project at Clifton to pay for water main relocation.</p> <p>Rephase State Government Resources for Regions funding for Grand Pacific Walk project at Clifton to fund construction in 2022-2023 after UCI 2022 event.</p> <p>Reallocate Council revenue funding from Cycle/Share Paths Program to Roadworks Program and Commercial Centre Upgrades – Footpaths and Cycleways Program. Multiple shareway projects to be rephased for construction in 2022-2023 due to delays in completing designs and lack construction crew resources arising from wet weather delays on other projects.</p>
Commercial Centre Upgrades – Footpaths and Cycleways	<p>Reallocate Council revenue funded budget from Cycle/Share Paths Program to Commercial Centre Upgrades – Footpaths and Cycleways Program to fund next stage (north side) of Lower Crown Street footpath upgrade.</p>
Carpark Reconstruction or Upgrading.	<p>Reallocate Council revenue funded budget from Capital Budget Contingency to Carpark Reconstruction or Upgrade for increased costs arising from design changes and wet weather.</p>
Floodplain Management	<p>Reallocate Council revenue funded budget from Floodplain Management Program to Capital Budget Contingency arising from multiple existing project delays due to design resource shortages and/or project planning approvals.</p>
Stormwater Management	<p>Reallocate Council revenue funded budget from Stormwater Management Program to Capital Budget Contingency arising from multiple existing projects delays due to design resource shortages and/or project planning approvals plus wet weather delays for construction projects.</p>
Administration Buildings	<p>Reallocate budget from Administration Buildings Program to Capital Budget Contingency due to delays in delivery of several projects including work on Administration Building roof and façade.</p>
Community Buildings	<p>Reallocate Council revenue funded budget from Community Buildings Program to Capital Budget Contingency due to delays in completing multiple projects including North Wollongong SLSC refurbishment project.</p>

Program	Major Points of change to Capital Budget
	<p>Rephase Section 7:12 Developer contributions funding for new Warrawong Multipurpose Facility to match design program.</p> <p>Introduce state govt funding for purchase of portable Lifeguard Tower for Stanwell Pk Beach.</p>
Play Facilities	Introduce Community Building Partnerships (State Govt.) funding for existing project at Green Pk, Haywards Bay.
Recreation Facilities	<p>Reallocate budget from Capital Budget Contingency to Recreation Facilities Program for completion of additional works at Lakeside Leisure Centre tennis court resurfacing.</p> <p>Rephase Section 7:12 Developer Contributions for Lindsay Mayne Pk Criterium Track project due to wet weather delays.</p> <p>Introduce additional Local roads and Community Infrastructure Funding for Cringila Mountain Bike and Walking Trails project.</p>
Sporting Facilities	<p>Rephase Greater Cities Sports Facilities funding from arising from Fred Finch Park Netball Courts Redevelopment (Stage1) Project - delayed due to wet weather.</p> <p>Reallocate Council revenue funded budget from Sporting Facilities Program to Capital Budget Contingency. Budget reduced for Jim Allen Oval Sportsfield Lighting project due to design approval delays, wet weather and delay in supply of sportsfield lighting poles.</p>
Treated Water Pools	Reallocate Council revenue funded budget to Capital Budget Contingency due to rephasing part of the budget for Continental Pool Inlet Pipes replacement project.
Information Technology	Transfer of council revenue budget to Operational for IT Initiatives
Land Acquisitions	Rephase Section 7:12 Developer Contributions funding - not required before 30 June.
Capital Project Contingency	Multiple reallocations of budget from various capital programs detailed above.

CAPITAL PROJECT REPORT							
as at the period ended 29 April 2022							
ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
Roads And Related Assets							
Traffic Facilities	2,361	(1,886)	2,114	(1,639)	1,205	(247)	247
Public Transport Facilities	255	0	255	0	111	(0)	0
Roadworks	17,482	(4,667)	19,250	(4,535)	11,416	1,768	132
Bridges, Boardwalks and Jetties	1,412	(157)	1,419	(164)	777	7	(7)
TOTAL Roads And Related Assets	21,509	(6,710)	23,038	(6,338)	13,509	1,529	371
West Dapto							
West Dapto Infrastructure Expansion	6,548	(6,548)	6,891	(6,892)	5,484	344	(344)
TOTAL West Dapto	6,548	(6,548)	6,891	(6,892)	5,484	344	(344)
Footpaths And Cycleways							
Footpaths	12,349	(7,962)	9,949	(5,812)	6,518	(2,400)	2,150
Cycle/Shared Paths	4,771	(2,781)	4,513	(2,622)	3,781	(258)	158
Commercial Centre Upgrades - Footpaths and Cycleways	4,809	(829)	4,924	(844)	3,143	115	(15)
TOTAL Footpaths And Cycleways	21,929	(11,572)	19,386	(9,279)	13,442	(2,543)	2,293
Carparks							
Carpark Construction/Formalising	735	(450)	735	(450)	254	(0)	0
Carpark Reconstruction or Upgrading	1,812	(187)	1,862	(187)	1,736	50	(0)
TOTAL Carparks	2,547	(637)	2,597	(637)	1,990	50	(0)
Stormwater And Floodplain Management							
Floodplain Management	475	(40)	375	(40)	239	(100)	0
Stormwater Management	6,493	0	6,243	0	3,562	(250)	0
Stormwater Treatment Devices	11	0	11	0	26	(0)	0
TOTAL Stormwater And Floodplain Management	6,979	(40)	6,629	(40)	3,826	(350)	0
Buildings							
Cultural Centres (IPAC, Gallery, Townhall)	750	0	750	0	565	(0)	0
Administration Buildings	1,335	0	1,195	0	853	(140)	0
Community Buildings	12,390	(2,277)	10,595	(1,932)	7,686	(1,795)	345
Public Facilities (Shelters, Toilets etc.)	590	(30)	590	(30)	455	(0)	0
TOTAL Buildings	15,065	(2,307)	13,130	(1,962)	9,559	(1,935)	345
Commercial Operations							
Tourist Park - Upgrades and Renewal	899	0	899	0	194	(0)	0
Crematorium/Cemetery - Upgrades and Renewal	136	0	136	0	67	0	0
Leisure Centres & RV/GC	180	0	180	0	104	0	0
TOTAL Commercial Operations	1,215	0	1,215	0	365	(0)	0
Parks Gardens And Sportfields							
Play Facilities	1,523	(438)	1,560	(475)	433	37	(37)
Recreation Facilities	5,526	(4,734)	5,156	(4,314)	3,632	(370)	420
Sporting Facilities	5,088	(3,546)	4,662	(3,300)	2,927	(426)	246
TOTAL Parks Gardens And Sportfields	12,137	(8,718)	11,379	(8,089)	6,992	(759)	629

CAPITAL PROJECT REPORT							
as at the period ended 29 April 2022							
ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
Beaches And Pools							
Beach Facilities	60	(50)	60	(50)	46	(0)	(0)
Rock/Tidal Pools	270	0	270	0	142	0	0
Treated Water Pools	1,032	(32)	752	(32)	455	(280)	0
TOTAL Beaches And Pools	1,362	(82)	1,082	(82)	643	(280)	(0)
Natural Areas							
Natural Area Management and Rehabilitation	0	0	(0)	0	(0)	(0)	0
TOTAL Natural Areas	0	0	(0)	0	(0)	(0)	0
Waste Facilities							
Whytes Gully New Cells	1,467	(1,467)	1,471	(1,471)	1,023	4	(4)
TOTAL Waste Facilities	1,467	(1,467)	1,471	(1,471)	1,023	4	(4)
Fleet							
Motor Vehicles	1,830	(979)	1,830	(979)	862	(0)	0
TOTAL Fleet	1,830	(979)	1,830	(979)	862	(0)	0
Plant And Equipment							
Mobile Plant (trucks, backhoes etc.)	4,200	(905)	4,200	(905)	1,234	(0)	0
TOTAL Plant And Equipment	4,200	(905)	4,200	(905)	1,234	(0)	0
Information Technology							
Information Technology	1,050	0	735	0	477	(315)	0
TOTAL Information Technology	1,050	0	735	0	477	(315)	0
Library Books							
Library Books	1,283	0	1,283	0	1,014	(0)	0
TOTAL Library Books	1,283	0	1,283	0	1,014	(0)	0
Public Art							
Art Gallery Acquisitions	137	0	137	0	113	(0)	0
TOTAL Public Art	137	0	137	0	113	(0)	0
Land Acquisitions							
Land Acquisitions	6,174	(5,874)	5,998	(5,698)	5,754	(176)	176
TOTAL Land Acquisitions	6,174	(5,874)	5,998	(5,698)	5,754	(176)	176
Non-Project Allocations							
Capital Project Contingency	764	0	1,414	0	0	650	0
TOTAL Non-Project Allocations	764	0	1,414	0	0	650	0
Not Applicable							
Not Applicable	0	0	0	0	351	0	0
TOTAL Not Applicable	0	0	0	0	351	0	0
GRAND TOTAL	106,196	(45,838)	102,415	(42,371)	66,640	(3,781)	3,466

ITEM 9 STATEMENT OF INVESTMENT - APRIL 2022

This report provides an overview of Council's investment portfolio performance for the month of April 2022.

Council had an average weighted return for April 2022 of -0.04% which was below the benchmark return of -0.02%. This result was primarily due to negative valuations of the consolidated Floating Rate Notes and the NSW TCorp Growth funds reflecting the continuing volatility in the market. These valuations have impacted unfavourably on the phased investment income to budget between the months of January and April. However, both growth funds are expected to achieve their long term return objectives over time. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity, but historically low interest returns.

RECOMMENDATION

- 1 Council receive the Statement of Investment for April 2022.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

- 1 Statement of Investment – April 2022
- 2 Investment Income Compared to Budget 2021-2022

BACKGROUND

Council is required to invest its surplus funds in accordance with the Ministerial Investment Order and Office of Local Government guidelines. The Order reflects a conservative approach and restricts the investment types available to Council. In compliance with the Order and Office of Local Government guidelines, Council adopted an Investment Policy on 10 December 2018. The Investment Policy provides a framework for the credit quality, institutional diversification and maturity constraints Council's portfolio can be exposed to. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment Policy. Council's Audit, Risk and Improvement Committee's (ARIC) role of overseer provides for the review of Council's Investment Policy and the Management Investment Strategy.

Council's Responsible Accounting Officer is required to sign the complying Statement of Investment contained within the report, certifying that all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

Council's investment holdings as at 29 April 2022 were \$174,834,672 (Statement of Investment attached) [30 April 2021 \$149,709,893]. These figures include Council's interest in CivicRisk Mutual Ltd recognised at fair value as at 30 June 2021.

Council had an average weighted return for April 2022 of -0.04% which was below the benchmark return of -0.02%. This result was primarily due to negative valuations of the consolidated Floating Rate Notes and the NSW TCorp Growth funds reflecting the continuing volatility in the market. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity, but historically low interest returns. The global markets are still experiencing unprecedented turmoil and volatility in the wake of COVID-19 and may still provide uncertainty for the foreseeable future.

At 29 April 2022, year to date interest and investment revenue of -\$101,816 was recognised compared to the year to date budget of \$570,575. There remains a high level of volatility and valuations are expected to move up and down during the year, and the budgeted returns from investments have been adjusted at the March Quarterly Review.

Council's 16 floating rate notes had a net decrease in value of \$34,563 for April 2022.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net increase in value of \$1,820 for April 2022. The coupon margins on these investments reflect pre-Global Financial Crisis (GFC) pricing. For example, the Emerald A is paying 45 basis points over the BBSW where a comparative investment is now paying 100 basis points over the BBSW. This is reflected in the coupon rates on both investments. While the maturity dates are outside Council's control, the investment advisors had previously indicated capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council has three investment holdings under the NSW TCorp Hour Glass Facility: the Long-Term Growth Fund; the Medium-Term Growth Fund and the Cash Fund. The Long-Term Growth recorded a net decrease in value of \$55,480; the Medium-Term Growth Fund recorded a net decrease in value of \$55,941 and the Cash Fund recorded a net decrease in value of \$569 in April 2022. The fluctuations in both the Long-Term Growth and Medium-Term Growth Funds are a reflection of the current share market volatility both domestically and internationally and is diversified across a number of different asset classes that have differing risk and return characteristics.

Negative valuations between the months of January and April have impacted unfavourably on Council's phased investment income to budget. However, both growth funds are expected to achieve their long-term return objectives over time. The Medium-Term Fund has returned 1.20% over the past 12 months and the Long-Term Fund 0.59%. The TCorp Cash Fund generally provides relatively stable returns over extended time periods with low potential for capital loss while maintaining high levels of liquidity, similar to an at call account, and only invests in Australian cash and fixed interests. The current environment of historically low interest rates and credit spreads mean the future returns for the funds will, as a result, be lower.

At their May 2022 meeting, the Reserve Bank of Australia (RBA) decided to increase the cash rate target from 0.10% by 25 basis points to 0.35%. The RBA will continue to assess the outlook and adjust policy as needed to ensure inflation returns to target over time and continue to monitor information and evolving balance of risks and determine the timing and extent of future interest rate increases.

The current Investment Policy sets a 40% maximum exposure limit to individual institutions within the AAA category. This limit is currently considered to include funds held within the NAB (Council's banker) savings account that is used daily to hold cash. Through the banking services contract with the NAB, that includes a fixed margin over the current cash rate, this account is providing a better return than alternate short to medium term investments available to Council. At the end of April 2022, the exposure to NAB was 36.04%, which was above the 25% target set in the Investment Strategy but within Investment Policy requirements. The NAB savings account is currently providing a better return than the TCorp Cash Fund and is currently the best option available for surplus cash, however this will be continually monitored to ensure best value.

To take advantage of the returns that can be achieved through the NAB savings account, it is expected that Council will operate above the targeted institutional exposure described in the current Investment Strategy for NAB while the Cash holdings exceed the targeted 15%. Transitioning from higher cash to longer term investments will take time based on appropriate opportunities in the market.

The current investment portfolio complies with Council's Investment Policy which was endorsed by Council on 10 December 2018. Council's Responsible Accounting Officer has signed the Statement of Investment contained within the report, certifying all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

PLANNING AND POLICY IMPACT

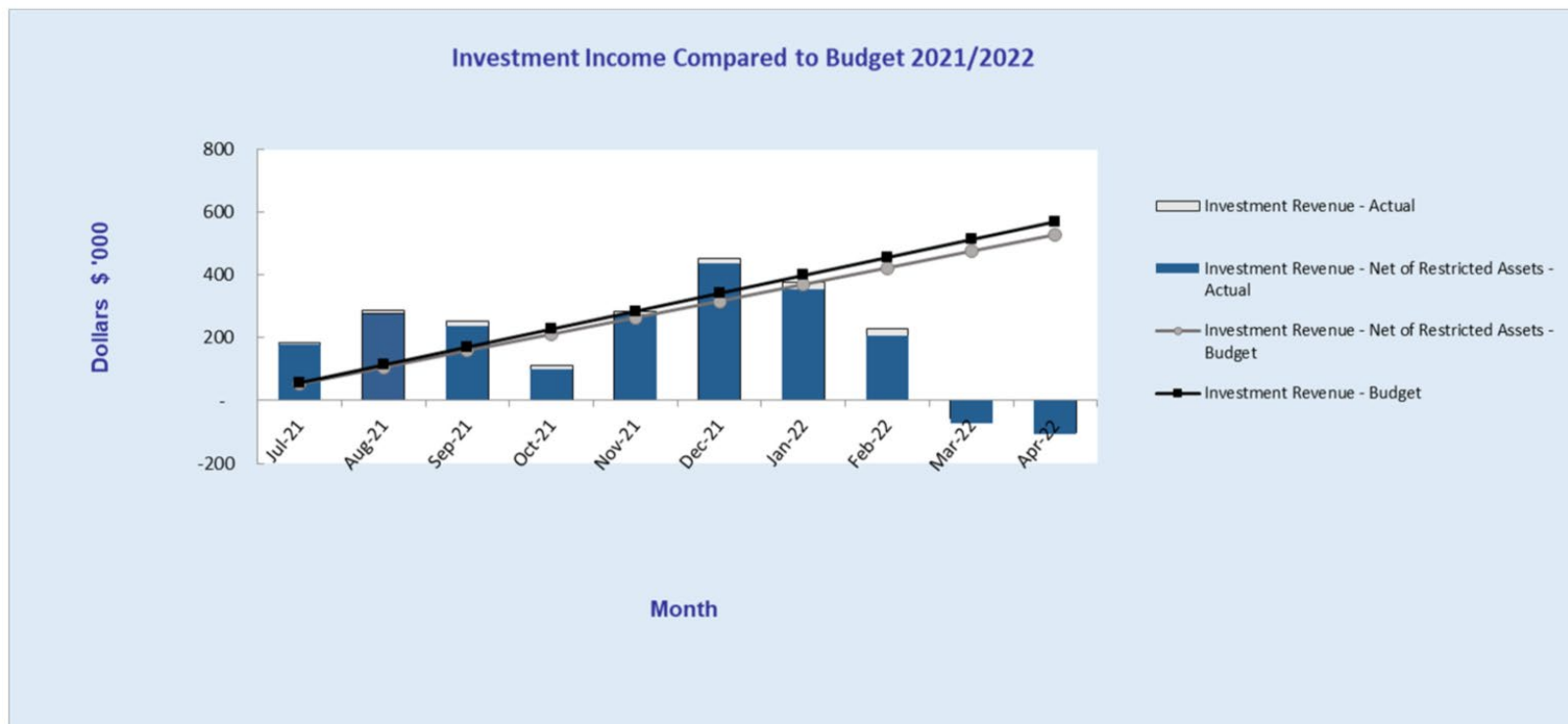
This report contributes to the delivery of Wollongong 2022 goal '*We are a connected and engaged community*'. It specifically delivers on the following:

Community Strategic Plan Strategy	Delivery Program 2018-2022 4 Year Action	Operational Plan 2021-2022 Operational Plan Actions
4.3.2 Resources (finance, technology, assets and people) are effectively managed to ensure long term financial sustainability	4.3.2.1 Effective and transparent financial management systems are in place	Monitor and review achievement of Financial Strategy
		Continuous budget management is in place, controlled and reported
		Provide accurate and timely financial reports monthly, quarterly and via the annual statement

CONCLUSION

The investments for April 2022 recorded an average weighted return below the annualised Bloomberg Bank Bill Index Benchmark and performed unfavourably when compared to the year-to-date budget.

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 29 April 2022							
DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
NAB General Fund	A1+	-	1,442,412	General A/c	29/04/2022	29/04/2022	
NAB Professional Maximiser	A1+	-	56,362,970	Prof Fund A/c	29/04/2022	29/04/2022	0.50%
Illawarra Credit Union Ltd	Unrated ST UR	250,000	250,000	T/Deposit	24/02/2022	25/05/2022	0.70%
Commonwealth Bank of Australia Ltd	S&P ST A1+	3,000,000	3,000,000	T/Deposit	28/05/2021	27/05/2022	0.39%
Arab Bank Australia Ltd	Unrated ST UR	250,000	250,000	T/Deposit	16/09/2021	16/06/2022	0.65%
Members Equity Bank Ltd	Moody's ST P-2	4,000,000	4,000,000	T/Deposit	2/12/2021	30/06/2022	0.50%
Coastline Credit Union Ltd	Unrated ST UR	250,000	250,000	T/Deposit	8/03/2022	5/09/2022	0.90%
BNK Banking Corporation Ltd t/as Goldfields Money	Unrated ST UR	250,000	250,000	T/Deposit	16/03/2022	14/09/2022	0.80%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	26/11/2020	25/11/2022	0.56%
Members Equity Bank Ltd	Moody's ST P-2	4,000,000	4,000,000	T/Deposit	2/12/2021	2/12/2022	0.70%
Commonwealth Bank of Australia Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	23/12/2020	23/12/2022	0.52%
Westpac Banking Corporation Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	25/02/2022	25/01/2023	0.82%
Commonwealth Bank of Australia Ltd	S&P ST A1+	5,000,000	5,000,000	T/Deposit	18/02/2022	13/02/2023	0.80%
Judo Bank	S&P BBB-	2,000,000	2,000,000	T/Deposit	17/09/2021	18/09/2023	0.95%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	20/10/2021	20/10/2023	0.87%
Commonwealth Bank of Australia Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	20/10/2021	20/10/2023	0.84%
Bank of Queensland Ltd	Moody's A3	2,000,000	2,000,000	T/Deposit	25/11/2021	27/11/2023	1.15%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	2/12/2021	4/12/2023	1.21%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	23/12/2020	22/12/2023	0.60%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	6/03/2019	6/03/2024	1.14%
Judo Bank	S&P BBB-	2,000,000	2,000,000	T/Deposit	17/09/2021	17/09/2024	1.20%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	2/12/2021	2/12/2024	1.63%
Judo Bank	S&P BBB-	2,200,000	2,200,000	T/Deposit	7/03/2022	11/03/2025	2.30%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	7/03/2022	13/03/2025	2.03%
Total			119,005,382				
WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 29 April 2022 continued							
Bond and Floating Rate Note Securities							
DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
Suncorp Bank	S&P A+	1,500,000	1,505,580	FRN	30/08/2017	16/08/2022	1.05%
Bendigo & Adelaide Bank Ltd	Moody's A3	3,000,000	3,008,190	FRN	12/12/2019	12/09/2022	1.00%
Bank Australia Limited	S&P BBB	4,000,000	4,016,240	FRN	2/12/2019	2/12/2022	0.98%
ANZ Banking Group Ltd	S&P AA-	1,000,000	1,006,830	FRN	9/05/2018	9/05/2023	0.97%
National Australia Bank Ltd	S&P AA-	3,000,000	3,020,160	FRN	26/09/2018	26/09/2023	1.14%
Westpac Banking Corporation Ltd	S&P AA-	1,500,000	1,512,945	FRN	16/11/2018	16/11/2023	1.03%
ANZ Banking Group Ltd	S&P AA-	2,000,000	2,018,720	FRN	6/12/2018	6/12/2023	1.16%
National Australia Bank Ltd	S&P AA-	2,000,000	2,013,720	FRN	19/06/2019	19/06/2024	1.10%
Macquarie Bank	Moody's A2	2,000,000	2,000,520	FRN	12/02/2020	12/02/2025	0.91%
Bendigo & Adelaide Bank Ltd	Moody's A3	1,700,000	1,669,145	FRN	2/12/2020	2/12/2025	0.60%
Macquarie Bank	S&P A+	6,500,000	6,389,175	FRN	11/03/2022	9/12/2025	0.63%
Suncorp Bank	S&P A+	2,100,000	2,065,518	FRN	24/02/2021	24/02/2026	0.52%
Newcastle Permanent Building Society Ltd	S&P BBB	5,000,000	4,911,050	FRN	4/03/2021	4/03/2026	0.75%
Teachers Mutual Bank Ltd	Moody's Baa1	1,100,000	1,073,930	FRN	16/06/2021	16/06/2026	0.83%
Suncorp Bank	Moody's A1	3,750,000	3,678,600	FRN	15/09/2021	15/09/2026	0.63%
Suncorp Bank	S&P AA-	1,500,000	1,484,160	FRN	11/03/2022	25/01/2027	1.31%
Emerald Reverse Mortgage Trust	S&P A	480,765	385,074	MBS	17/07/2006	21/08/2051	0.52%
Emerald Reverse Mortgage Trust	S&P A	2,000,000	1,303,020	MBS	17/07/2006	21/08/2056	0.82%
Total			43,062,577				
Managed Funds & Other							
MANAGED FUNDS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly Return (Actual)	FYTD (Actual)	
TcorpIM Cash Fund Facility	N/A		1,195,341	28/06/2019	-0.05%	-0.12%	
Tcorp Long Term Growth Facility Fund	N/A		3,599,911	13/06/2007	-1.67%	-2.89%	
Tcorp Medium Term Growth Facility Fund	N/A		4,772,462	14/06/2007	-1.39%	-4.55%	
Total			9,567,714				
Membership Interest in Investment Body			Fair Value of Holding \$				
CivicRisk Mutual Limited	N/A		3,199,000				
TOTAL INVESTMENTS			\$ 174,834,672				
* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.							
This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.							
Brian Jenkins RESPONSIBLE ACCOUNTING OFFICER							



ITEM 10 NOTICE OF MOTION - COUNCILLOR TANIA BROWN - WORLD PRIDE 2023

Councillor Tania Brown has submitted the following Notice of Motion –

“Noting that WorldPride 2023 will be held in Sydney from 17 February to 5 March 2023, the first time it will be held in the Southern Hemisphere, and is to incorporate the Sydney Gay and Lesbian Mardi Gras, I formally move that –

- 1 Council investigate entering a Wollongong Float in the Pride March to be held on 5 March 2023 in conjunction with local LGBTQIA+ organisations and community groups.
- 2 A briefing be arranged addressing any financial or feasibility implications.”

Background provided by Councillor Tania Brown:

WorldPride is a global LGBTQIA+ festival that has been staged since 2000, with cities competing to host the event.

Previous WorldPride celebrations include New York in 2019 marking 50 years since the Stonewall uprising, and Copenhagen in 2021 celebrating both WorldPride and the EuroGames.

Sydney was chosen by InterPride members to be the host of WorldPride in 2023, marking the first time a city in the southern hemisphere had been chosen.

Sydney WorldPride will incorporate all the beloved [Sydney Gay and Lesbian Mardi Gras](#) events, plus a broad festival offering across arts, sport, theatre, concerts, parties, First Nations programming and a human rights conference.

The theme is Gather. Dream. Amplify.

In August 2020 Wollongong City Council adopted a Diversity, Inclusion and Belonging Policy which reinforces our ongoing commitment and leadership in creating a city where diversity is valued, and where all residents feel they belong.

A tangible demonstration of this commitment would be our participation in WorldPride 2023.