

ITEM 2

PUBLIC EXHIBITION - WOLLONGONG CITY CENTRE - PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN CHAPTER D13 AND DEVELOPMENT CONTRIBUTIONS PLAN AMENDMENTS

The revitalisation of Wollongong City Centre has been a Council priority for many years. On 21 September 2020, Council adopted the Wollongong City Centre Urban Design Framework (City Centre UDF).

An implementation package of the City Centre UDF has now been prepared. The package includes draft amendments to the Wollongong Local Environmental Plan 2009, updates and revisions to the Wollongong Development Control Plan 2009 chapter for the City Centre, and an update to the Wollongong City Wide Development Contributions Plan.

It is recommended that the Wollongong City Centre Planning Proposal be endorsed for referral to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. Following receipt of a Gateway Determination, the Planning Proposal, draft Wollongong DCP 2009 – Chapter D13 Wollongong City Centre and amendments to the Wollongong City-wide Development Contributions Plan be exhibited. Following the exhibition, a report on submissions will be prepared for Council's further consideration to support the finalisation and adoption of the proposed amendments.

RECOMMENDATION

- 1 The Wollongong City Centre Planning Proposal (Attachment 1) be endorsed for referral to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination to enable exhibition.
- 2 Following the receipt of the Gateway Determination, the Planning Proposal be exhibited for a minimum period of 60 days.
- 3 The NSW Department Planning, Housing and Infrastructure be advised that Council is not seeking to use its delegations to finalise the Planning Proposal as it includes Council owned land.
- 4 The draft Wollongong Development Control Plan 2009 – Chapter D13 Wollongong City Centre (Attachment 2) be endorsed for exhibition, to occur concurrent with the Planning Proposal.
- 5 The proposed amendments to the Wollongong City Wide Development Contributions Plan (Attachment 4) be endorsed for exhibition, to occur concurrent with the Planning Proposal.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
 Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Wollongong City Centre - Planning Proposal
- 2 Draft Wollongong Development Control Plan 2009 - Chapter D13 Wollongong City Centre
- 3 Urban Design Framework - Draft 2025 Implementation Plan
- 4 Proposed amendments to Wollongong City- Wide Development Contributions Plan

ACRONYMS USED IN REPORT

Abbreviation	Meaning
AH	Affordable Housing
CBD	Central Business District
City Centre UDF	Wollongong City Centre Urban Design Framework
DCP	Development Control Plan
FSR	Floor Space Ratio
HDA	Housing Delivery Authority

Abbreviation	Meaning
HOB	Height of Building
LEP	Local Environmental Plan
SEPP	State Environmental Planning Policy
TOD	Transport Oriented Development

BACKGROUND

The revitalisation of Wollongong City Centre has been a Council priority for many years. Since the early 2000s Council and the State Government have produced a number of strategic plans and progressed a range of changes to planning controls for the City Centre. These plans and policy changes have been aimed at driving significant jobs growth in the core and supporting residential population in the surrounding area. That growth was to be enabled through a substantial uplift to planning controls and the strategic provision of improved public open spaces, cultural infrastructure and a multi-modal transport network. Key projects to stimulate and support the city's revitalisation which were delivered under these plans include the Blue Mile city foreshore improvements, Crown Street Mall pedestrianisation, the restoration of the North Beach Bather's Pavilion and the Gong Shuttle.

Revitalising Wollongong City Centre Plan in 2007

The planning controls currently governing the City Centre were implemented via the *Revitalising Wollongong City Centre Plan* in 2007. These included a new Wollongong City Centre LEP (2007) which introduced:

- An expanded Commercial Core zone (combining the previous Regional Business and General Business zones).
- A surrounding Mixed Use (City Edge) zone (combining previous High Density Residential, Tourist, and General Business zones).
- Significant increases to Height of Building controls which focussed the tallest buildings (120m) around Wollongong Train Station.
- Floor Space Ratio controls which incentivised commercial development in the core.
- Building separation requirements to manage visual appearance, solar access and privacy.
- Sun Plane protection controls to prevent overshadowing of public spaces.
- Design Excellence provisions to raise the requirements for architectural and urban design quality.
- Matters of consideration in relation to ecologically sustainable development.

These controls were supported by a comprehensive City Centre Development Control Plan.

In 2010 the City Centre LEP provisions were transferred into the Wollongong LEP 2009 and the City Centre DCP incorporated into the Wollongong DCP as Chapter D13.

Wollongong – Public Spaces Public Life

In March 2014, Council resolved to review the *Revitalisation Wollongong City Centre Plan*. Council engaged global urban strategy and design consultancy Gehl Architects to partner in developing *Wollongong Public Spaces Public Life*. The Gehl philosophy is based on encouraging life and activity in the City by improving the quality of the public spaces and built environment. If more people are using the City, the economic activity and liveliness of the City will increase.

Wollongong Public Spaces Public Life identified a range of challenges for the City Centre. These included:

- The city's rich heritage is hidden and its unique setting is not realised.
- The focus of the City is diluted over a large City Centre area.
- The city is monofunctional and lacks a resident population to bring energy day and night.

- The city is designed to prioritise convenient access for vehicles, leaving alternate transport modes uncompetitive.

Setting a renewed Vision for Wollongong City Centre – A City for People 2016

The analysis performed through *Wollongong Public Spaces Public Life* informed a new vision for the City Centre. On 30 May 2016 Council adopted the vision outlined in *A City for People* together with key strategies and outcomes aspired to be achieved in the short, medium and long term. Council also resolved to retire the Revitalising Wollongong City Centre Plan (2007), and a subsequent document – the Wollongong CBD Action Plan (2010) as policy documents.

The vision presented in *A City for People* is aspirational, recognising Wollongong's unique values as well as its potential. It is intended to set a clear direction to guide decision making and priorities in the City Centre over time.

In the 21st century Wollongong City Centre will be a people orientated, sustainable and liveable city. Wollongong City Centre is a thriving and unique Regional City, delivering a diverse economy and offering a high-quality lifestyle. The City Centre is nationally recognised as a liveable city and is the place where people want to live, learn, work and visit.

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

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

The Vision's implementation plan included action 1.1 – Develop a City Centre Planning Review, to identify opportunities to bring the City Centre's planning controls into alignment with the vision.

The Review was to include planning, urban design, and economic analysis to inform recommended changes to controls and policy.

Wollongong City Centre Urban Design Framework 2020

In 2018, SGS Economics and Planning was engaged to prepare an economic and feasibility analysis of the City Centre. Architectus and Andrew Burns Architects were commissioned to work alongside SGS to prepare an *Urban Design Framework* (City Centre UDF) to incorporate planning, urban design and economic analysis and present a new way forward for planning outcomes, in alignment with *A City for People*. The project focused on the commercial areas of the City Centre, zoned E2 Commercial Centre and MU1 Mixed Use as well as some SP3 (Tourist) Special Purposes land at the Foreshore and RE1 Public Recreation land within the Study Area. The surrounding R1 General Residential, SP2 (Hospital) Special Purposes and E3 Productivity Support zoned land was not included and is subject to other planning review processes.

The *City Centre UDF* recommended taking a precinct-based approach to defining planning controls for the city centre and made a range of recommendations to amend land use, built form and public domain controls. These recommendations aimed to capitalise on the natural and built assets of the City Centre, incentivise employment generating floorspace, consolidate retail activity, support dense residential neighbourhoods and improve the public domain for its users.

A draft City Centre UDF was exhibited between February and April 2020 and the final document adopted by Council in September 2020. The Council resolution included that -

- 3 *The revised final Wollongong City Centre Urban Design Framework be adopted as a planning policy to guide development outcomes in the City Centre and the preparation of a Draft Wollongong City Centre Planning Strategy.*

Draft Planning Strategy, Planning Proposal and Draft Development Controls Plan Chapter D13 (2020)

Following on from the adoption of the UDF, a draft Wollongong City Centre Planning Strategy and implementation documents were prepared. The draft Planning Strategy consisted of –

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

Recommended changes to planning controls included (but were not limited to) contraction of the E2 Commercial Centre Zone; allowing full residential development in the MU1 Mixed Use zone; increases and reductions to height of building and floorspace ratio; refinement of and additional sun plane controls; changes to design excellence requirements for large sites and adjustments to a range of building envelope requirements.

On 7 December 2020, the draft Planning Strategy, Planning Proposal and draft Development Control Plan were reported to Council for endorsement for exhibition. Council resolved -

- 1 *Council note and give in-principle support for the draft Wollongong Development Control Plan 2009 – Chapter D13 Wollongong City Centre.*
- 2 *The draft Wollongong City Centre Planning Strategy and the Wollongong City Centre Planning Proposal and the draft Wollongong Development Control Plan be considered for endorsement of exhibition and referral for Gateway Determination following further development of -*
 - a *The LGA-wide Retail Centres Study.*
 - b *The Wollongong City Centre – Access and Movement for People Study, including consideration given to a DCP clause identifying a part or parts of the city with a zero minimum parking requirement.*
 - c *The City Centre Affordable Housing Contributions Study and related strategies to include consideration of value capture policies including (but not limited to) consideration of how any value capture scheme will relate to the 2% City Centre Development Contributions.*
 - d *An appropriate incentive scheme for commercial-only developments (as per point 7 of the staff recommendation in the report on this matter).*
 - e *Any instrument needed to give effect to the provision of mid-block pedestrian laneway access 8B*
 - f *An LEP Clause at 7.18 Design Excellence in the Wollongong City Centre to require preparation of an arts plan as a site-specific requirement for lots above 2500 sqm.*

A summary of the status and findings of the resolutions is outlined below –

Resolution 2a The LGA wide Retail Centres Strategy

Status: Complete and adopted March 2023

The LGA wide Retail and Business Centres Strategy offered the opportunity to consider the recommendations of the City Centre Planning Strategy within the context of the LGA wide retail network.

The retail demand analysis undertaken supported the recommendation to promote a more active commercial and retail centre by reducing the Commercial Centre zone boundary and allowing residential at ground in the Mixed-Use zone.

The proposal to maintain minimum commercial floorspace of 30% at a site-by-site level was cautioned, due to the issues with mixed use (office and residential) developments often impacting their leasing and operational success. The recommendation to retain the existing quantum of commercial floor space was strongly supported.

Providing defined areas where medium and large-scale commercial outcomes are incentivised to provide a critical mass of commercial activity was supported, although the size and location of this area would need to be re-examined in light of current development approvals and post-COVID changes to office floorspace requirements.

2020 City Centre Proposal	Retail and Business Centres Study Advice
Reduction of E2 Commercial Centre boundary	Supported. <i>Progress as part of Planning Proposal</i>
Removal of mandatory requirement for non-residential at ground in MU1 Mixed Use and map Active Frontages to core retail streets	Supported. <i>Progress as part of Planning Proposal</i>
Requirement for minimum 30% non-residential or retention of existing quantum (whichever is greater) in E2 Commercial Centre	Requirement for minimum 30% non-residential cautioned – advice to avoid ‘vertical mixed use’ (apartments on top of office space). <i>Don't progress minimum 30%.</i> <i>Progress retention of existing quantum as part of Planning Proposal.</i>
Requirement for an area of commercial only development facing Burelli Street	Supported in principle. Quantum and location subject to further analysis post recent development and office floorspace demand analysis. <i>Not to be progressed as part of this phase.</i>

Resolution 2b The Wollongong City Centre Access and Movement for People Study – including consideration given to a DCP clause identifying part or parts of the city with a zero parking requirement

Status: Draft endorsed for exhibition Council 24 June 2024 and exhibited 18 July – 18 August 2024

The draft City Centre Movement and Place Plan was endorsed for exhibition on 24 June 2024. The Plan outlines the necessary changes to our movement network to deliver the outcomes of A City for People and the UDF. The work undertaken to inform the draft has given us confidence to progress with several actions of the Planning Strategy including -

- Reducing the requirements for parking in commercial office developments by 50% from one space per 60sqm to one space per 120sqm.
- Ensuring safe pedestrian streets in our retail core by restricting new driveway access on our active frontage streets.

The draft Plan also supports exploring many of the structural changes to the city centre proposed through the UDF. Some of these require further analysis before transferring into our DCP, where they would appear in the detailed future precinct plans for the city centre.

2020 City Centre Proposal	Draft Movement and Place Plan advice
DCP to include reductions in parking rates for commercial development (incentives)	Supported. This action was progressed as part of the recent update to the DCP E3 Carparking, Access, Servicing/Loading Facilities and Traffic Management Chapter, adopted 26 May 2025 and is now complete.
DCP to include driveway restrictions on key active streets	Supported. <i>Progress as part of draft DCP</i>
Structural Changes (new road or shared paths through blocks or over public land)	In development. <i>Not progressed in this phase.</i>
Zero Parking Requirement	Subject to Public Transport service provision and future consideration. <i>Not progressed in this phase.</i>

Resolution 2c The City Centre Affordable Housing Contributions Study and related strategies to include consideration of value capture policies including (but not limited to) how any value capture scheme will relate to the extension of the proposed 2% City Centre Development Contributions area

Status: Study and Addendum to address the above complete

Value capture for affordable housing (AH) within the City Centre had been tested in 2020. Under the proposed changes to controls there was little availability to capture AH contributions. It was therefore recommended, if an AH scheme was introduced, that contributions should be introduced incrementally over time, up to 2% as a standard on residential development.

An Addendum to this work was undertaken to address the resolution and specifically test the impact of the recommendation to extend the 2% city centre development contribution rate to the Mixed-Use zone.

The recommendation of the Addendum was that if the contribution area was extended, then the introduction of the AH contribution should be phased more slowly.

The expansion of the City Centre Contribution area has been further examined in light of the current need to facilitate housing delivery without additional financial burdens. It has been determined that the City Centre Contribution will remain at 2% (1% City wide development contribution plus 1% levy) and it will continue to apply to the E2 Commercial Centre zone only. The City Centre Contribution application area, amount and the projects it funds will be reviewed as part of a future review of the City-Wide Development Contributions Plan.

Further notes on Affordable Housing provision, contributions and policy

In the period since December 2020, SEPP (Housing) 2021 has been amended to include an incentive 30% FSR and/or height of building bonus for certain developments which include 15% Affordable Housing (for a period of 15 years). This has the potential to deliver more Affordable Housing in place than a value capture scheme, but is dependent on market demand and delivery. A number of Development Applications and amendments incorporating the bonus have been lodged and are in various stages of approval and assessment. SEPP (Housing) 2021 has also been amended to include provisions relating to Transport Oriented Development (TOD) which require 2% Affordable Housing in place and in perpetuity for developments accessing the alternative height and FSR provisions. This currently only impacts an area around Corrimal Train Station and Dapto Train Station. Future amendments are intended to impact areas around North Wollongong Train Station, including some E3 Productivity Support and R1 General Residential zoned land.

On 12 August 2024 Council adopted the Affordable Housing Policy and Procedure which include a 10% Affordable Housing target for future residential rezoning and larger new residential developments. The documents also introduces a range of development application fee waivers and development contribution exemptions.

On 15 September 2025 Council resolved to exhibit a draft Affordable Housing Contributions Scheme which will manage and direct Affordable Housing contributions gained through the measures associated with the Wollongong Affordable Housing Policy and Procedure.

2020 City Centre Proposal	City Centre Affordable Housing Contributions Study 2020 Advice
No AH provision was recommended	The 2020 study found that value capture for Affordable Housing under the proposed changes to control was minimal. It was recommended that if an Affordable Housing scheme was introduced in the future, contributions should be introduced incrementally over time, up to 2% as a standard on residential development.
	2021 Addendum to the City Centre Affordable Housing Contributions Study 2020 Advice
Extension of the 2% City Centre Development Contributions area from the Commercial Centre Zone to also include the Mixed Use Zone	The work expectedly found that the extension of the rate reduced the capacity of some sites within the Mixed Use zone to contribute to affordable housing. A recommendation was made to phase the contribution requirement in more slowly.

Resolution 2d An appropriate incentive scheme for commercial only developments

Status: Action addressed below

The draft Strategy included a range of incentives for Commercial only development. These were tested by the Retail and Business Centres Strategy and the draft City Centre Movement and Place Plan.

2020 City Centre Proposal	Draft Movement and Place Plan and Retail and Business Centres Strategy Advice
DCP clause to outline 50% reduction in parking rates for Commercial office development	Supported through the draft Movement and Place Plan work. <i>Progressed</i> as part of the recent update to the DCP E3 Carparking, Access, Servicing/Loading Facilities and Traffic Management Chapter, adopted 26 May 2025 and now in force
LEP clause to require the retention of the existing quantum of commercial floorspace on redeveloped sites in E2	Supported by the Retail and Business Centres Strategy. <i>Progress as part of Planning Proposal.</i>
LEP clause to require minimum 30% commercial on redeveloped sites in E2	Cautioned by the Retail and Business Centres Strategy. <i>Not being progressed.</i>
Quarantining land for commercial only development and providing a higher height and FSR in this area	Supported in principle. Quantum and location subject to further analysis. <i>Not being progressed as part of this implementation phase.</i>

Resolution 2e Any instrument needed to give effect to the provision of mid-block pedestrian access

Status: Action addressed as follows:

Council has two processes for achieving mid-block pedestrian access -

- 1 Wollongong LEP 2009 – Land Reservations Acquisition map. Where the location of a new vehicle route is known, the alignment and land required to be acquired is included in the Land Reservation Acquisition map. Council is then responsible for the acquisition at the request of the owner or through the development assessment process. The acquisition can be funded (partially or fully) through the Wollongong Development Contribution Plan.
- 2 Wollongong DCP 2009 – Where a mid-block pedestrian connection is desired an indicative line is shown in the DCP. For example, part of the DCP Chapter D13 Wollongong City Centre, the 'WIN block' includes indicative connections between Crown Street and Burelli Street. Council does not intend to acquire these connections, but if included in the development they would facilitate pedestrian movement. This indicative line is included in the current DCP Chapter D13 Figure 3.1 Permeability and informed the built and open space layout of the development approved on this site.

2020 City Centre Proposal	Draft Movement and Place Plan Advice
Introduce new proposed vehicle and shared paths into the DCP	Proposed new vehicle routes would need to be formalised as an easement on title or land reservation (for purchase). In principle support from draft City Centre Movement and Place Plan. Further work needed to progress into DCP/LEP. <i>Do not progress in this phase of implementation.</i>
Update existing and proposed pedestrian links to reflect current City Centre structure, approved Development Applications and selected recommendations of the UDF.	Proposed new pedestrian links are negotiated via the development application process. In principle support from draft City Centre Movement and Place Plan. <i>Progress in this phase of implementation.</i>

Resolution 2f An LEP Clause at 7.18 Design Excellence in the Wollongong City Centre to require preparation of an arts plan as a site-specific requirement for sites above 2,500m²

Status: Action addressed as follows:

The draft LEP and DCP controls have been drafted to require that public art is provided in a considered way. The requirement for an arts plan is included in the DCP. These are outlined below.

2020 City Centre Proposal	Proposed Action
Require consideration of the incorporation of high-quality public art into the fabric of buildings in the public domain or in other areas to which the public has access in the assessment of city centre development under the LEP design excellence clause.	The draft Planning Proposal includes a new draft part within the design excellence clause requiring consideration of how the development addresses – “(xv) the incorporation of high-quality public art into the fabric of buildings in the public domain or in other areas to which the public has access.” <i>Progress as part of Planning Proposal.</i>
Require the preparation of an Arts Plan for larger developments.	A new section addressing Public Art has been added to the DCP. The draft DCP includes requirements that Public Art supported by a detailed Public Art Plan is to be submitted for development on Key sites and developments on sites over 5,000m ² over \$3,000,000. The plan is to include the provision of high-quality artworks within the development in a publicly accessible or visible location. Artwork intended for public spaces must comply with the Wollongong City Council Public Art Council Policy <i>Progress as part of draft DCP</i>

Contextual Factors for consideration in the implementation of the City Centre UDF

Progressing the implementation of the *City Centre UDF* requires consideration of a range of contextual factors and concurrent planning reforms. These are outlined below-

Contextual Factors

- *Supply of Office Space* – Like many CBDs, Wollongong City Centre saw people leave their normal place of work to work from home during the COVID lock downs. As people have returned to the office, CBDs have generally seen a shift in the role of the office and the way people value office space. Despite this, in Wollongong City Centre we’ve seen confidence in the development of commercial office space in our city centre, with 30,000m² delivered in the last five years, a 50% uplift since 2020, and a further 40,000m² in the pipeline. A key recommendation of the City Centre UDF was to quarantine areas of the City Centre for commercial only development in order to support the development of office space in defined areas where they would benefit from agglomeration effects. Without these areas being defined through a planning amendment at the time, applications and approvals for office development have continued to occur, assisting to meet forecast demand for employment floorspace, but continuing the trend of dispersed commercial activity.
- *Housing supply and affordability generally* – Political and Government priorities are focussed on the supply of housing to address access to affordable and diverse housing. It’s important that Council’s strategic work recognises the need to balance any reductions in supply due to planning controls changes with an overall eye on our broader housing targets. The City Centre Planning Review has always sought to maintain a balanced approach, driving both investment in thriving commercial precincts as well as residential in the right locations.

The residential population of the CBD area is forecast to double between 2025 and 2046, increasing from 9,090 to 18,125. Over 2,800 dwellings have been completed in the City Centre in the last 11 years. An additional ~1,200 dwellings are under construction, a further ~1,900 dwellings have been approved but construction has not commenced, and a further ~440 dwellings are under

assessment. A further 4,200 dwellings will be assessed through the State Significant Development pathway following consideration by the Housing Delivery Authority.

- *Precinct Plans* – Significant sites across the City Centre have had precinct planning exercise undertaken over the last few years, including -
 - Wollongong Train Station Master Plan (Transport for NSW - exhibited 24 April to 11 June 2025).
 - Illawarra Sports and Entertainment Precinct Master Plan (Venues NSW).
 - Wollongong Health Precinct (DPHI exhibited 24 April to 11 June 2025).

Consultation on all projects has considered the adopted UDF. Although all the plans have the potential to recommend directions that would require changes to planning controls, none have been formerly adopted. The adopted Tourism Accommodation Strategy includes an action to investigate amending height controls on SP3 land over the Entertainment Centre to enable Venues NSW plans to revitalise this site. This action has been incorporated into the City Centre Planning Proposal, which is part of this report. Council continues to work closely with the relevant departments to enable a collaborative and cohesive implementation of these masterplans.

- *Development Applications post December 2020* – ~25 major new DAs have been approved in the Wollongong City Centre since December 2020. Nine (9) of these are within areas where a change to height controls was recommended to be investigated by the *City Centre UDF*.

Concurrent planning reforms and policies

- *Illawarra Shoalhaven Regional Plan 2041 (2021)* – as noted above, the Regional Plan update in 2021 reinforced the role of the *City Centre UDF* to inform planning and projects in the Wollongong City Centre, especially in relation to strengthening Metro Wollongong's role, revitalising the Sports and Entertainment Precinct and foreshore and improving connectivity.
 - Strategy 1.1: Continue to strengthen Metro Wollongong through local strategic planning such as Wollongong City Council's Urban Design Framework;
 - Strategy 1.3: Continue to revitalise and activate the Sports and Entertainment Precinct and foreshore in local strategic planning and local plans such as Wollongong City Council's Urban Design Framework and precinct planning in collaboration with state agencies; and
 - Strategy 1.5: Continue to strengthen connectivity in Metro Wollongong in local strategic planning and local plans such as Council's Urban Design Framework, Pedestrian Plan and Access and Movement for People Strategy.
- *Wollongong City Centre Heritage Study (2021)* – provides input to support the recommendations and conclusions of the Wollongong City Centre Urban Design Framework (2020). The 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.
- *Employment Zones Reform* – On 26 April 2023, the (then) NSW Department of Planning and Environment renamed the Business and Industrial land use zones to Employment zones – note that the City Centre UDF uses the previous zone names. There were also changes to zone objectives and land uses permitted in the study area. The B3 Commercial Core zone became the E2 Commercial Centre zone, and the B4 Mixed Use zone became the MU1 Mixed Use zone.
- *SEPP Housing – Affordable Housing Bonuses* – On 14 November 2023, SEPP (Housing) 2021 was amended to include maximum 30% height and floorspace bonuses, where 15% affordable housing is delivered. The height and FSR bonuses available through the SEPP are significant in the City Centre, where these controls are already high, as summarised in the following table. This site-by-site approach makes it difficult to design broad controls which deliver an urban form which is legible and consistent.

	Example Building Heights (m)								
Current height control (m)	9	12	15	20	40	60	80	100	120
Revised height with 30% (m)	11.7	15.6	19.5	26	52	78	104	130	156
Difference (m)	2.7	3.6	4.5	6	12	18	24	30	36
Extra stories (at 3.2m floor to floor)	0.8	1.1	1.4	1.9	3.8	5.6	7.5	9.4	11.3

These changes to permissible heights, approved on a site-by-site basis, reinforce the need for robust sun plane controls, to protect key public open spaces from overshadowing. Wollongong's sun plane controls are prohibitions, meaning that a development which seeks a height higher than the plane cannot be approved. HOB limits are currently being exceeded via the Housing SEPP in areas of the City Centre where the sun plane controls did not previously need to apply (i.e. the HOB limit on its own prevented key spaces from being overshadowed). Revisions to the sun plane controls to acknowledge the available height bonuses are needed to ensure they continue to protect our key spaces from overshadowing.

- *SEPP Housing* – Transport Oriented Development (TOD) – On 29 April 2024, SEPP (Housing) 2021 was amended to include TOD precincts. Corrimal precinct commenced on 13 May 2024, Dapto precinct commenced in July 2024 and North Wollongong precinct is expected to commence in late October – November 2025. The North Wollongong TOD area is not within the study area of this project.
- *SEPP Housing* – Low to Mid Rise Housing – No impact on the study area.
- *Housing Delivery Authority (HDA)* – Established under an amendment to the Environmental Planning and Assessment Act (1979), the HDA offers a planning pathway for large residential and mixed-use developments to be assessed as State Significant Development (SSD), or SSD with a concurrent rezoning. In Wollongong City Centre, projects applying for consideration via the HDA are proposing development which significantly exceeds existing height of building and floorspace controls. For example, a project declared SSD by the HDA at 2-4 Gladstone Street proposes a 109m building height on a site with a height of building limit of 60m. Other proposals north of the commercial centre zone propose similar heights in 24m and 32m areas. At the time of drafting, there have been 5 projects declared SSD and/or SSD/concurrent rezoning within the Wollongong City Centre boundary. No projects have been approved by DPHI at this time. The new pathway is another factor which is making the design of the City Centre's urban form (via height controls) more challenging.
- *Net Zero Wollongong: Climate Mitigation Plan (2023)* – The Plan made recommendations to update planning policy to facilitate Council's Net Zero targets. Updates to Wollongong DCP Chapter A2 Ecologically Sustainable Development were made in May 2025, with a program to make successive amendments to further chapters, including D13 Wollongong City Centre.
- *Wollongong Retail and Business Centres Strategy (2023)* – The Strategy reinforces the critical role of Wollongong City Centre as the key employment precinct in the Illawarra Shoalhaven Region and commits to prioritising employment floorspace in the commercial core.
- *Wollongong Housing Strategy* – The Strategy notes that 'Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high-quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.'
- *Wollongong Tourism Accommodation Strategy (2025)* – The Strategy seeks to incentivise the development of tourism accommodation through a range of planning amendments including proposed amendments within the E2, MU1 and SP3 Tourist zones of the City Centre. In order to present a clear and connected outline of proposed changes to the community, there is an opportunity to incorporate the City Centre relevant actions of the Tourism Accommodation Strategy into this phase of the implementation of the *City Centre UDF*.

- *Wollongong Local Strategic Planning Statement (LSPS) 2024-45* – adopted in July 2025, the LSPS is Council's 20-year land use planning vision for the LGA. The City Centre is identified as a primary hub for employment, education, culture, healthcare, and entertainment within the Illawarra-Shoalhaven region driving outcomes for economic and housing growth, sustainability, and community vibrancy. The Statement specifically speaks to supporting:
 - Commercial office development to stimulate economic activity and job creation.
 - Higher-density housing in the City Centre to accommodate population growth and improve housing diversity and affordability.
 - Public space improvements to enhance liveability and community wellbeing.
 - Heritage protection, with updates to heritage listings in the City Centre.
 - Urban design enhancements, guided by the Wollongong City Centre Urban Design Framework 2020.
- *Draft Wollongong Economic Development Strategy 2025-2035* – on 15 September 2025 Council resolved to exhibit the draft Strategy. The draft strategy notes the strategic importance of the CBD as the largest employment precinct in the LGA, supporting close to 28,000 jobs and the regional capital for the Illawarra-Shoalhaven playing a key role in health, education, government, tech, and professional services. The area has seen over \$1.1 billion in investment over the last 10 years including a 50% increase in A-Grade office floorspace. The Strategy also notes the role of the growing high density residential population, which is seen as key to supporting local businesses, reducing car dependency and enhancing vibrancy. The CBD is noted as being central to Wollongong's 24-hour economy, with policies supporting extended trading hours and live music. Momentum building projects and actions include support for A-Grade office development, redevelopment of the Illawarra Sports and Entertainment Precinct, delivery of the Wollongong Station and Health Precinct masterplans and the enhancement of the public realm and amenity.

Staged Approach to Implementation

During the period since its adoption, the *City Centre UDF* has been instrumental in informing important policy and projects. These have been outlined in the section above.

Council has also taken the opportunity to progress some strategies of the adopted *City Centre UDF* via other projects.

Completed Strategies / Actions

- *1.3 Pursue incentives for commercial development: Car parking requirement reduction* – On 26 May 2025, Council adopted an update to Wollongong DCP 2009 – Chapter E3 Car Parking which included a reduced car parking rate for office premises and business premises in the E2 Commercial Centre zone from a minimum of one space per 60m² to one space per 120m² of floor space.
- *4.3 Preserve buildings and places of significant character values for the enjoyment of future generations: Heritage items* –The City Centre UDF 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 investigated the unique character and history of the City Centre. In 2022 Council endorsed the inclusion of 15 heritage items located in the City Centre into the Wollongong LEP 2009.
- *6.1 Strengthen the commitment to design excellence: Design Excellence clause updates* – In 2024 Council supported the finalisation of a planning proposal to amend planning controls at the Wilga Street Block Corrimal. The amendment to the LEP included an update to the Design Excellence clause to reference a new 'overshadowing map'. Concurrent with this amendment the clause was updated to include two general amendments to improve landscape design and street interfaces.
- *6.3 Provide clarity and improve outcomes through a strong assessment process: Site and Context Analysis* – In February 2025 updates to Chapter A1 Introduction were adopted. Included in these updates was expanded advice and requirements for site and context analysis.

2025 Implementation package

A 2025 implementation package of the *City Centre UDF* has been prepared. Details of the status of each *City Centre UDF* strategy and the proposed course of action are listed in Attachment 3. Selected actions of the *Tourism Accommodation Strategy*, *Net Zero Wollongong: Climate Mitigation Plan*, and the *City Centre Heritage Study* are proposed to be implemented concurrently.

The package includes draft amendments to the Wollongong LEP 2009 and Wollongong DCP 2009, and proposed amendments to the City-Wide Development Contributions Plan.

Planning Proposal request – 163-171 Crown Street and 80-82 Church Street, Wollongong

This Wollongong City Centre Planning Proposal implements the height and floorspace ratio bonus incentives for hotel and motel accommodation and serviced apartments in the E2 Commercial Centre and MU1 Mixed Use zones of the City Centre, which were recommended by the *Tourism Accommodation Strategy*. The proposed bonus to height and floorspace ratio (up to 30%) would apply to development on 163-171 Crown Street and 80-82 Church Street, Wollongong.

A separate proponent-led Planning Proposal request has been lodged for the site which includes the former David Jones Building and car park and City Diggers club. The Planning Proposal is seeking additional height and floor space for a hotel and motel, office and registered club development, above what would be enabled by the proposed bonus incentives, based on the proposed site-specific incentive provision for 5-star (or equivalent) hotels. This site-specific request is being considered in a separate report in the Business Paper on 27 October 2025 for Council's consideration.

PROPOSAL

It is proposed to implement a defined set of actions from adopted documents which impact land within the Wollongong City Centre (as defined in the Wollongong Local Environmental Plan 2009). This will include actions from the *Wollongong City Centre Urban Design Framework 2020*, the *Wollongong Tourism Accommodation Strategy 2025*, *Net Zero Wollongong: Climate Mitigation Plan 2023-30*, and the *City Centre Heritage Study 2021*.

Implementation of the Wollongong City Centre Urban Design Framework 2020

The City Centre UDF included a range of strategies under the three themes of Land Use, Built Form and Public Domain and Connections. It is proposed to progress the implementation of a range of these strategies in the form of amendments to the LEP and DCP, and City-Wide Development Contributions Plan. The table in Attachment 3 outlines the status of each UDF strategy, including whether it has already been actioned, is being actioned in this phase of implementation, scheduled for a future phase, not progressed or addressed in another form. The items being progressed in this phase are outlined in detail in proceeding sections on the Planning Proposal, DCP, and development contributions.

Implementation of the Wollongong Tourism Accommodation Strategy

The Wollongong Tourism Accommodation Strategy recommends the following amendments to the LEP, which are relevant to land within the Wollongong City Centre LEP boundary –

- 2.4 SP3 Tourist Zone – review of existing SP3 Tourist sites with existing accommodation uses:
 - Novotel, North Wollongong: Review current 24m building height limit.
- 3.1.2 Clause Amendments:
 - Introduce a new clause that introduces a Floor Space Ratio (FSR) and Height of Building bonus for Hotel and Motel Accommodation, and Serviced Apartments in:
 - the City Centre E2 Commercial Centre and MU1 Mixed Use zones
 - Amend clause 4.4A Floor space ratio—Wollongong city centre by deleting “or serviced apartments or a combination of such uses” from subclause (6). This will allow serviced apartments to be considered as commercial developments, rather than residential developments, in terms of floor space ratios.

- 3.1.4 Map Amendments:
 - Illawarra Sports and Entertainment Precinct (Win Entertainment Centre and Football Stadium): Opportunity to increase height limit to 32m on Entertainment Centre and 12-16 Crown Street.

Implementation of the Net Zero Wollongong: Climate Mitigation Plan 2023

The Net Zero Wollongong Plan makes recommendations to update Wollongong planning policy to facilitate Council's Net Zero targets.

- Empowering Community Actions – EC5:
 - Review Council's planning documents and guidelines to increase sustainability principles where feasible. Review changes to state and federal planning policies to direct revision of local planning policies considering the extent of Council's influence to include additional sustainability principles and guidance. Responsibility: Environment Planning and Land Use Planning.

Updates to Wollongong DCP Chapter A2 Ecologically Sustainable Development were made in May 2025, with a program to make successive amendments to controls in other chapters, including D13 Wollongong City Centre. Amendments to Chapter D13 proposed as part of this Report include revised Environmental Management controls including the introduction of new energy performance reporting for selected development types and all electric requirements. Updates to the LEP Design Excellence clause also seek to make clear what is considered under part 4 (e) (viii) *the achievement of the principles of ecologically sustainable development*.

Wollongong City Centre Heritage Study 2021

The Study recommended heritage listing 19 places in the Wollongong City Centre. In 2022 Council finalised a planning proposal to list 15 of these in Schedule 5 of the LEP.

The listing of a group of commercial buildings on Keira St (100-120) was deferred from the planning proposal process until a range of issues relating to a previous plan for road widening, lot ownership, and the extent of the proposed heritage mapping could be resolved. These issues have now been resolved sufficient to enable the listing and consequential acquisition and zoning layer amendments can be progressed.

Wollongong City Centre – Planning Proposal

To implement the recommendations of the above strategies into the Wollongong LEP 2009, a Planning Proposal has been prepared (Attachment 1). The Planning Proposal includes both Map and Clause amendments, including -

- Amend land use zone map – Amend the Boundaries of the E2 Commercial Centre and MU1 Mixed Use Zones to concentrate commercial activity. The E2 zone (excluding roads) will reduce from 47.1Ha to 33.5Ha. The MU1 zone (excluding roads) will increase from 34.8Ha to 48.3 Ha.
- New clause – Introduce a new clause to prevent the reduction of employment generating floorspace in the E2 Commercial Centre zone.
- Amend clause 4.4A Floor Space Ratio – Wollongong City Centre – to remove the words 'or serviced apartments or a combination of such uses' from the clause in order to enable serviced apartment development to access the higher 'non-residential' floor space ratio.
- Amend clause 7.19 and amend Active Frontages Map – Reduce the area where non-residential ground floor uses are required by excluding the City Centre from clause 7.13 (which requires all ground floor floorspace in E2 and MU1 zones to be non-residential) and mapping the areas where active frontages are required on the Active frontages map. Amend Clause 7.19 to apply to the SP3 Tourist zone and provide additional clarity relating to the requirements for activation. Note – identical amendments to provide additional clarity relating to the requirements for activation are proposed to Clause 7.19 as part of Council's Centres and Industrial Lands planning proposal, also being reported to Council 27 October 2025.
- Amend clause 7.18 Design Excellence and the Key Sites Map – Update the map to include additional key sites including those identified in the UDF. Update the clause to: clarify considerations relevant to *the principles of ecologically sustainable development*; separate the

matter of consideration relating to heritage and streetscape into two subclauses; add a consideration relating to Public Art; update triggers for review by design review panel to reflect contemporary development; and include a height and FSR bonus for hotel and motel accommodation on E2 and MU1 zoned land.

- Amend clause 7.14 Minimum site width – to reduce the requirement for a minimum site width of 24m for residential flat buildings down to 21m (to be consistent with Chapter 5 Transport Oriented Development in the SEPP Housing 2021) and clarify where site width is measured (will apply to the whole LGA).
- Amend clause 8.4 Minimum building street frontage – to allow fine grain non-residential development in the E2 Commercial Centre zone by removing the 20m minimum building street frontage for commercial development.
- Amend clause 8.6 Building Separation within zone E2 Commercial Centre or Zone MU1 Mixed Use – to remove duplication and inconsistencies with the Apartment Design Guideline and DCP and to enable through site links.
- Amend clause 8.3 Sun Plane Protection and the Sun Plane Protection Map – to reflect the additional sites to be protected from overshadowing, including The Arts Precinct Lawn, Crown Street Mall and Church Street (mall). The clause mechanism has been updated to reflect current best practice. The clause has been amended to apply to sites beyond the immediate adjoining sites, to prevent development on land further away from the public spaces overshadowing the sites to be protected.
- Amend Schedule 5 Part 1 Heritage items – to include 'Group of Commercial Buildings on Keira Street' located at 100-120 Keira Street.
- Amend the following maps: land zoning map, height of buildings map, floor space ratio map, land reservations map to remove the acquisition affectation and align the relevant controls with the lot boundaries for land at 100-120 Keira Street, Wollongong.
- Amend the height of buildings map – to change the height of building limit from 24m to 32m on a western portion of the site at 2-14 Cliff Road North Wollongong (Novotel) and part of the Illawarra Sports and Entertainment Precinct (Win Entertainment Centre).

Miscellaneous Housekeeping Amendments

- Amend Land Reservation Acquisition Map – to remove sites acquired by Council or the State.
- Amend Natural Resource Sensitivity Map – update to reflect more recent air photo interpretation of significant foreshore vegetation.
- Amend clause 1.8A Savings Provision – include a Savings provision for development applications lodged but not determined under this Planning Proposal.

Consequential Changes

- The existing HOB map will be unchanged with the exception of the amendment to the site at 2-14 Cliff Road, North Wollongong and part of the Illawarra Sports and Entertainment Precinct (WIN Entertainment Centre). However, it is noted for clarity that the introduction of new Sun Planes in Crown Street Mall, Church Street (Mall) and the Arts Precinct Lawn will have an impact on the achievable HOB for portions of sites surrounding those locations. The existence of Sun Planes in the existing LEP means the community is familiar with these mechanisms and their impacts.
- The Planning Proposal includes no changes to the Floor Space Ratio Map or the FSR provisions that apply to the land use zones under clause 4.4A, with the exception of the deletion of 'serviced apartments' from the clause. However, it is noted that land proposed to transition from the MU1 to E2 zone, or the E2 to the MU1 zone, will be subject to different FSR provisions.

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

To accompany and expand on the Planning Proposal, amendments to the Wollongong DCP 2009 - Chapter D13 Wollongong City Centre have been prepared (Attachment 2). If adopted, following

exhibition, the chapter will replace the current DCP chapter D13 Wollongong City Centre and provide detailed guidance for the lodgement and assessment of development applications.

The DCP Chapter has been published in the new template.

The structure of the chapter has been updated to consist of 6 parts –

- 1 Introduction.
- 2 City Centre Precincts and Key Sites.
- 3 Context.
- 4 Built Form.
- 5 Public Interface.
- 6 Environmental Performance.

The resulting document is a combination of existing sections and new. All existing content has been reviewed for consistency with current legislation. The phrasing and content of objectives and controls has been improved where relevant.

Some existing sections have been deleted due to overlap with other parts of the DCP. Where these sections included City Centre specific controls these have been incorporated into other relevant sections in Chapter D13.

The document includes a new set of images and maps. An effort has been made to remove duplication of maps that are already in the LEP. The existing DCP contains maps and diagrams which are difficult to decipher, and which represented out of date information. These have been replaced with new versions which aim to be clear and consistent with the current context.

Focussed updates in response to the recommendations of the UDF include -

Introduction

- Inclusion of reference to informing documents – *A City for People* and the *City Centre Urban Design Framework* in the purpose, application and strategic priorities listed.
- Inclusion of sections on Good Design and Design Excellence, and Design Excellence processes.

City Centre Precincts and Key Sites

- Update to previous City Centre Character Areas section (which applied to zones) based on the character statements of the City Precincts described in the *City Centre UDF* and incorporating various place specific descriptions from across the existing DCP Chapter (i.e. from the Planning Controls for Special Areas section).
- Addition of general objectives and controls for Key Sites and specific guidance for each site.

Context

- New part incorporating controls for Site Analysis, Solar Access, Views, Permeability and Heritage.
- New site section on *Site Analysis* linked to Chapter A1 and including guidance relating to City Centre specific considerations.
- *Solar Access* section updated to include new diagrams for existing and proposed sun access planes.
- *Public Views* section updated to incorporate specific guidance included in existing Planning Controls for Special Areas and updated controls based on UDF recommendations.
- *Permeability* section updated with additional guidance. Map updated to reflect existing lanes and through site links and those proposed.
- *Heritage* section added to include selected overarching objectives and controls from existing Planning Controls for Special Areas.

Built Form

- *Setbacks* section updated to address ground, side/rear and above street frontage height in a logical order.
- *Side and Rear setbacks* updated based on UDF recommendations.
- *Ground floor setbacks* updated based on UDF recommendations. Gaps in Flinders Street E3 zoned precinct filled. Corrimal Street 10.36m setback amended to reflect current process of applying site specific road widening requirements plus a 4m building setback from the extent of acquisition.
- *Street frontage height and setbacks* updated to reflect place specific approach recommended by the UDF.
- New section on *Street Frontage Massing and Form* and *Street Frontage Modulation and Articulation* added to provide guidance and improve streetscape outcomes and create a human scale.
- New section on *Tower massing and Form* replaces Building Depth and Bulk section incorporating recommended revised floorplate sizes (UDF) and tower modulation controls.
- *Wind Effects* section amended and added in this location (removed from Environmental Performance) due to relationship with building modulation.

Public Interface

- New section *Activity and Program* added to consolidate existing controls relating to allowing flexibility for future adaptation and ensure street facing elements contribute to the public domain.
- *Active Frontages* section updated to reference proposed LEP Active Frontages Map, provide additional guidance and detailed controls relating to uses, transparency, tenancy width, floor to ceiling heights and awnings.
- New section *Residential Frontages at Ground* added to acknowledge the proposed permissibility of residential at ground floor in the Mixed Used Zone (through the mapped active frontage LEP clause). Objectives and Controls included to ensure that residential frontages in the City Centre contribute to the use, safety and interest of the public domain whilst managing privacy.
- *Materials* section updated to address character, reflectivity and sustainability separately.
- *Awning* section updated to reference the LEP Active Frontages Map and include minor updates to objectives and controls.
- The existing *Landscape Design* and *Green roofs, green walls and planting on structures* have been combined and the clauses duplicated in the B3 Mixed Use and E6 Landscaping Chapters removed.
- New section *Publicly Accessible Spaces* added to provide controls relating to building forecourts colonnades, arcades etc.
- New section *Public Art* added to promote the inclusion of public art and provide requirements to ensure it is appropriate for place and low maintenance. Requirements have been included for Public Art to be included in developments valued at \$3,000,000 or more on key sites and sites over 5,000m². Creative spaces to exhibit artwork can be provided in lieu of fixed public art. Where Public Art is required a Public Art Plan is to be submitted. Council's Public Art Policy is referenced in the clauses.
- The *Vehicular Footpath Crossings* section has been updated to align with the LEP Active Frontage Map.

Environmental Management

- References to outdated LEPs and SEPPs have been updated.
- Section on Wind Mitigation has been relocated to Built Form section, given its relationship to podium and tower design.
- Section on Waste and Recycling has been removed to remove duplication with DCP Chapter E7: Waste Management.

- Section on Water Conservation has been reduced and includes reference to DCP Chapter E15: Water Sensitive Urban Design.
- Recommended documentation to demonstrate compliance with energy performance requirements has been included.
- New requirements to transition to all electric buildings. These requirements have a delayed start date to enable industry adjustment.

Amendments to Development Contributions

To incentivise employment generating development in the E2 Commercial Centre Zone it is proposed to amend the Wollongong City-wide Development Contribution Plan to exempt certain development from paying the additional 1% Wollongong City Centre Commercial Core Contributions rate under Part A(2) of the Wollongong City Wide Development Contributions Plan. Development proposed to be exempt includes new Commercial Premises (which includes office, business and retail premises as defined in Wollongong LEP 2009) including when proposed as part of a mixed-use development (pro-rata for the commercial component only). It is proposed that the discount rate be available for three years and then reviewed. The discount rate is proposed to apply to new development applications lodged after the Council finalises the amendment and will not be backdated to any existing development consents or lodgements, as it is to incentivise new employment generating developments. It will not apply to change of use development applications.

In addition, acknowledging the challenges larger scale commercial office development faces financing construction ahead of secure tenancy, it is proposed to delay the requirement for the payment of development contributions for Commercial office premises with an estimated development cost of \$20,000,000 or over, until the issue of the occupation certificate. The ESC is to reference the office premises component of the building only, together with any supporting spaces (car parking, lobbies etc).

On 25 August 2025 Council resolved to exhibit the draft Wollongong City-wide Development Contributions Plan 2025, and the draft Plan is currently on exhibition. The proposed amendment for commercial development in the City Centre will be progressed separately as part of the City Centre package.

CONSULTATION AND COMMUNICATION

Public Exhibition

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

The draft *Retail and Business Centre Strategy* was exhibited from 10 October to 2 December 2022 and adopted by Council on 20 March 2023. The development of the Strategy included community consultation in the form of the 'Shape your Town' Survey. The work to inform the strategy tested and confirmed the proposed objectives of the UDF to amend Land Use boundaries, protect commercial supply and tighten the retail core in the Wollongong City Centre. The community was given another opportunity to comment on these recommendations during the public exhibition of the Strategy. Community consultation informed the final draft of the document which was reported to Council in March 2023 and formally adopted.

During this period the *City Centre Heritage Study*, *Net Zero Wollongong Climate Change Mitigation Plan*, and *Tourism Accommodation Strategy* were also publicly exhibited and adopted.

Through these engagement processes, and since the resolution to defer the exhibition of the proposed amendments in December 2020, City Centre stakeholders have regularly sought information on the timing and detail of proposed changes to planning controls. The release of the draft planning package provides the opportunity for detailed analysis by stakeholders of the implications on development outcomes to proceed.

If the draft documents are endorsed by Council, the Planning Proposal will be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination to enable formal

(statutory) exhibition. Receipt of a Gateway determination is expected to occur around 45 working days after Council endorsement.

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

Once a Gateway Determination has been received, the formal exhibition period will commence. During this period the full package of amendments to the LEP and DCP will be exhibited concurrently. A 60-day exhibition period is proposed and will be advertised widely, including letters to individual landowners.

Wollongong Local Planning Panel Review

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

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

The Planning Proposal (Attachment 1 Appendix 1) contains a copy of the Panel's advice and comments on the proposed LEP amendments presented to the Panel. The proposed LEP amendments presented to the panel represented the full implementation of strategies of the *City Centre UDF*. Council sought the advice of DPHI as to the currency of the WLPP advice and have received advice that as the Planning Proposal is progressing a reduced set of amendments further advice from the Panel is not required.

On 23 August 2025 the Wollongong Local Planning Panel reviewed the proposed amendments to the Wollongong LEP 2009 as a result of the Tourism Accommodation Strategy. The Panel recommended that the following advice be provided to Council as part of a report on the Planning Proposal –

The Panel advises that the Tourism Accommodation Review has strategic merit in assisting in the delivery of Council's tourism objectives

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

Wollongong Design Review Panel

On 20 November 2018, the Wollongong Design Review Panel reviewed the draft residential design controls of the draft UDF and proposed amendments to the Wollongong LEP 2009 and Wollongong DCP 2009. The Panel was generally supportive of the direction and proposal.

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 2 – “We have well planned, connected, and liveable places. It specifically delivers on the following –

Community Strategic Plan 2035		Delivery Program 2025-2029	
Strategy		Service	
2.1	Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play.	Land Use Planning	

A detailed review of consistency with applicable Regional Plans and local strategies is included in Attachment 1.

SUSTAINABILITY

The Land Use Planning team manages the plans, policies and certificates that help our community understand the role and function of land within Wollongong. The team undertakes detailed studies to make long-term plans for how we can live, work and play sustainably, protecting what we value and ensuring development contributes to great places for our community.

The City Centre Planning review has considered environmental, economic, social and other external factors. The Planning Proposal and DCP amendments are unlikely to result in development creating any environmental effects that cannot be mitigated under existing provisions and development approval processes – rather several new controls seek to improve environmental amenity outcomes. The implementation of the proposed controls will have a significant positive and direct impact on the economic growth within the Wollongong City Centre, supporting employment growth, focussing commercial activity and planning for attractive places.

RISK MANAGEMENT

Risks will be managed by established planning frameworks, policies and processes.

The Planning Proposal and DCP amendment are in alignment with the objectives of the Illawarra Shoalhaven Regional Plan 2041, the goals of the Community Strategic Plan and the recommendations of the adopted Wollongong City Centre Urban Design Framework, City Centre Heritage Study, Tourism Accommodation Strategy and Net Zero Wollongong Climate Mitigation Plan.

LEP amendments have been assessed against the risks highlighted under the applicable Planning (Ministerial) Directions.

FINANCIAL IMPLICATIONS

The report relates to a planning policy update. The Planning Proposal, DCP and Development Contribution Plan amendments can be undertaken via core business consistent with the service delivery program for the Land Use Planning team.

CONCLUSION

In December 2020 Council deferred the progression of the Wollongong City Centre Planning Strategy to exhibition pending the completion of several studies and actions. The progression of these actions has resulted in some amendments to the Planning Proposal and Draft DCP Chapter D13. The intervening period has also provided the opportunity to incorporate implementation actions from the *City Centre Heritage Study 2021*, *Tourism Accommodation Strategy 2025* and *Net Zero Wollongong: Climate Change Mitigation Plan 2023-2030*.

It is recommended that the Wollongong City Centre Planning Proposal be endorsed for referral to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. Following receipt of a Gateway Determination, the Planning Proposal, draft Wollongong DCP 2009 – Chapter D13 Wollongong City Centre and amendments to the Wollongong City-wide Development Contributions Plan be exhibited. Public exhibition will provide residents, businesses and property owners an opportunity to review and test the proposed new controls. Following the exhibition, a report on submissions will be prepared for Council's further consideration to support the finalisation and adoption of the proposed amendments.



PLANNING PROPOSAL – WOLLONGONG CITY CENTRE

To amend Wollongong LEP 2009

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF LEP: Wollongong Local Environmental Plan 2009

Wollongong City Centre PP-2024/4

AMENDMENT NO. **TBD**

ADDRESS OF LAND: Lots within the Wollongong City Centre as shown on the LEP Map – Wollongong City Centre Map

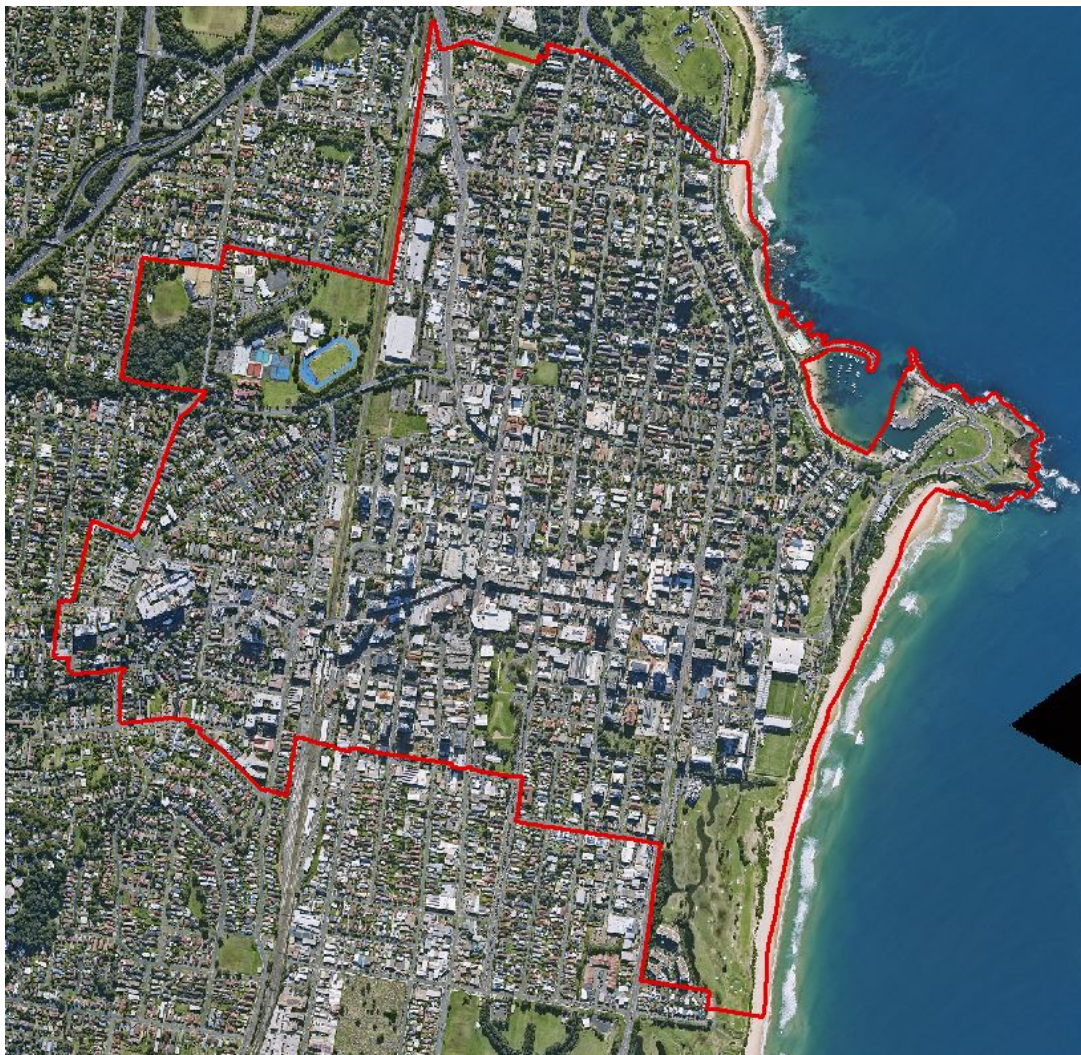


Figure 1 - Wollongong City Centre Map

Wollongong City Centre

Planning Proposal

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Wollongong City Centre

Planning Proposal

Part 1 - Objectives and Intended Outcomes

Objectives

The objective of the Planning Proposal is to amend the Wollongong Local Environmental Plan 2009 to implement selected recommendations of the adopted Wollongong City Centre Urban Design Framework (2020), Wollongong City Centre Heritage Study (2021), Wollongong Tourism Accommodation Strategy (2025) and Net Zero Wollongong Climate Adaptation Plan 2023-2030 (2023).

Intended Outcomes

Wollongong City Centre's role as the regional business, employment, retail and cultural centre of the Illawarra Shoalhaven Region is enhanced:

- Wollongong City Centre E2 Commercial Centre zone promotes employment and economic outcomes in alignment with the objectives of the zone
 - Introduce a new clause to protect employment floorspace
 - Amend the development contributions plan to prioritise commercial development in the E2 zone
- Commercial office, business and retail development is concentrated in the E2 Commercial Centre Zone
 - Adjust land use boundaries to reduce the size of the E2 Commercial Centre zone
 - Map active frontages in the City Centre and remove ground floor restrictions on residential uses in the MU1 Mixed-Use zone to prevent the dilution of commercial activity through broad dispersion of ground floor commercial floor space in the City Centre.
- Wollongong City Centre continues to support the delivery of the LGA's housing supply targets.
 - Remove ground floor restrictions on residential uses in the MU1 Mixed-Use zone to increase the potential for residential development in the form of Residential Flat Buildings and multi-dwelling housing.
 - Reduce the minimum site width for residential flat buildings to unlock more land for denser housing.
- The supply of 5 star or equivalent accommodation venues is increased by at least 2 venues in the next 5-10 years; general tourist accommodation is retained and expanded; new tourism opportunities are enabled on selected SP3 zoned land.
 - Introduce incentive height of building and floor space ratio controls to encourage the development of tourism accommodation.
 - Amend the height map for certain sites
 - Unlock 'non-residential' FSR controls for serviced apartments
- Key public spaces are protected from overshadowing.

Wollongong City Centre

Planning Proposal

- Refine existing and introduce new overshadowing controls to ensure that key public parks and places have sun access at key times throughout the year.
- Design excellence requirements are clear and effective
 - Add additional and refine existing matters of consideration in the Design Excellence clause.
- Applications including exceptions to development standards under clause 4.6 for building separation are reduced
 - Remove redundant controls relating to residential building separation to simplify development application processes.
- Significant heritage buildings are preserved
 - List additional significant sites in Schedule 5 Part 1 Heritage items nominated through the urban design analysis and Wollongong City Centre Heritage Study
- Built form diversity is increased and renewal of small sites enabled
 - Remove the application of minimum street frontage width on commercial development in the E2 Commercial Centre zone

Part 2 – Explanation of Provisions

Summary of Proposed Amendments

1. Amend the boundaries of the E2 Commercial Centre and MU1 Mixed Use zones
2. Introduce a new clause to prevent the reduction of employment generating floor space in the E2 Commercial Centre zone
3. Reduce the area where non-residential ground floor uses are required by excluding the City Centre from CI 7.13 Certain land within employment or mixed-use zones and amending the Active frontages map.
- Amend CI 7.18 Design excellence in Wollongong city centre and at key sites and the Key sites map to clarify design quality and introduce a height and floorspace bonus for certain tourism accommodation developments
4. Amend 4.4A Floor Space Ratio - Wollongong City Centre to remove serviced apartments from being considered as residential development.
- Amend the Height of Buildings Map for selected sites.
5. Amend CI 8.4 Minimum building street frontage and CI 7.14 Minimum site width
6. Amend CI 8.6 Building separation within Zone E2 Commercial Centre or Zone MU1 Mixed Use
7. Amend CI 8.3 Sun plane protection
8. Amend Schedule 5 Local Heritage Listings and the Heritage Map to add 'Group of Commercial Buildings on Keira Street', at 100-120 Keira Street.

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9. Map Amendments associated with 100-120 Keria Street including Zoning, Height of Building, Floorspace and Land Reservation Acquisition.

MISCELLANEOUS "HOUSEKEEPING" AMENDMENTS

10. Amend Land Reservation Acquisition Map
11. Amend Natural Resource Sensitivity – Biodiversity Map
12. Amend CI 1.8A Savings provision relating to development applications

Detailed Explanation of Proposed Amendments

1. Amend the boundaries of the E2 Commercial Centre and MU1 Mixed Use zones

The existing E2 Commercial Centre zone applies to some 541 lots and an area of approximately 47.1 hectares (excluding roads). The MU1 Mixed Use zone applies to some 373 lots and an area of approximately 34.8 hectares (excluding roads), as shown in Figure 2.

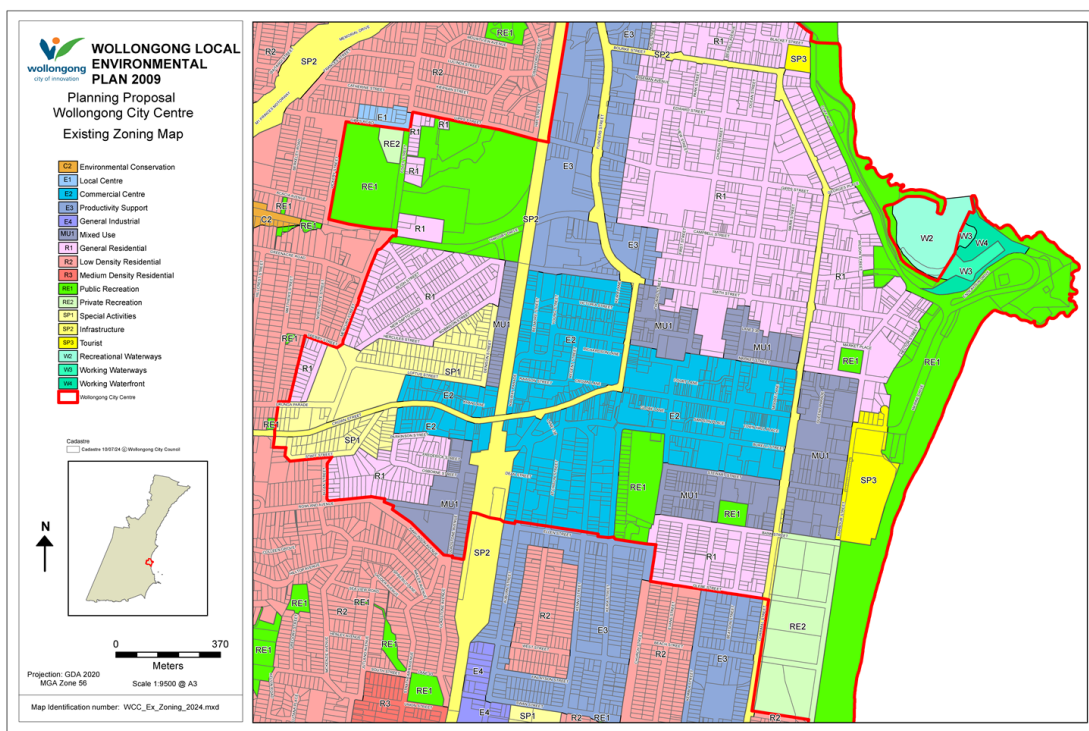


Figure 2 - Existing Land Zoning Map

Strategic Justification/Merit

The existing E2 Commercial Centre zone in Wollongong City Centre is large, lacks distinction from the adjacent MU1 Mixed Use zone and does not provide sufficient protection or incentives for commercial development. The ground floor retail uses are spread out across a very large area, which

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results in empty shopfronts and creates inactive streets, mainly through the central area where rents tend to be higher.

An objective of the Wollongong City Centre Urban Design Framework (UDF) 2020 was that land use controls facilitate a *'vibrant and growing Regional City'*. Direction 1 of the framework is to *'prioritise jobs growth and establish a resilient commercial core'*. A number of strategies were recommended to enable this. This proposed LEP amendment delivers against Strategy 1.1 *Define and strengthen the role of the E2 Commercial Centre zone for employment*.

To facilitate a focused commercial core while allowing a range of development outcomes in the broader city, it is appropriate to amend the boundary of the E2 Commercial Centre zone. The changes to the Land Use zone boundaries are based on the Commercial Core Land Use Diagram (pg 68 of the UDF – with zone names amended), as shown in *Figure 3 - Proposed Land Use Changes*. This amendment also supported by the Wollongong Retail and Business Centres Strategy which tested the UDF's recommendations.

The proposed reduction in the E2 Commercial Centre zone will result in a corresponding increase to the MU1 Mixed Use zone, reflecting the UDF land use objective for housing growth in the right places to support Wollongong's role as a Regional City.

Proposed amendments to Wollongong LEP 2009

The Land Zoning Map is to be amended in line with Figure 3.

It is proposed that 175 lots be rezoned from E2 Commercial Centre to MU1 Mixed Use, an area of 15.8 hectares.

It is proposed that 20 lots along the eastern side of Keira Street, north of Market Street and west of Thomas Street, and St Michaels Square (2 lots) be rezoned from MU1 Mixed Use to E2 Commercial Centre (2.3Ha), in recognition of the properties being part of the commercial core and the main retail precinct.

Table 1 - Land Use Zone changes

	Existing			Proposed				
	E2	MU1	total	E2 to MU1	MU1 to E2	E2	MU1	total
<i>Ha</i>	47.1	34.8	81.9	15.8	2.3	33.5	48.3	81.9
<i>lots</i>	541	373	914	175	22	388	526	914

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Figure 3 - Proposed Land Use Changes (source: Wollongong City Centre Urban Design Framework 2020)

Suggested Drafting Instructions

Amend the Land Zoning Map to reflect Figure 4. Note that zone boundary changes are made to Zone E2 Commercial Centre and Zone MU1 Mixed Use only.

Note that the proposed map includes a housekeeping amendment related to the removal of a land reservation and a lot realignment to: amend SP2 Infrastructure zoned portions of Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095 to E2 Commercial Centre.

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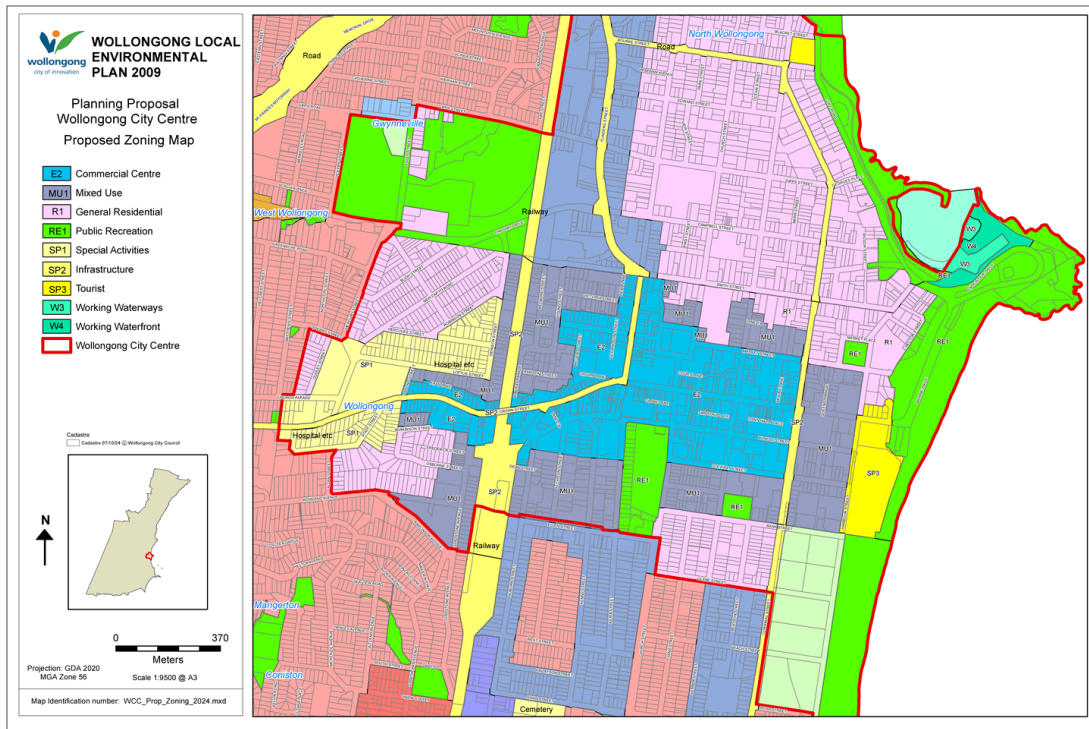


Figure 4 - Proposed Land Zoning Map

2. Introduce a new clause to prevent the reduction of employment generating floor space in the E2 Commercial Centre zone

Strategic Justification/Merit

Economic analysis has found that opportunities for commercial development in Wollongong City Centre are limited because residential development will almost always be more economically feasible. Given the permissibility of 'Shop top housing' in the E2 Commercial Centre, the UDF identified the finding that *'current land use controls could result in a City filled with residential development, compromising long term employment growth.'*

With feasibility of development being a major barrier to expansion of employment floor space within Wollongong City Centre, it will be important that any future opportunities for the growth of all types of permissible non-residential floor space are protected and encouraged.

An objective of the Wollongong City Centre Urban Design Framework (UDF) was that land use controls facilitate a *'vibrant and growing Regional City'*. Direction 1 of the framework is to *'prioritise jobs growth and establish a resilient commercial core'*. A number of strategies were recommended to enable this. This proposed LEP amendment delivers against Strategy 1.1 *Define and strengthen the role of the E2 Commercial Centre Zone for employment.*

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To facilitate a focused commercial core while allowing a range of development outcomes in the mixed-use area, it is appropriate to revise controls that will facilitate opportunities for commercial development, including placing limitations on the reduction of employment floor space.

Further incentives for commercial development will be enabled through amendments to the City Wide Development Control Plan.

Proposed amendments to Wollongong Local Environmental Plan 2009

To further support the objective of strengthening the commercial core, it is proposed that new developments must retain the amount of non-residential floor space currently on a site, that is, at a minimum, the existing amount of non-residential floor space is to be included in the future redevelopment.

The clause is to apply to all development within the E2 Commercial Centre zone including change of use, alterations and additions. No upper limit will be placed on the proportion of permissible floor space that can be used on a site for employment-based purposes.

The control will ensure that the quantum of employment generating floor space currently in the E2 Commercial Centre zone is retained, as a minimum.

Suggested Drafting Instructions

This will require that a new clause be added to Part 8 Local Provisions - Wollongong city centre, in **red text** as follows:

8.X Existing non-residential floor space in the Zone E2 Commercial Centre

(1) The objective of this clause is to reinforce the primary function of Wollongong City Centre as the commercial core and prevent the loss of employment generating floor space.

(2) Development consent must not be granted to development in the Zone E2 Commercial Centre if the development will reduce the amount of non-residential floor space, other than carparking, present on the site at the time of the application.

3. Reduce the area where non-residential ground floor uses are required by excluding the City Centre from CI 7.13 Certain land within employment or mixed-use zones and amending the Active frontages map

Clause 7.13 *Certain land within employment or mixed-use zones*, in Wollongong LEP 2009 requires development within the MU1 Mixed Use, E1 Local Centre and E2 Commercial Centre zones to provide a non-residential ground floor use, to encourage the presence and movement of people. The clause effectively prohibits residential development unless non-residential active uses are provided at the ground floor of the building, meaning that uses permitted in the Land Use table of the Mixed-Use Zone (ie residential flat buildings, multi-dwelling residential development) are effectively prohibited.

Clause 7.19 *Active street frontages* was introduced in 2018 and is an alternate method of promoting uses that attract pedestrian traffic along certain ground floor street frontages in zones E1 Local Centre, E2 Commercial Centre and MU1 Mixed use. The clause is linked to the Active Frontages Map, which shows the location of required active street frontages.

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Strategic Justification/Merit

An objective of the Wollongong City Centre Urban Design Framework (UDF) was that land use controls facilitate a *'vibrant and growing Regional City'*. Direction 2 of the framework is to *'develop active commercial streets that respond to character'*. A number of strategies were recommended to enable this. This proposed LEP amendment delivers against Strategy 2.2 *Only require non-residential ground floors on key active City Centre streets*.

The objective of this amendment is to focus active uses only on key commercial streets within the City Centre to protect and promote the retail and commercial character of these streets. This change will ensure that non-residential uses are appropriately located and support commercial streets in the City Centre, rather than dispersing ground floor retail and business uses across the full extent of the E2 Commercial Centre and MU1 Mixed Use zones.

Clause 7.13 currently applies a blanket approach. It does not discriminate whether development is located within precincts characterised by retail and commercial uses, and as a consequence is eroding the significance and role of the traditional high streets such as Crown and Keira Streets. Under the current approach all street frontages (including lanes) in the E1 Local Centre, E2 Commercial Centre and MU1 Mixed use zones are required to have active street frontages. This is not appropriate in all locations.

In addition to the above, this amendment also delivers on UDF Direction 3 *Plan for a variety of housing to support a lively and inclusive city*, and Strategy 3.1 *Guide residential development in the right locations*. Residential flat buildings and Multi dwelling housing are uses currently permitted with consent in the Mixed Use zone however they are effectively prohibited via CI 7.13. Amending the LEP to remove the application of CI 7.13 from the Wollongong City Centre will enable Residential flat buildings and Multi dwelling housing to be delivered in the Mixed Use zone where there is no active frontage mapped.

Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed that the provisions of Clause 7.13 *Certain land within employment or mixed use zones*, be replaced via the mapping of active frontages under *Clause 7.19 Active frontages* for all land mapped "Wollongong City Centre". Active frontages will be required where ground floor commercial character is appropriate within the City Centre, and identified on the Active Frontages Map. It is proposed to include some City Centre sites zoned SP3 Tourist on the Active Frontages Mapping, and therefore this zone is now to be referred to in CI 7.19. To remove any doubt about the application of Clause 7.13 to land that has been intentionally excluded from Active Frontage Mapping, additional wording will be added to clause 7.13 to remove its application to land within the Wollongong City Centre Boundary.

Suggested Drafting Instructions

Amend Clause 7.13 *Certain land within employment or mixed use zones* by adding text in *red italics* as follows:

(4) This clause does not apply to any land within the Wollongong City Centre boundary.

Amend the Active Frontages Map to include the City Centre area as shown in figure 5, with reference to Clause 7.19 of Wollongong Local Environmental Plan 2009.

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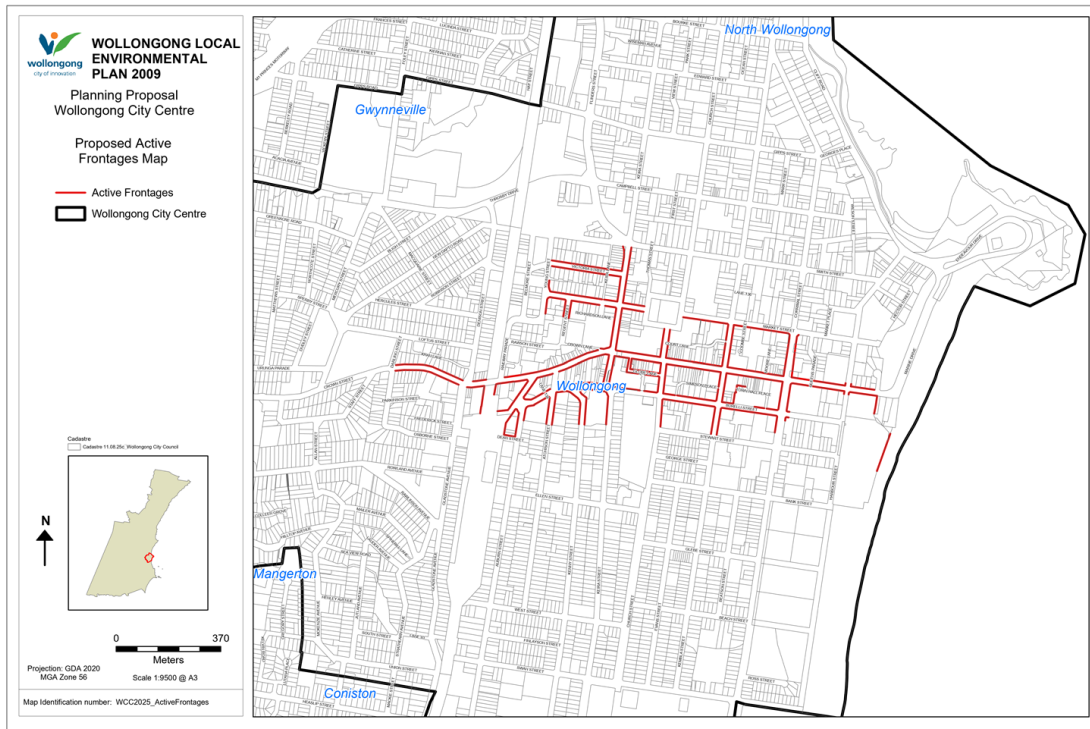


Figure 5 - Proposed Active Frontage Map

Amend Clause 7.19 *Active street frontages*, by adding text in **red italics** and deleting text in **red strikethrough** as follows:

7.19 *Active frontages*

- (1) *The objective of this clause is to promote uses that attract pedestrian traffic to ground floor frontages in the following zones—*
 - (a) *Zone E1 Local Centre,*
 - (b) *Zone E2 Commercial Centre,*
 - (c) *Zone MU1 Mixed Use.*
 - (d) *Zone SP3 Tourist***
- (2) *This clause applies to land identified as “Active frontages” on the Active Frontages Map.*
- (3) *Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active frontage after its erection or change of use.*

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

(a) entrances and lobbies, including as part of mixed-use development,

(b) access for fire services,

(c) vehicular access or loading docks.

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

*(a) all premises on the ground floor of the building facing the street or public open space are used for **a the** purposes of business premises or retail premises other than residential accommodation, and*

(b) ~~the frontage~~ all ground floor elevations of the building which face the street or public open space enables direct visual and physical ~~interaction~~ ~~contact~~ between pedestrians on the street or public open space and the interior of the building, and

(c) it has design elements that encourage interaction between the inside of the building and the street or public open space adjoining the building.

*(6) For the purposes of subclause (5) – elements of a building façade that **encourage interaction** include, but are not limited to, awnings, clearly defined entrances, unobscured windows and/or openable facades*

Note—

Clearly defined entrances, windows, awnings and shop fronts are elements of a building facade that contribute to an active frontage.

4. Amend CI 7.18 Design excellence in Wollongong city centre and at key sites and the Key sites map to clarify design quality requirements

The analysis undertaken in the development of the UDF found that:

- General development controls don't respond to the character and historic qualities of places in the City Centre;
- The planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City Centre;
- The City Centre's development controls do not promote development that defines a city skyline or enhances the unique natural setting; and
- Developments favour maximising building development controls over design quality, producing a less attractive City Centre.

The UDF included an objective for Built Form controls to support 'An attractive and diverse city in a unique natural and historic setting'. Direction 6 aims to 'elevate design quality in the City Centre', by (amongst other things) implementing Strategy 6.1 to strengthen the commitment to design excellence' by enhancing existing design excellence policy and development application requirements.

Development consent currently cannot be granted to any development in the Wollongong City Centre and on key sites unless design excellence is exhibited in accordance with Clause 7.18 *Design excellence in Wollongong city centre and at key sites*, where Council must have regard to a range of criteria.

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Generally, design excellence is determined for more significant developments by Clause 7.18 (5) which requires that a design review panel reviews the design of proposed development above 35 metres in height, on key sites or at an applicant's request. In addition, State Environmental Planning Policy (Housing) 2021 requires that development applications for residential apartment development must be referred to the design review panel for advice on the quality of the development design.

Strategic Justification/Merit

Around 36 LEPs in NSW include Design Excellence clauses, applying to various areas or types of development. Wollongong's Design Excellence Clause was introduced into the Wollongong City Centre LEP 2007 and transferred into the Wollongong LEP 2009 in 2010. In 2014 the clause was relocated from Part 8 Wollongong City Centre to Part 7 Local Provisions and the wording amended to apply to land within the City Centre boundary and key sites (which may occur outside this boundary). In 2024 the clause was amended as part of the Wilga Street Block Corrimal Planning Proposal, to add the consideration of the excellence and integration of landscape design, and the achievement of appropriate interfaces at ground level between the building and the street.

Matters for consideration: A review of the clause against other LEP Design Excellence provisions and in line with the objectives of the Urban Design Framework identified the need to make a number of improvements to the matters for consideration.

In addition to these, Wollongong Council are in the process of reviewing and improving the local planning assessment framework, using community consultation and industry best practice as a guide. The aim of this review is to increase environmental sustainability, improve climate change adaptation, and reduce greenhouse gas emissions where possible and feasible to provide better outcomes for our community and help us achieve the goals and objectives of the Wollongong Community Strategic Plan. To support this goal, it is proposed to include expand on what is required to be considered under Cl 7.18 4 (e) (viii) - *the achievement of the principles of ecologically sustainable development*. These considerations have precedent in clause 22E of the Wollongong City Centre LEP 2007.

Triggers for Design Review Panel: A review of the threshold triggers for review by the design review panel revealed a need to update the controls to reflect current development conditions. These include:

- replacing the 35m height trigger with development that extends above street frontage height, or retaining the 35m trigger where there is no street frontage height specified; and
- replacing the \$1,000,000 estimated development cost on a key site trigger with \$3,000,000.

Key sites: Six (6) key sites are currently mapped in the Wollongong City Centre. These sites are all over 5,000m² and generally include majority ownership by one landowner. The UDF identified seven (7) additional key sites including those listed below and shown mapped in *Figure 6 - Existing and Proposed Additional Key Sites*:

- WIN Block
- Atchison Street (SES Building)
- Government Office Block (Crown Street)
- St Francis Xavier Cathedral Precinct

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- Rawson Street (Council Carpark)
- Burelli Street - Woolworths
- Keira St – Kenny St (Wollongong Central Carpark)

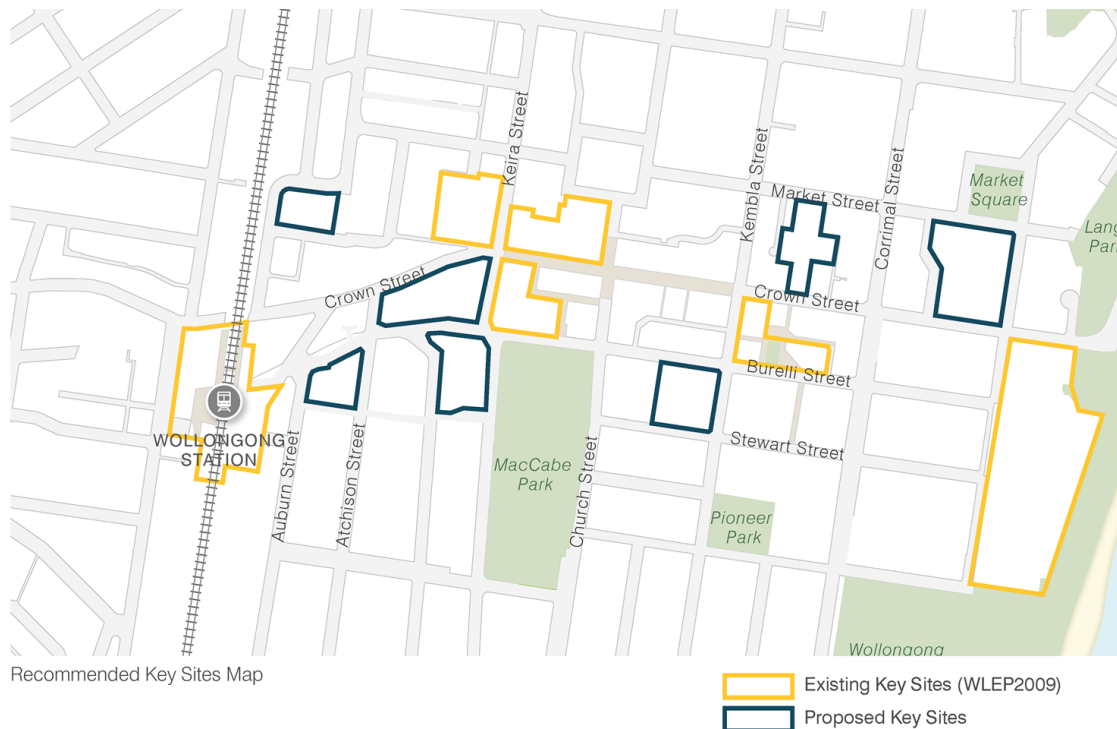


Figure 6 - Existing and Proposed Additional Key Sites (source: Wollongong City Centre Urban Design Framework 2020)

In addition to the key sites mapped in the UDF, it is proposed to add the Wollongong Hospital Precinct as an additional key site to recognise its significance and acknowledge the work already undertaken by DPHI to facilitate a collaborative process to inform a vision and structure plan for this precinct.

As a result of the State Government's Employment Zones Reform in 2023, a new clause was added to the LEP Local provisions (C I7.23) to prohibit drive-through food and drink premises from operating in village centres – land previously zoned B1 Neighbourhood Centre. The mechanism to identify the land previously zoned B1 was to map it as a Key Site (Area A) and link the new clause to this key site. A consequence of this mechanism was that CI 7.18 now applies to all land previously zoned B1. Whilst the application of design excellence provisions is seen as positive for our Centres, the amendments proposed as part of this Planning Proposal would introduce requirements for development within Area A which are not considered appropriate to their smaller scale and generally limited complexity. For this reason it is proposed to exclude Area A from the proposed requirements of parts (5) and (7) of CI 7.18.

Height and Floorspace bonus: The adopted Tourism Accommodation Strategy recommended the introduction of a Floor Space Ratio (FSR) and Height of Building bonus in a number of zones, for hotel and motel accommodation and serviced apartments. As per the advice of the Wollongong Local

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Planning Panel (appendix 1), it is proposed that in the City Centre this bonus be applied as a consequence of demonstrating design excellence. The design excellence bonus height and floor space is not intended to be absolute. The draft provision offers up to 30% additional height and a range of additional floorspace ratio. The design excellence provisions are intended to deliver the highest standard of architectural, urban and landscape design and, as such, there should be no unacceptable environmental impacts as a result of the development assessed under the clause. The consent authority has discretion to award less than the bonus should site constraints prevent the full floor space incentive being appropriately accommodated.

Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed to update design excellence provisions in Wollongong LEP 2009 to enhance the existing control and provide new requirements and design review processes for key sites and sites over 5,000m².

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

Update the matters for consideration under part (4):

- (d) removing the word 'detrimentally' to allow overshadowing of protected spaces to be considered generally and alongside CI 8.3
- (e) (iii) separating consideration of Heritage and streetscape into two separate clauses
- (e) (vii) redefining the impacts as 'amenity' rather than 'environmental'. Expansion of the impacts listed to include those considered in industry specific SEARs for development within key sites and identified precincts.
- (e) (viii) – outline considerations under the achievement of the principles of ecologically sustainable development
- (e) (ix) adding the permeability of pedestrian networks
- (e) (xii) adding specific reference to deep soil
- (e) (new) consideration of the impact on any precinct character area and/or heritage conservation area
- (e) (new) the incorporation of high-quality public art and/or heritage into the fabric of buildings in the public domain or in other areas to which the public has access.

Update the Design Review Panel thresholds under Part (5)

- ensure that the following types of development are subject to more rigorous design review in order to exhibit design excellence:
 - Development on sites with a height of building higher than the mapped Street Frontage Height, or if none is mapped, higher than 35m.
 - development on land with a site area of 5,000m² or more (EDC > \$3M); and
 - Development on key sites (EDC > \$3M).

Add a new subclause providing height and floorspace ratio bonuses to certain tourism generating development.

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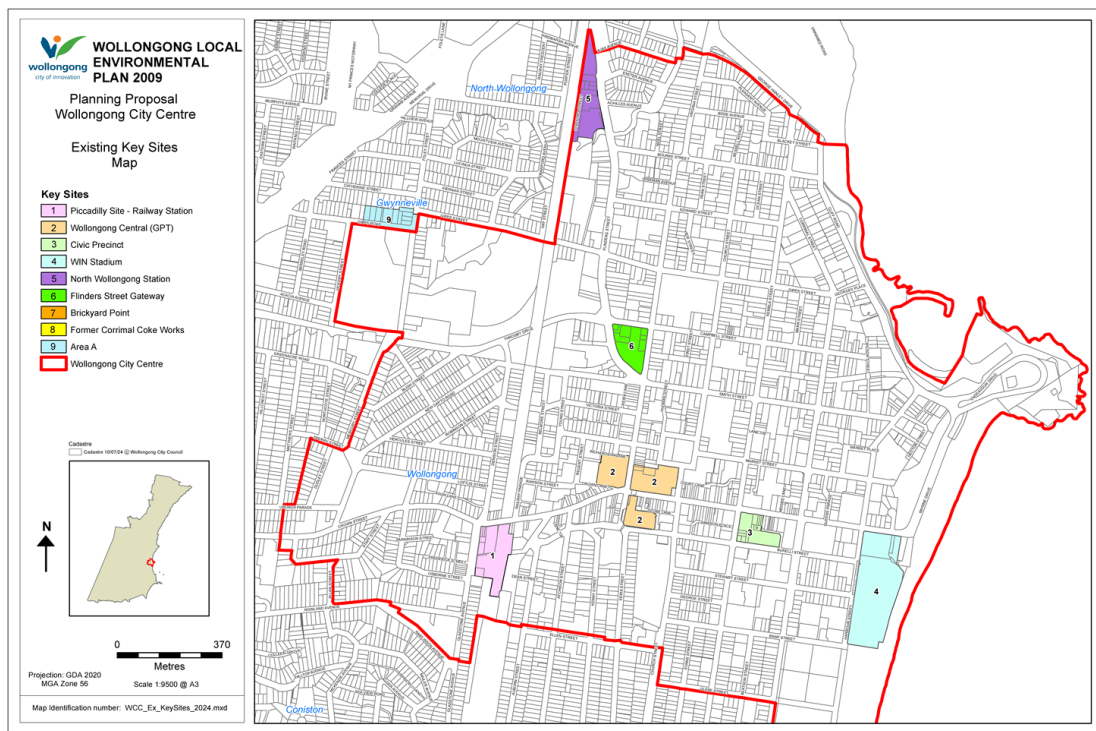
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Map additional key sites to be subject to the provisions of clause 7.18 *Design excellence in Wollongong city centre and key sites*. The additional sites to be mapped include:

- WIN Block
- Atchison Street (SES Building)
- Government Office Block (Crown Street)
- St Francis Xavier Cathedral Precinct
- Wollongong Hospital Precinct
- Rawson Street (Council Carpark)
- Burelli Street – Woolworths
- Keira St – Kenny St (Wollongong Central Carpark)

Amend the naming of some existing key sites to better reflect their current identity, as follows:

Existing	Proposed
Piccadilly Site – Railway Station	Wollongong Railway Station and Piccadilly Centre
Wollongong Central (GPT)	Wollongong Central
Civic Precinct	Arts Precinct
WIN Stadium	Illawarra Sports and Entertainment Centre



1.

Figure 7 - Existing Key sites map

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Suggested Drafting Instructions

Amend Clause 7.18 *Design excellence in Wollongong city centre and at key sites*, by adding text in **red italics** and deleting text in **red strikethrough** as follows:

7.18 *Design excellence in Wollongong city centre and at key sites*

(1) *The objective of this clause is to deliver the highest standard of architectural, urban, and landscape design.*

(2) *This clause applies to development on any of the following land involving the construction of a new building or external alterations **and additions** to an existing building:*

(a) *land within the Wollongong City Centre,*

(b) *land shown edged heavy black and distinctively coloured on the Key Sites Map (a key site) **excluding Area A.***

(3) *Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence*

(4) *In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters -*

(a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*

(b) *whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*

(c) *whether the proposed development detrimentally impacts on view corridors,*

(d) *whether the proposed development **detrimentally** overshadows the following:*

(i) *an area shown distinctively coloured and numbered on the Sun Plane Protection Map,*

(ii) *a site identified on the Overshadowing Map,*

(e) *how the proposed development addresses the following matters:*

(i) *the suitability of the land for development,*

(ii) *existing and proposed uses and use mix,*

(iii) *heritage **and archaeological issues and the opportunities and constraints** **streetscape constraints,***

(iv) ***Streetscape character and street function***

(v) *the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed)*

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on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

- (vi) bulk, massing and modulation of buildings,
- (vii) street frontage heights,
- (viii) ~~environmental amenity impacts such as sustainable design,~~ overshadowing and solar access, visual and acoustic privacy, visual amenity, ~~view loss and view sharing,~~ wind and reflectivity,
- (ix) the achievement of the principles of ecologically sustainable development, ~~by considering each of the following:~~
 - (a) carbon emissions reduction,
 - (b) embodied energy in materials and building processes,
 - (c) building design and orientation,
 - (d) passive solar design and day lighting,
 - (e) natural ventilation,
 - (f) energy efficiency and energy conservation,
 - (g) water conservation and water reuse,
 - (h) waste minimisation and recycling,
 - (i) reduction of car dependence,
 - (j) potential for adaptive reuse.
- (x) pedestrian, cycle, vehicular and service access, circulation and requirements, ~~including the permeability of any pedestrian network,~~
- (xi) impact on, and any proposed improvements to, the public domain,
- (xii) achieving appropriate interfaces at ground level between the building and the public domain,
- (xiii) excellence and integration of landscape design, ~~including deep soil provision~~
- (xiv) ~~impact on any precinct character area and/or heritage conservation area~~
- (xv) ~~the incorporation of high-quality public art and/or heritage interpretation into the fabric of buildings in the public domain or in other areas to which the public has access.~~

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

- (a) ~~new development or alterations and additions to an existing building with a building height that exceeds the street frontage height, or development in respect of~~

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a building that is, or will be, greater than 35 metres in height, which ever is the lesser height.

(b) new development or alterations and additions to an existing building having an estimated development cost of more than ~~\$1,000,000~~ \$3,000,000 on a key site or on land with a site area of 5,000m² or more.

(c) development for which the applicant has chosen to have such a review.

(6) A building demonstrating design excellence-

(a) for the development of hotel and motel accommodation and serviced apartments in the zone E2 Commercial Centre and Zone MUI Mixed Use in the Wollongong City Centre:

(i) may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map

(ii) may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map and in clause 4.4A by an amount to be determined by the consent authority, of up to the amount shown in column three of the table.

<i>Zone</i>	<i>Proposed amount of rooms (including bonus)</i>	<i>Floor Space Ratio Bonus</i>
<i>E2</i>	<i>0-50</i>	<i>0</i>
	<i>51-100</i>	<i>0.5:1</i>
	<i>101-200</i>	<i>1:1</i>
	<i>>200</i>	<i>1.5:1</i>
<i>MUI</i>	<i>>50</i>	<i>0.5:1</i>

(7) In this clause -

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

estimated development cost has the same meaning as in the Environmental Planning and Assessment Regulation 2021.

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Update the Key sites map in Wollongong LEP 2009 to include proposed key sites and remove existing site Flinders Street Gateway as shown in **Error! Reference source not found..**

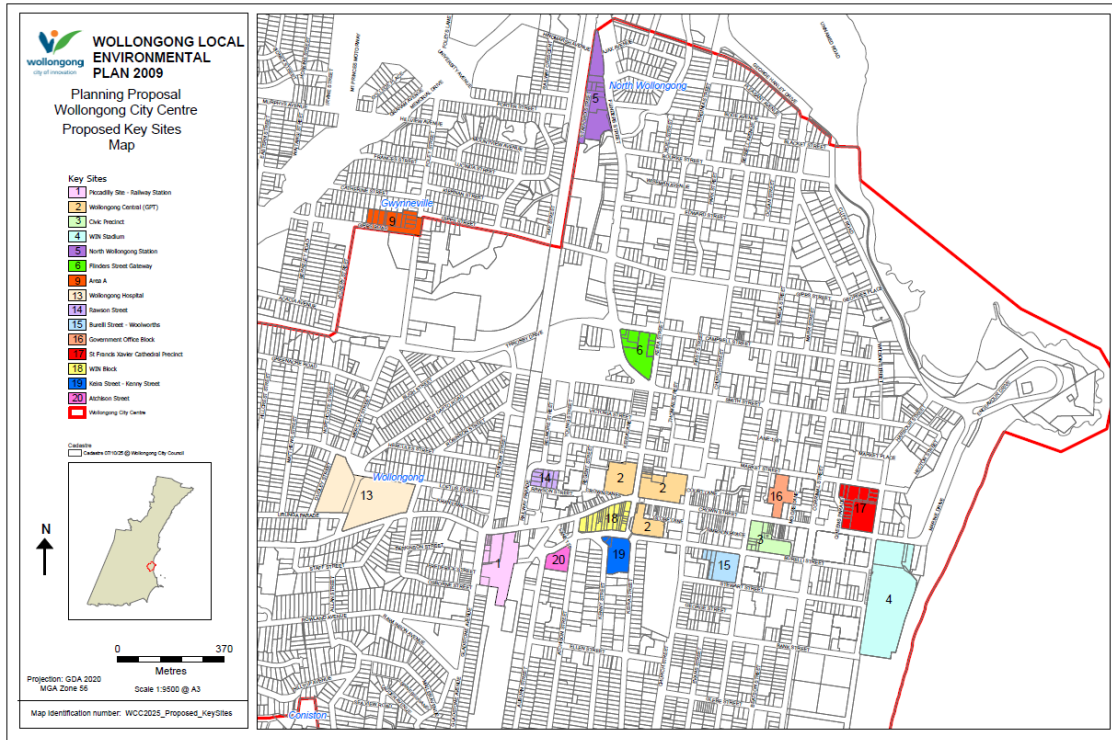


Figure 8 – proposed Key sites map

5. Amend 4.4A Floor Space Ratio - Wollongong City Centre

Clause 4.4A provides for a range of floor space ratio outcomes dependant on site, site frontage and land use. The clause enables higher floor space ratios for non-residential development, acknowledging the role of this development in the City Centre to drive employment, consistent with the E2 Commercial Centre objectives and those of CI 8.1 Objectives for development in Wollongong city centre.

Strategic Justification/Merit

The proposed amendment is an action of the Tourism Accommodation Strategy which seeks to incentivise the development of tourism accommodation.

Proposed amendments to Wollongong Local Environmental Plan 2009

Amend clause 4.4A Floor space ratio—Wollongong city centre by deleting “or serviced apartments or a combination of such uses” from subclause (6). This will allow serviced apartments to be considered as non-residential developments, rather than residential developments, in terms of floor space ratios, and therefore access higher floorspace ratio controls.

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Suggested Drafting Instructions

Amend Clause 4.4A *Floor space ratio—Wollongong city centres*, by deleting text in ~~red strikethrough~~ as follows:

(6) In this clause—

residential purposes, in relation to the use of a building, means using the building for the purposes of residential accommodation ~~or serviced apartments or a combination of such uses.~~

6. Amend the Height of Buildings Map

Increase the height of building limit on two sites zoned SP3 and amend the height limit mapping on sites at 100-120 Keira Street Wollongong.

Strategic Justification/Merit

2-14 Cliff Road North Wollongong

The existing hotel building at 2-14 Cliff Road North Wollongong is composed of building elements which range in height from around 10m to 31m. The existing height of building limit for the site is 24m as shown in Figure 9.

The Wollongong Tourism Accommodation Strategy recommended reviewing the 24m limit as a housekeeping amendment.

It is proposed to amend the height of building map to continue the split 24m/32m height limit which exists for the properties to the south of the lot, along Cliff Road. This graduation of height down towards the foreshore protects solar access and provides a built form transition.

9-11 Crown Street Wollongong (WIN Entertainment Centre)

The Height of Building applying to the land at 9-11 Crown Street is currently 24m and 32m as shown in Figure 9.

Venues NSW has developed a masterplan for the revitalisation of the Entertainments Centre and Stadium site including the redevelopment of the entertainment centre building. To enable this redevelopment the Tourism Accommodation Strategy 2023 recommended the 24m limit over the entertainment centre portion of the Venues site be amended to 32m.

It is proposed to amend the height of building map to 32m in this location.

100-120 Keira Street Wollongong

Due to a lot amendment (outlined under items 10 and 11) there is a need to amend controls relating to the subject lots at 100-120 Keira Street. Height controls currently do not extend over the full extent of the lots as shown in Figure 9.

It is proposed to amend the height of building map to extend the 16m Height Limit to the full extent of Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095.

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-11

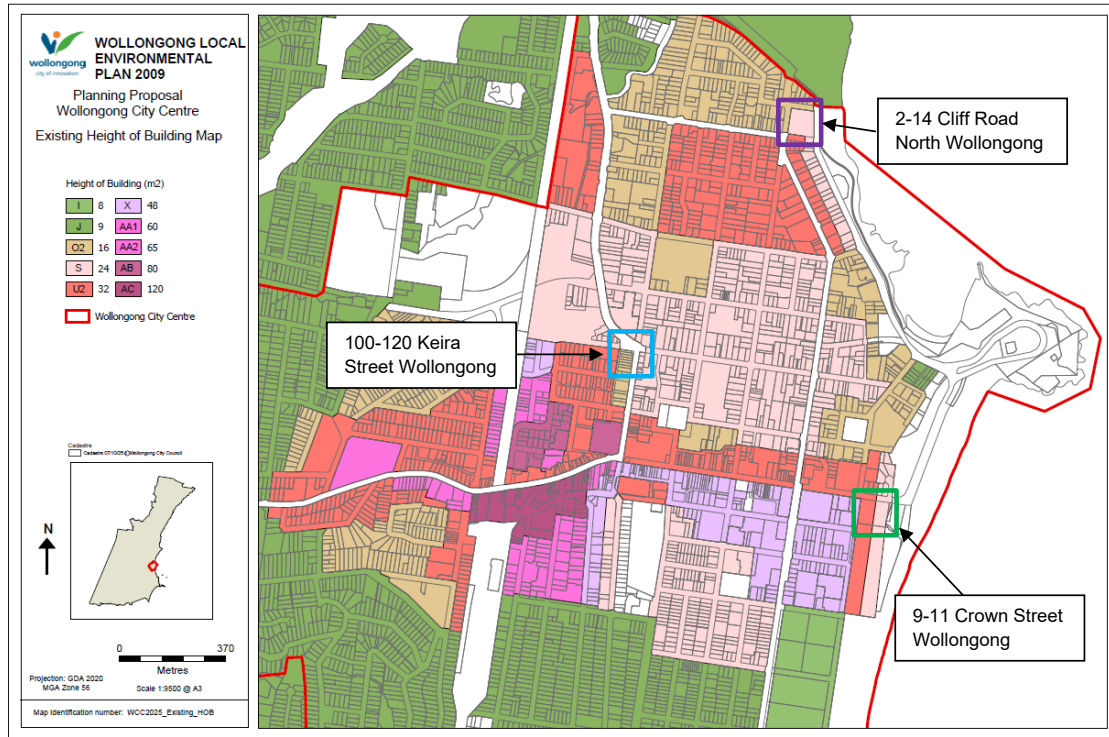


Figure 9 – Existing Height of Buildings Map

Proposed amendments to Wollongong Local Environmental Plan 2009

Amend the height of building map for the subject sites in accordance with Figure 10.

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Suggested Drafting Instructions

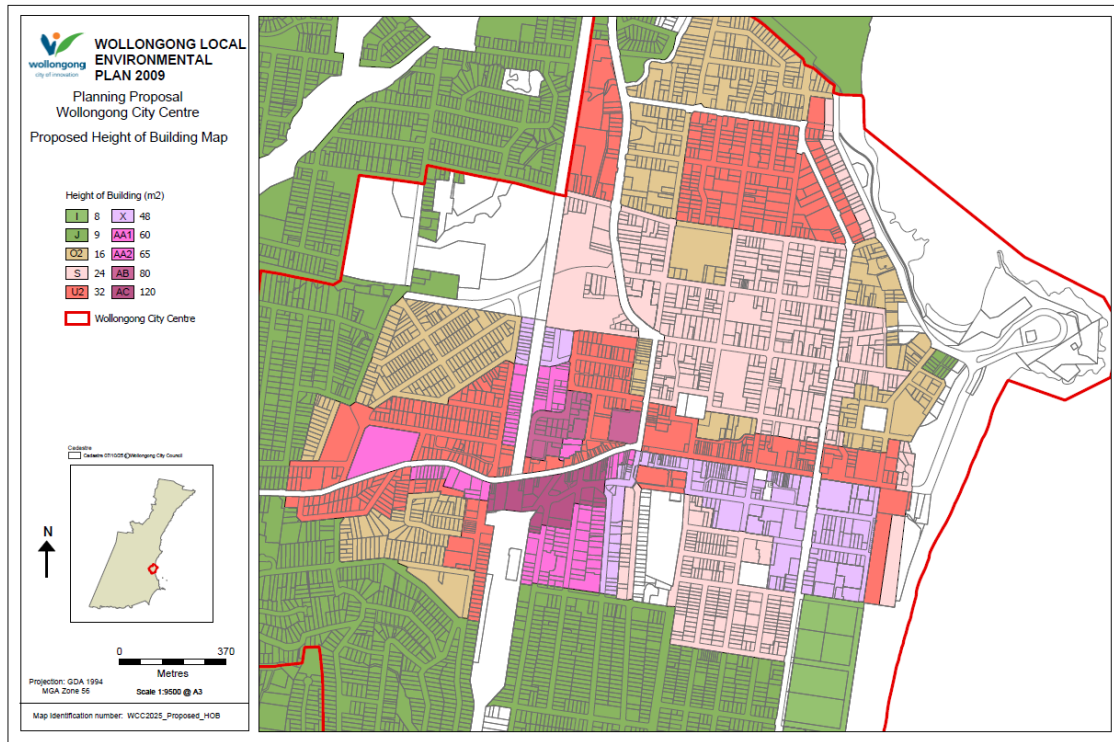


Figure 10 – Proposed Height of Buildings Map

7. Amend CI 8.4 Minimum building street frontage and CI 7.14 Minimum site width

Clause 8.4 *Minimum building street frontage*, requires that development in the Wollongong City Centre occur on sites which have a street frontage width of at least 20 metres. The consent authority may give consent to development if it is of the opinion that it is not physically possible for the building to be erected with at least one street frontage of 20 metres or more.

The intent of the control as it is currently written is primarily to promote the “efficient” use of land. The consequence of the control is that redevelopment of lots with a frontage of less than 20m is unlikely to occur, and instead, these lots are amalgamated to provide for the required frontage width. In addition to this constraint, CI 4.4A *Floor space ratio – Wollongong city centre* also incentivises amalgamation by offering bonus FSR to sites with a frontage of 20m or more.

The proposed changes to active frontage controls (mapping under C I7.19) will result in residential flat buildings being no longer restricted by CI 7.13 in the MU1 Mixed Use zone. The development of residential flat buildings is currently restricted to sites with a minimum site width of 24m under CI 7.14 – *Minimum site width*. C I7.14 does not currently reference Shop top housing.

Strategic Justification/Merit

The analysis undertaken in the development of the UDF found that:

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- General development controls don't respond to the character and historic qualities of places in the City Centre

The UDF included an objective for Built Form controls to support '*An attractive and diverse city in a unique natural and historic setting where renewal at all scales is encouraged and this creates an interesting built fabric*'. Direction 4 aims to '*Grow a legible city that supports a distinctive and evolving character*, and the UD Framework Strategy 4.1 *Plan for diversity in form and renewal at all scales*.

Nearly half the sites across the City Centre E2 Commercial Centre and MU1 Mixed Use zones have street frontages less than 20m. Under CI 8.4 these sites are restricted from being renewed at their fine grain scale. The fine grain lot and building pattern in the Commercial Centre of the City Centre was identified in the UDF as a key contributor to vibrancy, supporting small cafes and bars as well as unique small business offerings. The enforced erosion of this fine grain does not support UDF *Strategy 4.1 Plan for diversity in form and renewal at all scales*.

Buildings outside the E2 Commercial Centre zone (within MU1 Mixed Use and E3 Productivity Support) are better located within a landscaped setting with more generous setbacks. The Wollongong DCP 2009 prescribes side setback controls of 3m for commercial and non-habitable residential uses up to 24m high in the City Centre MU1 and E3 zones. For habitable residential uses up to 24m high this setback increases to 6m. These controls reduce the percentage of possible ground floor footprint and require a wider site width as compared with what is possible for a commercial use in the E2 Commercial Centre zone. In the MU1 Mixed Use zone, these setbacks provide opportunities for visual breaks, more landscaping and better permeability. In the E3 zone, setback controls are complementary to the larger hardstand and manoeuvring areas typical of uses permitted in the Land Use Table of this zone.

Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed to amend Clause *8.4 Minimum building street frontage* to enable opportunities for finer grain development on small sites within the Wollongong City Centre E2 Commercial Centre zone.

Whilst removing the restriction on the fine grain lots in the E2 Commercial Centre zone is in alignment with the strategic intent of the UDF, it is proposed to retain the restriction on sites in the MU1 Mixed Use and E3 Productivity Support zones, where amalgamation is in alignment with the efficient development of the land and more suited to the desired development outcomes and precinct character. The term 'street frontage' has been replaced by 'site width at the front building line' to ensure that the control is relevant to the primary building envelope and street frontage.

It is also proposed to amend Clause *7.14 Minimum site width* to eliminate any confusion and inconsistencies regarding the meaning of "minimum building street frontage" and "minimum site width" engendered by Clauses 8.4 and 7.14. The minimum site width for residential flat buildings is also proposed to be amended from 24m to 21m to bring it into alignment with provisions of SEPP (Housing) 2021 Chapter 5 Transport Oriented Development. This amendment will open up more sites for the development of medium to high density housing.

Suggested Drafting Instructions

Add wording in *red italics* and delete wording in ~~red strikethrough~~ in Clause *8.4 Minimum building street frontage*

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8.4 Minimum site width ~~building street frontage in Zone E2 Commercial Centre, Zone MU1 Mixed Use and Zone E3 Productivity Support~~

(1) The objective of this clause is to:

a) ensure that buildings ~~have~~ are located on sites with a minimum site width at the front building line to provide for the efficient development of land and design of buildings.

(2) Development consent must not be granted to the erection of a building that does not have ~~at least one street frontage~~ a minimum site width measured at the front building line of 20 metres or more on land within ~~Zone E2 Commercial Centre, Zone E3 Productivity Support and or~~ Zone MU1 Mixed Use.

(3) Despite subclause (2), the consent authority may grant consent to the erection of a building on land referred to in that subclause if it is of the opinion that it is not reasonably practicable for the building to be erected with ~~at least one street frontage~~ a minimum site width measured at the front building line of 20 metres or more, and:

- i. the scale and height of proposed development is compatible with the character of the locality, and
- ii. there will be no significant adverse impact on the amenity of any existing nearby development.

Add wording in **red italics** and delete wording in **red strikethrough** in Clause 7.14 Minimum site width:

7.14 Minimum site width ~~for multi-dwelling housing, residential flat buildings and shop-top housing~~

- 1) Development consent must not be granted for development for the purposes of multi dwelling housing unless the site ~~area~~ on which the development is to be carried out has a ~~dimension~~ site width of at least 18 metres ~~measured at the front building line~~.
- 2) Development consent must not be granted for development for the purposes of a residential flat building ~~or shop-top housing~~ unless the site ~~area~~ on which the development is to be carried out has a ~~dimension~~ site width of at least ~~24~~ 21 metres ~~measured at the front building line~~.

8. Amend CI 8.6 Building separation within Zone E2 Commercial Centre or Zone MU1 Mixed Use

Clause 8.6 *Building separation within Zone E2 Commercial Centre or Zone MU1 Mixed Use*, aims to ensure sufficient separation of buildings within employment and mixed use zones in the Wollongong City Centre for reasons of visual appearance, privacy, and solar access.

Sufficient building separation is required both for the benefit of building users and for the public domain. It provides for: urban amenity by providing light, air, privacy, and preserving views; and good urban design by creating character and rhythm in the streetscape.

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In residential development separation allows residents within an apartment development and on adjacent properties to use their private spaces with a reasonable level of visual privacy. It balances the need for views and outlook with the need for privacy.

Strategic Merit/Justification

The UDF analysis identified that *'the planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City'* In some cases this was exacerbated by controls in the LEP which conflicted with those in higher order planning policy (SEPPs) or more detailed place based policy (DCPs). *Direction 5.1 Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks seeks (amongst other things) to resolve the conflicts between building separation controls in the LEP and those in the Apartment Design Guideline (triggered under SEPP (Housing) 2021) and the DCP Chapter D13 Wollongong City Centre (relating to side setbacks, street frontage heights and setbacks and through-site links).*

The provisions in the current Wollongong LEP 2009 CI 8.6 relate to both commercial development and residential development (including residential flat buildings and shop top housing).

State Environmental Planning Policy (Housing) 2021 prescribes that applications for residential apartment development consider the Apartment Design Guide (ADG). The ADG prevails over the DCP in relation to a range of matters, including visual privacy.

At present the Wollongong LEP 2009 CI 8.6 (3) imposes building separation requirements for residential buildings that are inconsistent with visual privacy separation distances in the ADG. This conflict generally results in applicants submitting variation requests under CI 4.6 Exceptions to development standards to vary the LEP separation requirements. The UDF recommended that building separation requirements should align with the Apartment Design Guide for residential development and reflect a minimum 6m from side and rear boundaries for commercial uses above street frontage height in the commercial centre.

CI 8.6 (2)(a) currently enforces a continuous street wall in the MU1 Mixed Use zone where the desired outcome, as outlined in the DCP, is to have side setbacks. Within the E2 Commercial Centre zone, the clause also requires a variation where development seeks to improve permeability by providing a through-site link at ground. It is proposed to remove part (a) of CI 8.6 (2).

Proposed changes to Wollongong LEP 2009

Remove building separation provisions that apply to residential development in Zone E2 Commercial Centre and Zone MU1 Mixed Use in Wollongong City Centre, and rely on the provisions of the ADG to be considered by the consent authority.

Remove the requirement for zero separation at the ground floor as it contradicts side setback requirements in the Zone MU1 Mixed Use and complicates approval of developments proposing through-site links in the Zone E2 Commercial Centre.

Include a note clarifying that separation from "any other building" includes sites adjoining and across a road or laneway. The separation across a road is consistent with the proposed setbacks contained in the draft Wollongong City Centre DCP Chapter.

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Suggested Drafting

Remove subclause (2) (a) and (3) from Clause **8.6 Building separation within Zone E2 Commercial Centre and Zone MUI Mixed Use**. Add a note clarifying the term separation from “any other building”.

The clause will still require commercial buildings to be separated above the street frontage height.

The proposed changes are indicated by adding text in **red italics** and deleting text in **red strikethrough** as follows: light, air, privacy, and preserving views; and good urban design by creating character and rhythm in the streetscape

8.6 Building separation within Zone E2 Commercial Centre and Zone MUI Mixed Use

(1) The objective of this clause is to ensure sufficient separation of buildings for reasons of visual appearance, privacy, **ventilation, view preservation, wind mitigation** and solar access **to buildings and the public domain**.

(2) This clause applies to all development in Zone E2 Commercial Centre and Zone MUI Mixed Use excluding **residential flat buildings** and the residential component of **shop-top housing** development.

~~(2)(3)~~ Buildings on land within Zone E2 Commercial Centre and Zone MUI Mixed Use must be erected so that—

~~(a)—there is no separation between neighbouring buildings up to the street frontage height of the relevant building or up to 24 metres above ground level whichever is the lesser, and~~

(a) there is a distance of at least 12 metres from any other building above the street frontage height and less than 45 metres above ground level, and

(b) there is a distance of at least 28 metres from any other building at 45 metres or higher above ground level.

~~(3)—Despite subclause (2), if a building contains a dwelling, all habitable parts of the dwelling including any balcony must not be less than—~~

~~(a)—20 metres from any habitable part of a dwelling contained in any other building, and~~

~~(b)—16 metres from any other part of any other building.~~

(4) For the purposes of this clause, a separate tower or other raised part of the same building is taken to be a separate building.

(5) In this clause—

street frontage height means the height of that part of a building that is built to the street alignment.

any other building means any building on any surrounding site, including sites not adjoining the subject site, and including sites located across a road reserve from the subject site.

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9. Amend CI 8.3 Sun plane protection

Clause 8.3 *Sun plane protection* protects a number of specified public open spaces from overshadowing during specific times. The control works by restricting the height of buildings on sites where a building extending to the mapped LEP height of building limit would cause overshadowing to the protected space. Development to which this clause applies is prohibited if it results in a building projecting above a sun plane protection control set out in this clause. Currently this clause protects four (4) City Centre public spaces from overshadowing - MacCabe Park, Civic Square, Pioneer Park and Market Square. The existing protected areas (coloured) and the sites where the controls apply (yellow) are shown in Figure 11.

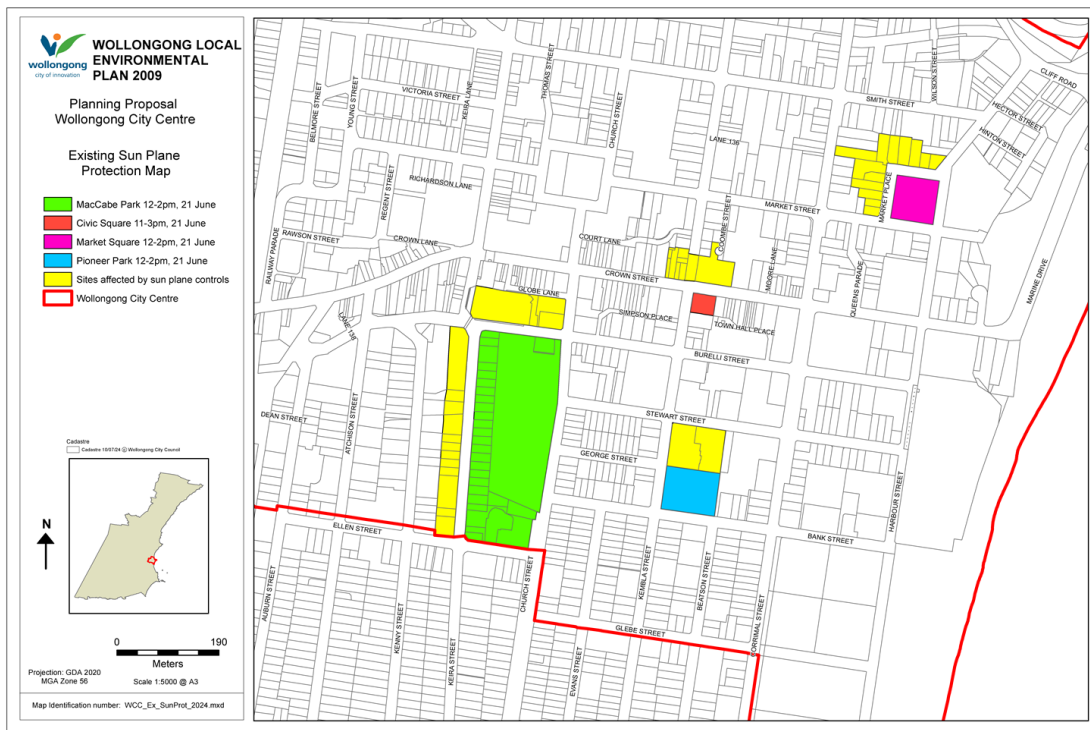


Figure 11 - Existing Sun Plane Protection Map

Strategic Merit/Justification

UDF Strategy 9.1 *Protect sunlight to key public spaces to maximise amenity* outlines the need for robust sun plane controls and nominates their locations.

Good solar access is a key contributor to the amenity of public spaces and streets, particularly during winter. Solar access to vegetation in parks and open spaces is also important to ensure its ongoing health and minimise the need for reactive maintenance and replacement of plants and turf. Planning controls should ensure sufficient sunlight access to key public spaces at all times of the year during key times in the day when the spaces are likely to be most utilised, such as lunchtime hours.

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As the population of Wollongong City Centre continues to grow, there is an increasing need for quality public open space and also the potential for greater overshadowing from taller new development.

New controls within the SEPP (Housing) 2021 to incentivise affordable housing and the introduction of the Housing Delivery Authority State Significant Development and concurrent rezoning pathway add a layer of complexity to planning for solar access.

The existing Sun Plane Protection controls in Wollongong LEP apply to sites where a development extending to the HOB limit would create overshadowing to protected spaces (lots mapped yellow in Figure 11). The introduction of planning pathways which enable development taller than the HOB limits outside those mapped areas open up the possibility of overshadowing, and make redundant the compliance of development within the mapped areas. It is necessary to provide sun plane protection benefitting public open spaces to ensure any incentive-based height increases do not result in overshadowing at key times.

The intent and efficacy of the existing sun plane protection controls to protected parks and public spaces were reviewed by Architectus in the development of the UDF. Key issues with the existing controls included:

- The limitation of restricting application of the clause to mapped lots, when overshadowing was possible from development outside these areas
- Misalignments between the extent of area mapped as protected and the areas actually protected by the formula in the LEP clause
- The lack of reference to the hours and dates for protection in the written clause
- The limitation of the hours of protection of the mapped protected areas referring to 21 June and not accounting for solstice periods
- Some important public spaces in the City Centre are not protected from overshadowing

The analysis showed that there is an opportunity to refine the existing controls applying to the four (4) public open spaces, and to apply similar provisions to three (3) additional public spaces.

The three additional public spaces proposed for sun plane protection are:

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

The revised sun planes represent current best practice. The planes were substantiated through survey of the node locations (usually the corners of the public open spaces) and detailed 3D modelling of the planes in the City Centre Model. An example of the 3D model of a sun plane is included in Figure 12.

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Figure 12 – MaCabe Park Sun Plane shown in City Centre 3D model

Proposed Amendments to Wollongong Local Environmental Plan 2009 (Sun Plane Protection)

It is proposed to amend Clause 8.3 Sun plane protection to ensure that:

- Key public open spaces potentially overshadowed by buildings are protected by sun access planes during critical time periods;

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- Sun access plane descriptions in Wollongong LEP 2009 are revised to ensure improved accuracy in determining locations and surface heights of the planes;
- Sun access planes are constructed as a consolidated set of connected planes so that there are no gaps or overlaps between separate planes protecting the same space; and
- The 'sites affected' (yellow mapping) notations are removed from the mapping to ensure the planes are considered on all relevant sites.

The aim of the proposed sun access planes is to define the three-dimensional boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox, and the summer solstice. This ensures that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticeably steeper. These tails are shown as planes v and vi in Figure 13.

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Figure 13 MacCabe Park Sun Plane contour diagram

The proposed changes are summarised below. Reference should be made to the *Appendix 3 – Sun Plane Protection: Supporting technical documentation* for a detailed rationale and the technical analysis that informs the amended controls.

Suggested Drafting Instructions

Suggested drafting for the sun plane controls is provided below under the proposed amendment to the clause and new Schedule 7 provision. This drafting is based on the technical data within Appendix 3 – Sun Plane Protection: Supporting technical documentation of this planning proposal. The descriptions in Wollongong LEP 2009 are to accurately reflect the technical detail and coordinates of the diagrams for each Sun Plane.

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In summary, this requires that Clauses 8.3(4) to 8.3(11) and the Sun Plane Protection Map are revised to achieve the protection for parks and public spaces as described below:

- MacCabe Park - Intended period of protection 12noon - 2pm, all year
- Civic Square - Intended period of protection 11am-3pm, all year
- Pioneer Park - Intended period of protection 12noon - 2pm, all year
- Market Square - Intended period of protection 12noon - 2pm, all year
- Crown Street Mall - Intended period of protection 12noon - 2pm, all year
- Church Street (Mall) - Intended period of protection 11am - 1pm, all year
- Arts Precinct Lawn - Intended period of protection 9am - 3pm, all year

In accordance with the current provisions of the LEP in Clause 4.6(8)(ca), the sun plane controls are not subject to variation under Wollongong LEP 2009 Clause 4.6 Exceptions to development standards.

The proposed changes are indicated by adding text in *red italics* and deleting text in ~~red strikethrough~~ as follows:

8.3 *Sun plane protection*

(1) *The objective of this clause is to protect and improve sunlight access to specified public open space: ~~from excessive overshadowing by restricting the height of buildings~~*

a) throughout the year, and;

b) during periods in the day when these spaces are most used, and;

c) for periods sufficient to support the healthy growth and maintenance of landscaping and vegetation.

(2) *This clause applies to land in the Wollongong City Centre ~~coloured yellow on the Sun Plane Protection Map~~*

(3) This clause applies to the sun access planes described in Schedule 7 affecting the following places during the specified dates and times. These places are also mapped on the Sun Plane Protection Map—

<i>Place</i>	<i>Period of Protection</i>	<i>Times of Protection</i>
<i>MacCabe Park</i>	<i>All year</i>	<i>12 noon – 2pm</i>
<i>Civic Square</i>	<i>All year</i>	<i>11am – 3pm</i>
<i>Market Square</i>	<i>All year</i>	<i>12 noon – 2pm</i>
<i>Pioneer Park</i>	<i>All year</i>	<i>12 noon – 2pm</i>
<i>Crown Street Mall</i>	<i>All year</i>	<i>12 noon – 2pm</i>
<i>Church Street (Mall)</i>	<i>All year</i>	<i>11am – 1pm</i>
<i>Arts Precinct Lawn</i>	<i>All year</i>	<i>9am – 3pm</i>

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*(34) Development on land to which this clause applies is prohibited if the development results in any part of a building projecting above a sun access **plane** control set out in this clause and described in Schedule 7.*

(4) Despite subclause (3), the consent authority may grant development consent to development for the purpose of maintaining or refurbishing an existing building that projects higher than part of the relevant sun access plane if the maintenance or refurbishment does not result in the building projecting further above the sun access plane.

*(4) — **MacCabe Park** The sun access control for MacCabe Park protects the location The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked “MacCabe Park” — Burelli Street” is —*

(a) — 32 metres above the point, or

(b) — if the point is within 26.4 metres of the boundary of Burelli Street $16 + (0.6061 \times D)$ metres above the point,

where D is the shortest distance in metres between the point and the boundary of Burelli Street.

(5) — The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked “MacCabe Park — Keira Street” is —

(a) — 24 metres above the point, or

(b) — if the point is within 4.4 metres of the boundary of Keira Street $20 + (0.9091 \times D)$ metres above the point,

where D is the shortest distance in metres between the point and the boundary of Keira Street.

*(6) — **Civic Square** The sun access control for Civic Square protects the location The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked “Civic Square” is —*

(a) — 32 metres above the point, or

(b) — if the point is within 30.6 metres of the boundary of Crown Street $12 + (0.6535 \times D)$ metres above the point,

where D is the shortest distance in metres between the point and the boundary of Crown Street.

*(7) — **Pioneer Park** The sun access control for Pioneer Park protects the location any point on land shown coloured yellow on the Sun Plane Protection Map and marked “Pioneer Park” is —*

(a) — 24 metres above the point, or

(b) — if the point is within 19 metres of the boundary of Pioneer Park $16 + (0.6154 \times (D - 6))$ metres above the point,

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~~where **D** is the shortest distance in metres between the point and the boundary of Pioneer Park.~~

~~(8) — **Market Square** The sun access control for Market Square protects the location for any point on land shown coloured yellow on the Sun Plane Protection Map and marked “Market Square” North is—~~

~~(a) — 16 metres above the point, or~~

~~(b) — if the point is within 10.6 metres of the northern boundary of Market Place—12 + ((0.6061 x (D - 4)) metres above the point,~~

~~where **D** is the shortest distance in metres between the point and the northern boundary of Market Place.~~

~~(9) — The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked “Market Square” West is—~~

~~(a) — 16 metres above the point, or~~

~~(b) — if the point is within 9.4 metres of the western boundary of Market Place—12 + (0.7407 x (D - 4)) metres above the point,~~

~~where **D** is the shortest distance in metres between the point and the western boundary of Market Place.~~

~~(10) — If a calculation for a sun access control for a point gives a figure of zero or less, the sun access control is taken to be at the same height as the point.~~

~~(11) — A reference in this clause to a **point on land** means a point at ground level (existing) on the land.~~

~~(12) — This clause does not apply to development if it is the refurbishment of a building.~~

Insert Schedule 7 into the Wollongong LEP 2009 and include the following:

Part 1 Interpretation

1 Description of sun access planes

In this Schedule, each sun access plane is described in one of the following ways—

(a) the sun access plane extends in a strip to the edge of the land to which this Plan applies ascending as one moves back from the front of the plane, where the front of the plane is a line between two specified points (X and Y) and the sides of the plane extend towards the sky from those points along a specified horizontal bearing (B) and vertical angle (V),

(b) the sun access plane extends from a point (A, B, C or D) with the sides of the triangular plane extending towards the sky from the point along two rays, where ray 1 is given by specified horizontal bearing (H1) and vertical angle (V1) and ray 2 is given by specified horizontal bearing (H2) and vertical angle (V2).

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The aim of the sun access planes is to define the boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox (in this instance Spring, 23 September) and the summer solstice (21 December) in order to ensure that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticeably steeper. Where this is applicable, it has been noted.

2 Measurement of sun access planes

In this Schedule—

- (a) coordinates are Map Grid of Australia 2020 coordinates, and*
- (b) horizontal bearings are measured from true north, and*
- (c) vertical angles are measured above horizontal, and*
- (d) heights (RLs) are on the Australian Height Datum (AHD) in metres.*

The following suggested drafting for MacCabe Park Sun Plane is based on the technical data in Appendix 3.

Part 2 MacCabe Park Sun Plane

Plane 2i

Plane (i) is constructed by joining Ray A1 to Ray A2

A is a point at 306552.032E, 6188554.169N, RL10.751

Ray A1

H1 is 359.52°

V1 is 32.14°

Ray A2

H2 is 329.05°

V2 is 25.32°

Plane 2ii

Plane (ii) is constructed by joining Ray A2 to Ray B1

A is a point at 306552.032E, 6188554.169N, RL10.751

Ray A2

H1 is 329.05°

V1 is 25.32°

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B is a point at 306404.275E, 6188573.489N, RL 11.731

Ray B1

H2 is 329.05°

V2 is 25.32°

Plane 2iii

Plane (iii) is constructed by joining Ray B1 to Ray C1

B is a point at 306404.275E, 6188573.489N, RL 11.731

Ray B1

H1 is 329.05°

V1 is 25.32°

C is a point at 306401.06E, 6188570.861N, RL 11.458

Ray C1

H2 is 329.05°

V2 is 25.32°

Plane iv

Plane (iv) is constructed by joining Ray C1 to Ray D1

C is a point at 306401.06E, 6188570.861N, RL 11.458

Ray C1

H1 is 329.05°

V1 is 25.32°

D is a point at 306371.857E, 6188191.497N, RL 7.637

Ray D1

H2 is 329.05°

V2 is 25.32°

Plane v

Plane (v) is constructed by joining Ray D1 to Ray D2

D is a point at 306371.857E, 6188191.497N, RL 7.637

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Ray D1

H1 is 329.05°

V1 is 25.32°

Ray D2

H2 is 311.05°

V2 is 44.07°

Plane vi

Plane (vi) is constructed by joining Ray D2 to Ray D3

D is a point at 306371.857E, 6188191.497N, RL 7.637

Ray D2

H1 is 311.05°

V1 is 44.07°

Ray D3

H2 is 283.52°

V2 is 60.59°

It is suggested that clauses for the remaining sun planes listed following are to be drafted in the same manner as MacCabe Park Sun Plane, using the data in Appendix 3.

Part 3 Civic Square Sun Plane

Part 4 Market Square Sun Plane

Part 5 Pioneer Park Sun Plane

Part 6 Crown Street Mall Sun Plane

Part 7 Church Street (Mall) Sun Plane

Part 8 Arts Precinct Lawn Sun Plane

Amend Sun Plane Protection Map in Wollongong LEP 2009 as shown in Figure 14.

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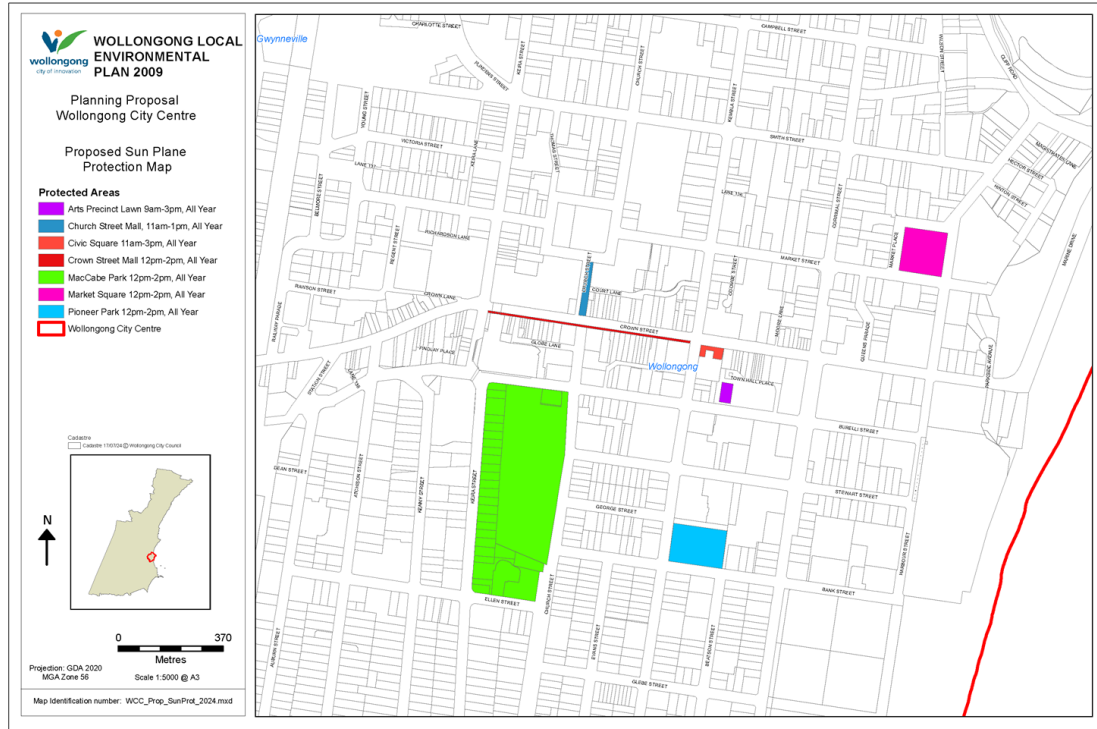


Figure 14 – Proposed Sun plane protection map

10. Amend Schedule 5 Local Heritage Listings and the Heritage Map to add ‘Group of Commercial Buildings on Keira Street’, at 100-120 Keira Street

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.

As a key recommendation of the UDF, a Heritage Study was undertaken in relation to the heritage significance and values of the City Centre. The Wollongong City Centre Heritage Study was adopted in 2022 and recommended that a number of additional sites and parts of buildings be listed as heritage items in the Wollongong Local Environmental Plan 2009. On 12 August 2022, the planning proposal was finalised and Schedule 5 of the Wollongong LEP 2009 was amended to include an additional 13 heritage items within the Wollongong City Centre.

The item known as ‘Group of Commercial Buildings on Keira Street’, at 100-120 Keira Street was identified as a potential heritage item in the City Centre Heritage Study.

Consultation was undertaken with the property owner and Transport NSW due to an identified Road Widening Order on a portion of the site, in relation to the proposed listing. This consultation highlighted some errors within the cadastral system and required further clarification and guidance from Transport NSW. 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

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that no affected properties had been acquired by Transport for NSW for road widening. This error now requires correction and updates to the Wollongong LEP Height, Zoning, FSR and Land Acquisition Reservation Maps to ensure consistency across the site. These amendments are listed under item 11.

The item known as 'Group of Commercial Shops on Keira Street' at 100-120 Keira Street is now proposed to be listed on Schedule 5 of the Wollongong LEP 2009.

The additional item will also require an update to the LEP Heritage Maps to include a map of the proposed heritage curtilage.

Strategic Justification/Merit

The Wollongong City Centre Urban Design Framework puts forward a policy framework to shape positive change in the City Centre. Heritage and Character buildings were identified in the Framework, including the subject sites at 100-120 Keira Street. The framework specifically sets out initiatives required to identify and manage the significant heritage values of the City Centre. The City Centre Heritage Study was prepared as an outcome of these recommendations and directly aligns with Strategy 4.3 (see Figure 1).

The LPP considered a report on the Strategic Merit of the proposed heritage listed of the 'Group of Shops on Keira Street' as part of the City Centre Heritage Study and associated planning proposal to list 18 additional items on 19 March 2021 and provided the following recommendation:

The Panel determined to advise Council that the draft Planning Proposal PP-2020/8 for the Wollongong City Centre Heritage Review has strategic merit and should be progressed.

The Panel gives due consideration to the Wollongong City Centre Heritage Study, and is generally supportive of the recommendations. However the Panel suggests that the proposed listing of the dwelling houses at 3 and 11 Hercules Street should be revisited given the current controls (zoning, height and FSR) of the area. The Panel is also of the view that the heritage listings should ideally be considered concurrently with draft Wollongong City Centre Planning Proposal, so that the heritage items are considered in the context of the urban framework. In the alternate, the draft Wollongong City Centre Planning Proposal should be revisited to have regard to this Planning Proposal.

This report also directly responds to the delivery of Goal 2 We have well planned, connected, and liveable places, in Our Wollongong 2035 - Community Strategic Plan, and specifically strategy 2.7 *Develop and implement programs and projects that achieve proactive heritage management, education and promotion.*

It also specifically delivers on Wollongong Heritage Strategy and Implementation Plan 2023-2027 - Strategy 2 *Maintain an up to date list of heritage items* and Action 2.1 in the Implementation Plan "Finalise Stage 2 of the Wollongong Heritage Schedule and update the State Heritage Inventory accordingly."

The draft State Heritage Inventory Form supporting the proposed listing is included at *Appendix 6 – Group of Commercial Buildings on Keira Street - SHI Form.*

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Proposed amendments to Wollongong Local Environmental Plan 2009

Amend Schedule 5 to add 'Group of Commercial Buildings on Keira Street', at 100-120 Keira Street

Suggested Drafting Instructions

Amend Schedule 5 Environmental Heritage Part 1 Heritage items to add in the relevant order:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Wollongong	Group of Commercial Shops on Keira Street	100-120 Keira Street	Part of Lot 1 DP 129003, Part of Lot 2 Sec B DP 9874, Part of Lot 3, DP 217310 and Part of Lots 4,5 & 6 DP 577095 and Lots 4, 5, 6 and 7 DP 528468	Local	xxx

Amend the Heritage Map to incorporate the subject site as shown in



Figure 15.

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Figure 15 Heritage Map showing proposed heritage curtilage for 'Group of Commercial Buildings on Keira Street'

11. Map Amendments associated with 100-120 Keria Street including Zoning, Height of Building, Floorspace and Land Reservation Acquisition.

Consultation regarding the proposed heritage listing was undertaken with the property owner and Transport NSW due to an identified Road Widening Order on a portion of the site. This consultation highlighted some errors within the cadastral system and required further clarification and guidance from Transport NSW. The errors relate to discrepancies relating to the status of property titles connected to a proposed road widening and associated ownership details.

Council received clarification on the land ownership and legal property descriptions from Transport NSW. The State Government has confirmed that the cadastral system was incorrect and no lots had been acquired by Transport NSW for road widening, nor are they required for road widening. Council's mapping system is based on the State Government data and the LEP controls for the subject site corresponded with the Road Widening Order, which required parts of the item to be zoned SP2 Infrastructure (as a future road reserve) and also impacted the FSR and height limit controls, which do not apply to SP2 zoned land.

Therefore a range of LEP amendments are required to correct the zoning, land acquisition map, FSR and Height Maps to align with the corrected data and reflect the existing planning controls in place across the site. The removal of the land reservation is dealt with under item 12. The amendment of the land zone map is dealt with under item 1. The amendment to the Height of Building map is dealt with under item 6.

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Proposed Amendments to Wollongong Local Environmental Plan

- Amend the For Space Ratio Map: Amend the map to extend the existing 1.5:1 FSR control to the full extent of Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095

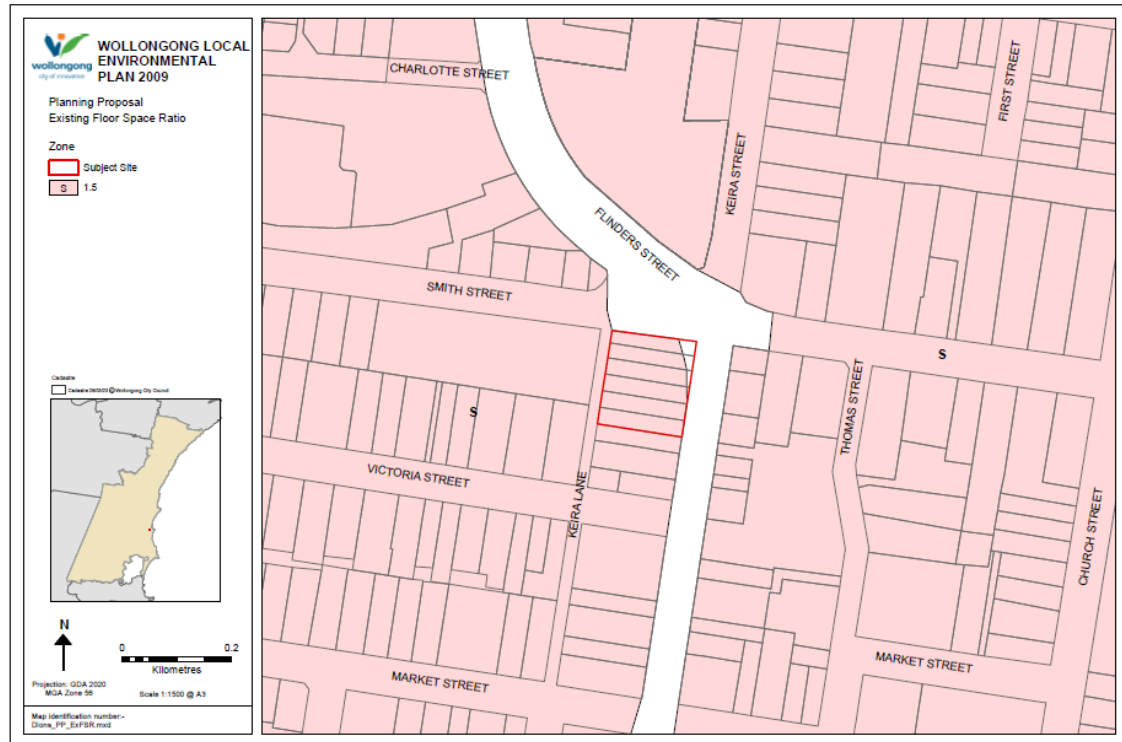


Figure 16 - Existing Floor Space Ratio Map

Suggested Drafting

Map amendments as follows:

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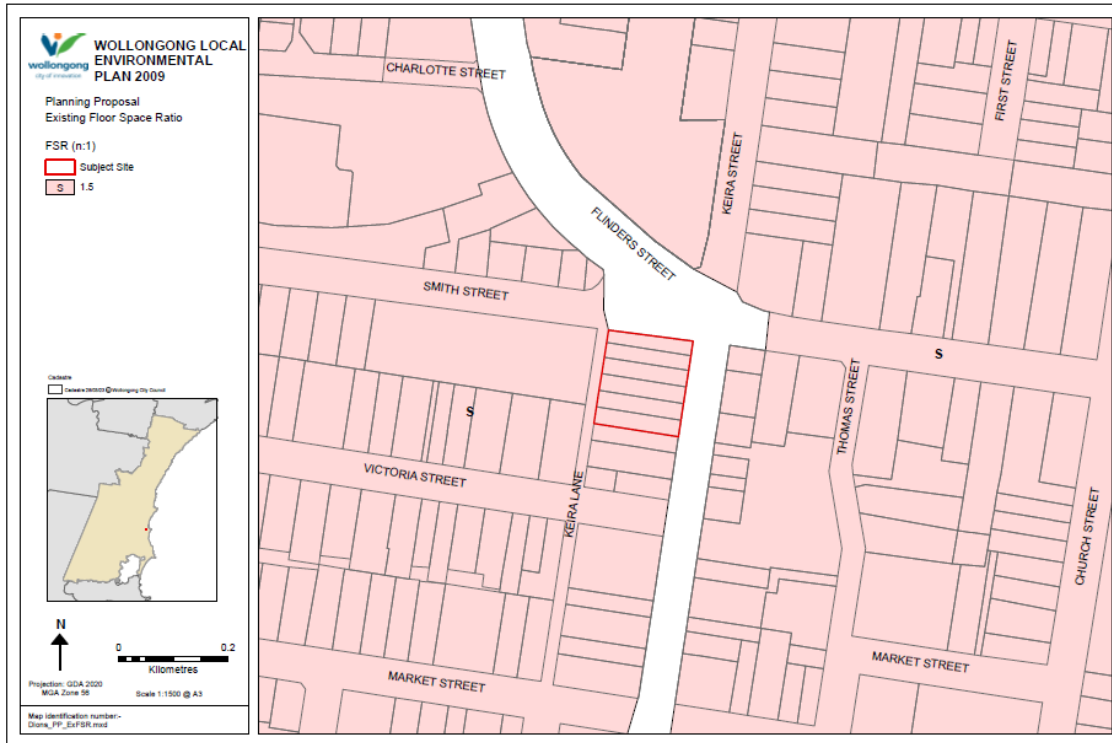


Figure 17 – Proposed Floorspace Ratio Map

MISCELLANEOUS “HOUSEKEEPING” AMENDMENTS

12. Amend Land Reservation Acquisition Map

The Land Reservation Acquisition Map identifies land intended to be acquired for a public purpose (Figure 18).

Part 5 Miscellaneous Provisions Clause 5.1 *Relevant acquisition authority* identifies the agency responsible for the acquisition.

Clause 5.1A limits development on land intended to be acquired for a public purpose, as identified on the Land Reservation Acquisition Map, specified in the Table within Clause 5.1A, and that has not yet been acquired by Council.

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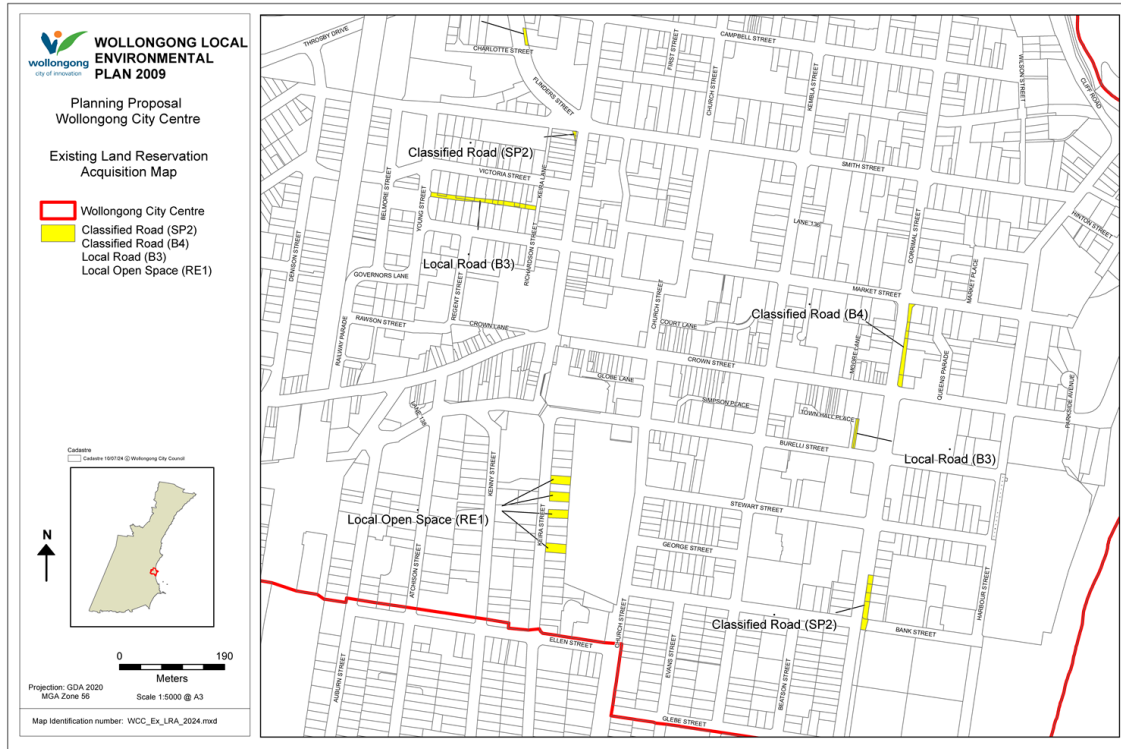


Figure 18 Existing Land Reservation Acquisition Map

The following properties have been acquired within the existing Wollongong City Centre in recent years, and are proposed to be removed from the Land Reservation Acquisition Map. Refer to the Map Book in *Appendix 2 – LEP Maps: Existing and Proposed*.

Table 2 - Lots already acquired and proposed to be removed from the Land Reservation Acquisition Map

Address	Lot DP	Acquired by
263 Keira Street, Wollongong (MacCabe Park)	Lot 2 DP 153132	Council
275 Keira Street, Wollongong (MacCabe Park)	Lot 1 DP 152048	Council
Widening of Town Hall Place adjacent to 51 Crown Street, Wollongong	Now Road reserve	Council
Widening of Corrimal Street adjacent to: <ul style="list-style-type: none"> 119 Corrimal Street, Wollongong 121-125 Corrimal Street, Wollongong 17 Market Street, Wollongong 	Now Road reserve	Transport for NSW

The following properties have not been acquired, and are no longer required for acquisition.

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Table 3 – Lots no longer required for acquisition, to be removed from the Land Reservation Acquisition Map

Address	Lot DP	Reason
Widening of Keira Street, Wollongong, adjacent to 100, 102-104, 106-108 Keira Street, Wollongong	Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095	Not required by Transport for NSW or Council

Suggested Drafting Instructions

The Land Reservation Acquisition Map be amended by removing the land listed in the above Table.

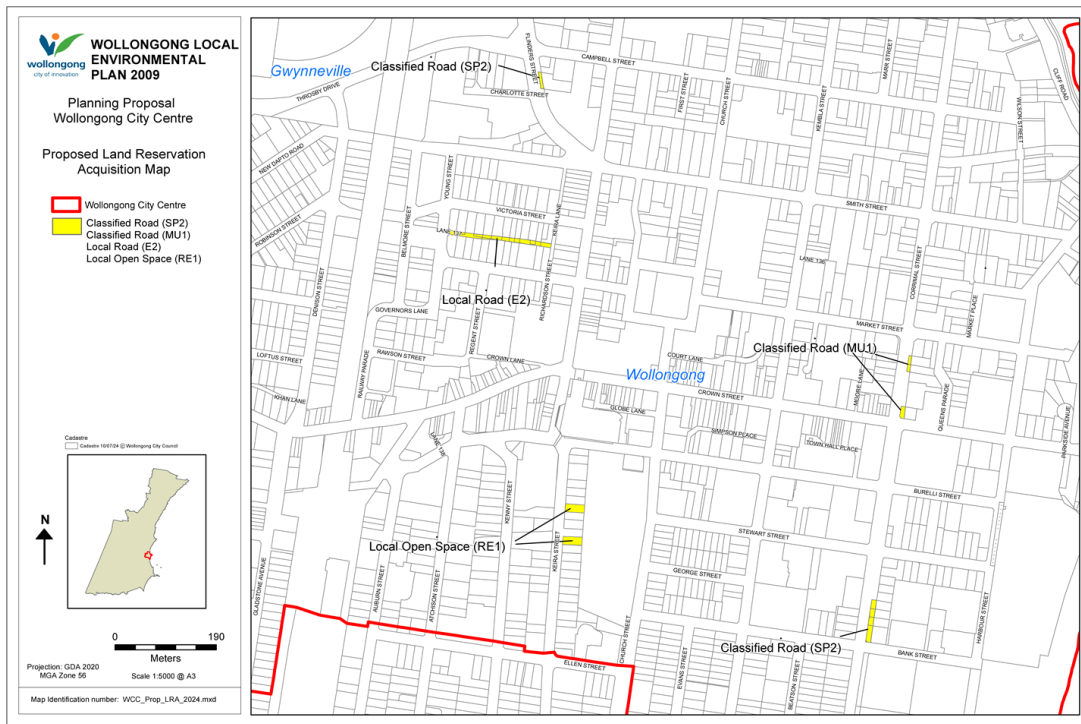


Figure 19 - Proposed Land Reservation Acquisition Map

13. Amend Natural Resource Sensitivity – Biodiversity Map

The dunal vegetation on the City Beach foreshore is currently mapped on the Natural Resource Sensitivity – Biodiversity Map (Figure 17) as containing the MU50 Beach Sands Spinifex and MU45 Coastal Sand Scrub, Endangered Ecological Communities. The mapping was prepared in 2002 through the Bioregional Assessment Study – Native Vegetation of the Illawarra Escarpment and Coastal Plain (DECCW 2002). The mapping no longer reflects the extent of the vegetation community, for example it reflects the existence of the former Wollongong Surf Club (demolished in 2003) and extends on to Marine Drive in places.

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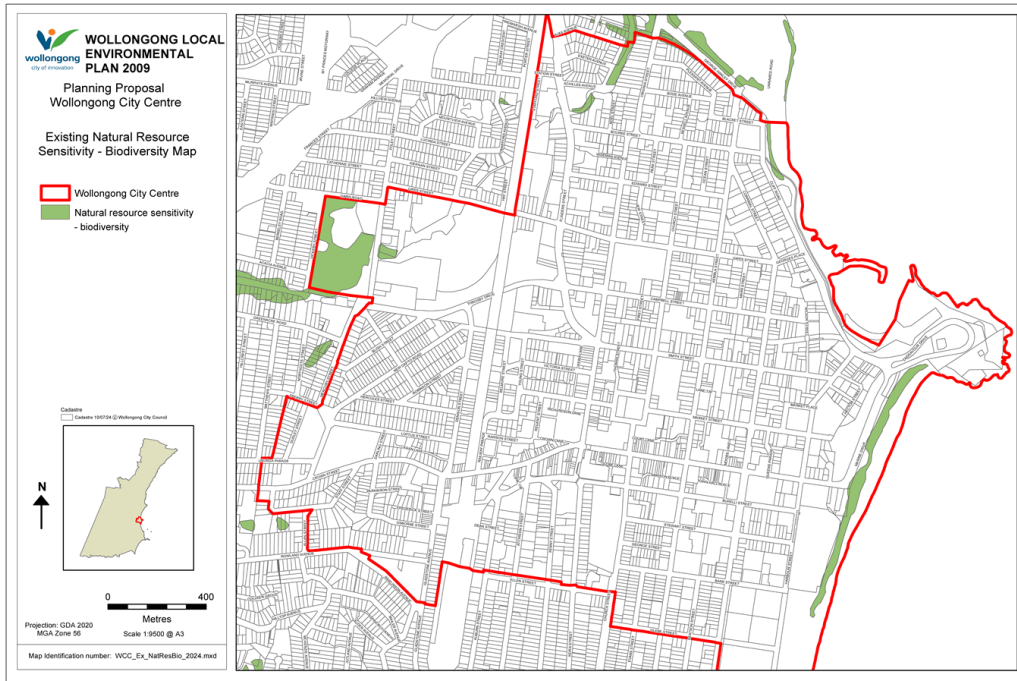


Figure 20 Existing Natural Resource Sensitivity – Biodiversity Map



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Figure 21 City Beach Air Photo Comparison 2001 and 2024

As part of the preparation of the Planning Proposal a vegetation survey has been conducted to better define the boundaries of the vegetation community. The proposed revised map is shown in Figure 24. The coastal vegetation community is transient in nature, being washed away in coastal storms and then re-establishing. It has also been cleared and re-established.



Figure 22 2003 View of City Beach

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Figure 23 City Beach Vegetation Communities

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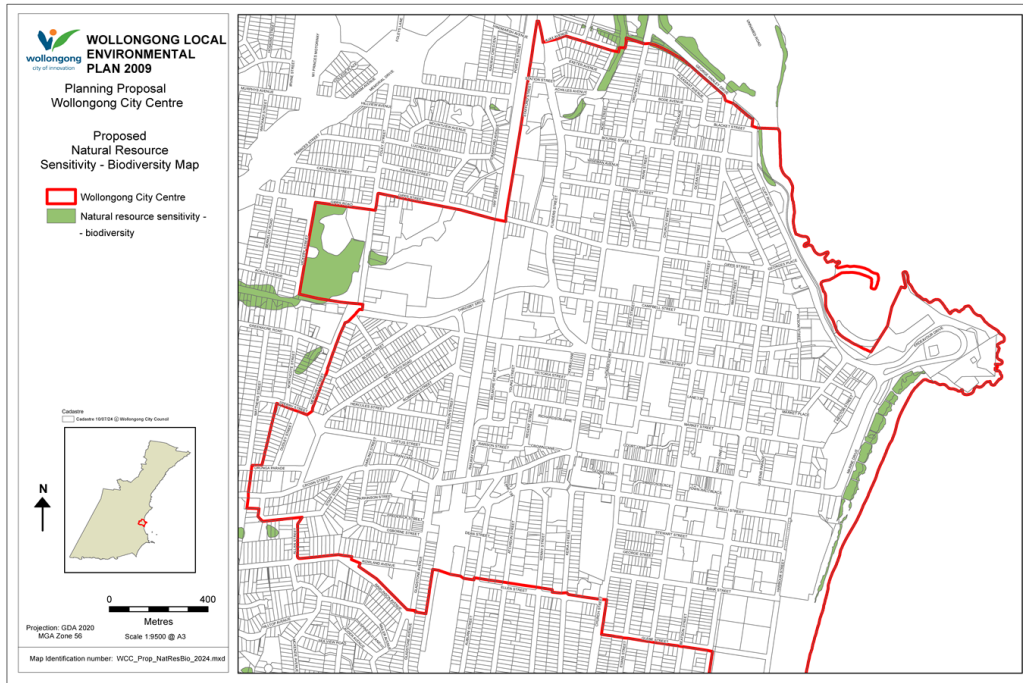


Figure 24 Proposed Natural Resource Sensitivity – Biodiversity Map

14. Amend CI 1.8A Savings provision relating to development applications

Clause 1.8A Savings provisions relating to development applications, of the Wollongong LEP 2009 enable development applications lodged prior to the commencement of an LEP amendment to continue to be assessed under the existing LEP controls. It is proposed to add the City Centre LEP amendment to this list, to enable a period of transition between the current and future controls.

Suggested Drafting Instructions

Include the following wording in clause 1.8A (2) after “(Amendment 19)”:

“or Wollongong Local Environmental Plan 2009 (Amendment XX)”

Part 3 – Justification

Section A – Need for the Planning Proposal

Q1: Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The planning proposal is the outcome of the following strategic studies and reports:

A City for People: Wollongong Public Spaces Public Life (2016)

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In 2014, Wollongong City Council committed to commence a review of the Revitalising Wollongong City Centre Strategy (2007) and its associated suite of planning controls. To inform the review of the Revitalisation Strategy, Council engaged Gehl Architects and McGregor Coxall to partner in the preparation of a Public Spaces and Public Life Study.

The resulting Study sets a City-wide vision for the future - a people-oriented, sustainable and liveable city.

The Study establishes 12 vision statements under four themes to support growth towards this vision:

- 1 Celebrate the uniqueness
- 2 Develop a human scale city
- 3 Grow a living city
- 4 Create an accessible, pedestrian friendly city

The City for People Study provides a strong direction for Wollongong, with a clear focus on people, experience of the public domain, and design quality. The need to undertake a planning and design review of the city and its controls to achieve the vision was identified.

Wollongong City Centre Urban Design Framework (2020)

An Urban Design Framework for the Wollongong City Centre has been prepared by Architectus and Andrew Burns Architects as the next step in implementing "A City for People". This planning proposal is the first stage of the implementation of the recommendations of the Urban Design Framework (UDF 2020).

The UDF includes the following components and methodology:

1 Urban Design Analysis

An understanding of the physical attributes of the City Centre was established. Opportunities and constraints were recorded as key findings.

2 Testing the existing controls

To understand the impact of the existing planning controls (LEP and DCP) on delivering the vision and capacity for the city, a 3D model of the City Centre was built. The model excluded sites which were identified as constrained and less likely to redevelop, including recently constructed (within five years), existing heritage items, existing residential subject to strata over five (5) storeys, existing commercial over 10 storeys, special uses and recreational land, and isolated lots. Remaining lots were modelled under an amalgamated scenario to achieve minimum lot frontage and lot size dimensions.

3 Precinct Analysis

The City Centre was divided into nine (9) precincts. Detailed analysis, observation and research was used to establish the character of eight (8) of the precincts. Strengths and weaknesses in the current land use, built form and public domain were identified, and the capacity of the existing controls to support the character of each precinct was determined.

4 Key Findings

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Following urban design testing and analysis, a series of key land use, built form and public domain key findings were identified.

5 Developing the Urban Design Framework and Recommendations

Based on the key findings for the City Centre, land use, built form and public domain scenarios were tested to address the key findings.

6 Objectives

High-level objectives relating to land use, built form and public domain were prepared. These objectives were identified following the City Centre and precinct-wide analysis as a result of the key findings in each area.

7 Directions and Strategies

The Urban Design Framework includes directions to achieve the objectives. To achieve the directions, the framework outlines strategies.

8 Recommendations for Implementation

Key recommendations for implementation which include policies and legislation that need to be made or amended; supporting studies recommended to be undertaken, the next steps for engagement and consultation. This includes recommendations for LEP and DCP controls.

9 Structure Plan

A structure plan incorporates the strategies for land use, built form and public domain and connections.

10 Precinct Visions

Desired future character statements were developed for each precinct. Proposed changes to controls were analysed at precinct scale for their capacity to support the desired future character and deliver high quality places for people within the City Centre.

The actions and directions, strategies and recommendations in the UDF relevant to the amendments in this Planning Proposal are outlined in Appendix 5.

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Informing document: Wollongong City Centre Planning Review: Economic Analysis (2019)

SGS Economics and Planning undertook theoretical capacity testing, development feasibility testing, and forecasting and testing of potential feasibility levers to inform the development of the Urban Design Framework and proposed amendments to the LEP and DCP.

Under the existing planning controls there is significant capacity (1.3 million square metres) for development within the City Centre. However, limited feasibility of commercial development is a significant barrier for commercial growth. Based on SGS findings, demand for commercial floor space significantly exceeds feasible capacity.

Using the residual land value model to test feasibility, SGS found that residential shop top housing is the most feasible development type in the City Centre business zones. This results in residential and mixed use development being the predominant development type in the City Centre, which has potential to constrain future commercial development.

SGS found that barriers to feasibility include increased construction costs associated with taller buildings, estimated land acquisition costs, high construction costs associated with basement car-parking, risk in the DA process, and the development contributions levy.

SGS has determined that if the dominant mixed use development scenario was to continue unheeded, there would be a net loss of 45,000 square metres of commercial floor space in the City Centre. This is under the assumption that existing commercial would be redeveloped to shop top housing, in line with the dominant trend and permissibility of shop top housing in the E2 Commercial Centre zone. This is a significant issue as commercial floor space is required to support the economic role of Wollongong.

SGS identified that the requirement for active ground floor uses across the City Centre has the potential to result in an oversupply of retail floor space.

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

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

Section B – Relationship to strategic planning framework

Q3: Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Illawarra-Shoalhaven Regional Plan 2041

The Planning Proposal is consistent with the following objectives within the Illawarra Shoalhaven Regional Plan 2041.

The Illawarra-Shoalhaven Regional Plan provides a clear direction for planning and development over the next 20 years in the Wollongong City Centre and surrounding region. This document identifies the Wollongong City Centre together with the university and TAFE campuses as Metro Wollongong. Metro Wollongong is the heart of the Illawarra Shoalhaven region. It has a key role in attracting investment, providing employment, being a hub for cultural and creative endeavours, and providing housing in a higher density setting.

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Objective 1 Strengthen Metro Wollongong as a connected, innovative and progressive city of the Regional Plan speaks directly to the role of the Wollongong City Centre Urban Design Framework and Planning Review to inform ongoing strategic planning.

The Planning Proposal specifically delivers on Strategies 1.1., 1.2, 1.3, and 1.5

Strategy 1.1 Continue to strengthen Metro Wollongong through local strategic planning such as Wollongong City Council's Urban Design Framework. Strategic planning and local plans should consider opportunities to:

- create a permeable and connected pedestrian network
- encourage a diversity of housing including affordable housing and student housing around commercial priority areas
- elevate the importance of design quality and design excellence outcomes
- utilise green infrastructure to create a green network of open spaces
- activate public domain to support investment and renewal.

Strategy 1.2 Continue to strengthen Metro Wollongong's commercial function through local strategic planning such as Wollongong City Centre Planning Review.

Strategic planning and local plans should consider opportunities to:

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

Strategy 1.3 Continue to revitalise and activate the Sports and Entertainment Precinct and foreshore in local strategic planning and local plans such as Wollongong City Council's Urban Design Framework and precinct planning in collaboration with state agencies.

Strategic planning and local plans should consider opportunities to:

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

Strategy 1.5 Continue to strengthen connectivity in Metro Wollongong in local strategic planning and local plans such as Wollongong City Council's Urban Design Framework, Pedestrian Plan and Access and Movement for People Strategy.

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Strategic planning and local plans should consider opportunities to:

- collaborate between Council and state government agencies
- activate entrances to Wollongong Train Station and improve place-making at Lowden Square and on Crown Street
- balance the needs of pedestrians and vehicle traffic through the West Crown and Keira Street corridor to create a vibrant and iconic intersection
- promote walking and cycling through enhancements such as improved wayfinding, amenities and safety
- promote the redevelopment and increased densities within walking distance to Wollongong Train Station
- integrate bus services with other modes including park and ride facilities, and opportunities for car, bike and scooter sharing services
- consider opportunities for innovative mobility changes including electric vehicles and autonomous bus systems.

Q4: Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The planning proposal has consistency with Council's key strategic plans including the Community Strategic Plan 2035, Local Strategic Planning Statement 2025-2045, Retail and Business Centres Strategy 2023 and Housing Strategy 2023.

Our Wollongong 2035 Community Strategic Plan

The proposal is consistent with the Community Strategic Plan's goals particularly that of:

Goal 1 We are a sustainable and climate resilient city

The proposed amended planning controls to include better consideration of ecologically sustainable development, provide measures for energy performance and transition selected development types to being all electric.

- 1.5 Work together to achieve net zero greenhouse gas emissions, and mitigate the impacts of climate change.

Goal 2 We have well planned, connected, and liveable places

The proposal seeks to remove the restriction on residential at the ground floor in the Mixed Use zone. This will enable the development of residential flat buildings and multi-dwelling housing in this area.

- 2.4 Housing provides choice, affordability, and liveability for our diverse community.

The proposed amended planning controls to include better consideration of ecologically sustainable development, provide measures for energy performance and transition selected development types to being all electric. The proposal also seeks to enhance the quality of our public open spaces through overshadowing controls.

- 2.2 Facilitate ecologically sustainable development that considers the current and future needs of our community and environment.

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Proposed heritage listing of sites at Keira St enables their ongoing protection

- 2.7 Develop and implement programs and projects that achieve proactive heritage management, education and promotion.

Pedestrian permeability is enabled through the removal of restrictions created by continuous street frontage requirements throughout the Commercial Centre and Mixed Use zone.

- 2.12 Improve active transport links and connectivity to our unique places and spaces, including marine access along the Local Government Area and accessibility from the Central Business District to the foreshore.

Refined and new sun plane controls ensure the ongoing amenity and viability of key public spaces

- 2.14 Plan and deliver an accessible, safe, clean and inviting public domain

Goal 3 We foster a diverse economy, and we value innovation, culture, and creativity

The proposal seeks to strengthen the important economic role of the City Centre via a range of land use amendments and incentive provisions.

- 3.2 Continue to diversify and grow the Wollongong economy to enhance its economic and employment role in the Region recognising opportunities and challenges in South-West Sydney
- 3.4 Continue to build Wollongong CBD as a vibrant employment precinct with an active evening economy.

The proposed amended planning controls to include better consideration of ecologically sustainable development, provide measures for energy performance and transition selected development types to being all electric.

- 3.6 We are leaders in sustainable industries and support a transition to a low-carbon and clean energy future.

The Proposal seeks to recognise the specific qualities of our precincts and places, and increase development's response to these contexts through additional consideration of Public Art. It also seeks to enable support the growth of facilities in Tourist zones and hotel and motel accommodation across the City Centre.

- 3.9 Enable signature events and festivals where communities and visitors can gather and celebrate.
- 3.10 Promote and support tourism opportunities through planning controls and infrastructure.

Goal 4 We have a healthy, respectful, and inclusive community

Refined and new sun plane controls ensure the ongoing amenity and viability of key public spaces, including supporting the growth and health of turf and vegetation.

- 4.2 Provide a variety of quality and accessible public spaces and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.

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Local Strategic Planning Statement 2025-2045

Planning Priority	Considerations	Response
Sustainable and resilient		
1. We rehabilitate and protect natural environments and ecosystems	<p>Preservation and improvement of natural environments through the management and restoration of natural areas.</p> <p>Conserve endangered ecological communities and threatened species.</p> <p>Coastal management, floodplain risk management and stormwater management.</p>	<p>The proposal is generally consistent with the Strategic planning priority.</p> <p>The Planning Proposal includes an amendment to the Natural Resource Sensitivity – Biodiversity Map within the City Centre Boundary as the existing map no longer reflects the extent of the dunal vegetation. A revised map is proposed to more accurately define the boundaries of the vegetation community.</p> <p>The proposal is not expected to inhibit the ability to apply key plans to be delivered.</p>
2. We are resilient to climate risks and environmental hazards	<p>Ensure our urban areas are resilient, thrive in ideal conditions, adapt to change and survive and recover from extreme events to reduce the risks to our community from environmental hazards.</p> <p>Avoid intensification in flood-prone, bushfire-prone and coastal hazard areas and align with relevant guidelines and policies.</p> <p>Support net-zero targets and renewable energy transition.</p>	<p>The proposal is generally consistent with the Strategic planning priority.</p> <p>A City for People looked forward to the City Centre being a 'people orientated, sustainable and liveable city.' The UDF reinforced the need for development controls to be informed by context, including environmental hazards and future climate.</p> <p>Flooding has been a consideration when undertaking analysis. The proposal does not intensify development in flood prone land or coastal hazard areas.</p> <p>The proposal seeks to empower community action in relation to reductions in stationary energy to meet the community's net zero 2050 goals. The proposal includes amendments to the design excellence cause to clearly outline matters of consideration in relation to ecologically sustainable development. The proposal is supported by revised DCP Environmental management controls, including requirements for development to transition away from the use of fossil fuel gas.</p>
3. We have access to green and healthy urban open spaces and streets	<p>Provide and utilise green and healthy open spaces and streets to offset the impacts of urban heat island effects and improve amenity and community wellbeing.</p> <p>Ensure community access to high amenity natural and urban green space and utilise our existing open spaces and streets creatively to maximise urban greening and community recreation.</p>	<p>The proposal is generally consistent with the Strategic planning priority.</p> <p>The City Centre UDF sought to create a green network of open spaces for a sustainable, healthy and attractive city, and protect solar access to key public spaces to maximise amenity. The proposal protects the amenity and vegetation of 4 key green open spaces in the City Centre through refined and new sun plane controls.</p> <p>The planning proposal is supported by a comprehensive review of Chapter D13 which supports to the solar protection of</p>

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		public open spaces and includes setback controls to deliver improved street tree canopy.
Liveable and connected		
4. The natural, built and cultural context informs the design of places and buildings.	Respect the natural and cultural landscapes and environments with the Wollongong Local Government Area. Enable development which recognises and responds to environmental conditions, landscape character, heritage, and cultural values	<p>The proposal is generally consistent with the Strategic planning priority.</p> <p>The City Centre UDF included a number of strategies to embed a contextual understanding the planning controls governing development.</p> <p>The UDF sought to promote commercial diversity in buildings while protecting the character of historic retail streets and precincts. Proposed active frontage controls</p> <p>The supporting DCP also introduces clear view controls to significant landscape and places of cultural value.</p>
5. We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future.	Strategic planning provides the ability to deliver diverse and high-quality housing to meet the needs of our growing community. Housing should be suitable at all price points and created with community well-being and sustainable development in mind.	<p>The proposal is generally consistent with the Strategic planning priority.</p> <p>The proposal is not expected to inhibit the ability to apply key plans to be delivered, which include the Wollongong Affordable Housing Contributions Scheme.</p> <p>The planning proposal seeks to enable diverse housing in Wollongong City Centre. Additional residential flat building development will be unlocked on narrower sites (21m min).</p> <p>The mixed-use are surrounding the City Centre is proposed to expand. Residential flat buildings and multi dwelling housing will be permitted in the Mixed Use zone where an active frontage does not apply. In addition to increasing floor area for housing, this will enable more ground floor dwellings, potentially increasing options for those seeking accessible and family friendly dwellings.</p>
6. The network of Centres provides for the needs of our community	City, town and village centres meet the needs of the community and support creativity, economic growth, sustainability and social well-being.	<p>The proposal is generally consistent with the Strategic planning priority.</p> <p>The planning proposal seeks to deliver on a range of actions identified in the City Centre UDF to ensure the City Centre fulfils its role as the Regional capital – including concentrating and incentivising commercial activity in the core; enabling active and diverse retail streets; protecting public open spaces from overshadowing; supporting public art; facilitating increased street tree canopy and improving the design quality and sustainability of buildings.</p>
7. Transport options are safe, reliable and accessible	Transport networks enable a shift in transport modes from private vehicles to public and active transport to reduce greenhouse gas	<p>The proposal is generally consistent with the Strategic planning priority.</p> <p>The proposed land use changes and mapped active frontage controls seek to</p>

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	emissions, urban heat, travel times and poor health outcomes, while increasing social and economic participation and street safety. Land use and transport planning is integrated to ensure infrastructure is maximised to support growth in well serviced locations.	concentrate commercial activity across a smaller, walkable area. The amendments to the building separation controls seek to make the provision of through site links simpler. The planning proposal is supported by a comprehensive review of DCP chapter D13. DCP controls promote pedestrian permeability by protecting existing links and proposing new connections and reinforcing ground floor setback controls to assist in the provision of wider a pedestrian streets.
8. The city reflects the creativity, history, identity of our people; invitees community participation, and contributes to a diverse economy	Enable development that responds to the cultural history of place and promotes ongoing engagement through restoration, interpretation and creative expression	The planning proposal is generally consistent with this planning priority. A City for People sought to celebrate the unique qualities of Wollongong City Centre's built heritage and natural context. The planning proposal is supported by the City Centre Heritage Study and includes a proposed heritage item. Key public open spaces used for events and cultural expression are proposed to be protected through new and refined controls to prevent overshadowing. The proposal is supported by revised view controls in DCP Chapter D13 which protect views to significant natural and built features.
Productive and vibrant		
9. Employment generating uses are prioritised in Centres and Industrial areas.	Plan for employment generating uses to support local and regional employment enhance Wollongong's economy and provide goods and services to the community. Protect and retain diverse industrial land and enable its productivity and ability to cater to emerging industries. Support the role of existing and planned centres as defined through the Retail and Business Centres Hierarchy.	The proposal is generally consistent with the Strategic planning priority. The City Centre UDF sought to prioritise jobs growth and establish a resilient commercial core. The Planning Proposal enables this through the tightening of the Commercial Centre zone; the requirement to maintain the existing quantum of non-residential floorspace on redevelopment; and the delaying of development contributions payments for large commercial office development. In addition, amendments to the design excellence clause are proposed to introduce floorspace and height bonuses for hotel and motel accommodation and function centres.
10. The freight network is efficient, from international trade to the last mile	Ensure transport corridors link freight to ports, airports, retail centres and employment lands to promote economic and industrial growth. Freight Transport corridors should be resilient to environmental hazards and have appropriate	The proposal is not inconsistent with the Strategic planning priority. The proposal will not impact on local and/or regional freight networks.

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	capacity while avoiding incompatible land uses.	
11. Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation.	Recognise, retain, and promote the Port of Port Kembla and surrounds as an area of significant economic importance focused on employment generation in heavy industry, port operations and clean energy investment	The proposal is not inconsistent with the Strategic planning priority. It is not considered that the proposed changes impact on the planning, functioning and operation of the Port Kembla industrial precinct.
12. The growing visitor economy celebrates natural and cultural assets.	Grow the visitor economy of the Wollongong LGA through attracting more major events and tourism infrastructure to increase visitation rates while caring for our natural and cultural assets.	The proposal is generally consistent with the Strategic planning priority. The proposal includes height and floorspace bonuses for hotel and motel accommodation and function centres to incentive the development of tourism uses. The proposal seeks to protect built assets through heritage listing and key public open space assets through overshadowing controls. The proposal is supported by revised view controls in DCP Chapter D13 which protect views to significant natural and built features.

Wollongong Retail and Business Centres Strategy

The Wollongong Retail and Business Centres Strategy was adopted by Council on 20 March 2023 and endorsed by DPHI on 27 July 2023. The Strategy was developed in collaboration with SGS Planning and Economics who provided informing papers across a number of topics.

The objective of the Wollongong Retail and Business Centres Strategy (the Strategy) is for Council to gain an understanding of the current and future retail, commercial and urban service needs of the LGA, in order to appropriately deliver more sustainable local employment opportunities, economic productivity and convenient access to goods and services for an increasing and evolving population.

The Strategy confirmed that overall, Wollongong's Centres have sufficient retail supply to meet current demand. Our Centres also have a generous amount of feasible development capacity to allow retail businesses to grow in response to increased demand, far exceeding what is needed to meet the 2041 forecast.

The Strategy also found that Centre zoning boundaries do not always reflect the functional boundaries of our Centres. There is a need to protect existing supply in some locations where it is located on land zoned residential on the fringe of Centres. There is also a need to reduce business zoning in some Centres where the requirement for ground floor commercial and retail uses is spread too far to be sustained by current or future demand.

Community consultation conducted to inform the Strategy found that 'a mix of uses' was the community's most valued attribute of a Centre.

With specific relevance to the Wollongong City Centre, and the amendments to planning controls recommended through the UDF, the Strategy noted that Wollongong City Centre is our highest order Centre, and much of the high-quality office space needed to deliver on our jobs target is expected to be accommodated within it. To attract these jobs to Wollongong City Centre requires a work precinct with a distinctly commercial sense of address and strong networking opportunities amongst allied businesses. The City Centre has strong retail demand but suffers from dispersed

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retail activity due to the large size of the commercial and mixed use zones and the requirement for non-residential ground floors throughout that large area.

The work to inform the strategy tested the proposed objectives of the UDF to amend Land Use boundaries, protect commercial supply and tighten the retail core. The resultant recommendations included:

- *Deprioritise residential development in the Commercial Core:* it is reasonable and appropriate for Council to be deprioritising residential development within the B3 Commercial Core, specifically to -
 - Prevent the loss of commercial floor space in the commercial core
 - Avoid vertical mixed use (apartments on top of office space) in the commercial core
 - Provide defined areas where medium and large-scale commercial outcomes are incentivised to provide a critical mass of commercial activity. Consider how conference and hospitality uses in proximity can complement this outcome
- *Tighten and focus the retail core:* the success of retail facilities is predicated on the concept of co-location and density that leads to activated streets with high volumes of pedestrian traffic. Such concentrated activity also leaves Council with a more focused task of improving the public realm in those targeted locations. The economic reality of the contemporary retail industry is that demand for retail goods and services is limited. An oversupply of floor space can lead to a dispersal and dilution of retail activity -
 - Reduce the area where ground floor employment activity is mandated, to ensure ground floor activation is concentrated in strategic locations in the City Centre, and those core locations are frequently refreshed
- *Facilitate diverse land use outcomes and leverage the City's assets:* commercial development is not the only non-residential floor space type that has a role in bringing vitality to the City Centre -
 - Commit to the broadening of jobs growth to include non-office activities in and around the commercial core. Diversification of land use should be wider than just residential, retail and office space
 - Consider how City Centre cultural facilities can integrate better with public open space, pedestrian networks and complementary retail food offerings

Wollongong Housing Strategy 2023

The Wollongong Housing Strategy was adopted by Council on 27 February 2023 and endorsed by DPHI on 17 July 2023.

The Strategy has been prepared to guide the future housing directions within the Wollongong Local Government Area for the next 10-20 years. The Strategy builds on the previous work, including the "Housing Our Community" discussion paper, the "Housing and Affordable Housing" Options Paper and community input.

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

The Housing Strategy outlines a vision for Housing in the LGA. This includes the following, relating to the Wollongong City Centre:

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Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.

Several strategies outlined in the document apply to the City Centre, including:

- CW5: Provide residential units in the Wollongong City Centre, appropriately designed and located, having regard to other functions of the City Centre
- L6: Wollongong – increase development potential in some locations surrounding the existing Wollongong City Centre. The boundaries are to be defined
- L7: Review the R1 General Residential zone which surrounds the Wollongong City Centre –rezone to a mix of R2, R3 and R4
- S1: Wollongong City Centre surrounding precincts – review planning controls
- LZN3: Review the R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4

The Strategy also notes the role of the Urban Design Framework in informing strategic merit and consistency for future planning proposals.

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

The planning proposal is not known to be inconsistent with any State and Regional studies and strategies

Q6: Is the planning proposal consistent with applicable SEPPs?

A detailed review of the Planning Proposal against all State Environmental Planning Policies (SEPPs) is provided at Table A.

Q7: Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The Minister for Planning, under section 9.1 of the EP&A Act, issues Directions that relevant planning authorities, in this case Wollongong City Council, must follow when preparing Planning Proposals for new Local Environmental Plans and associated amendments.

A complete assessment of the Planning Proposal's consistency against all s.9.1 Directions is provided at Table B.

Section C – Environmental, social and economic impact

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

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

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

It is unlikely that the proposed amendments to Wollongong LEP 2009 will result in development creating any environmental effects that cannot be controlled. It is envisaged that proposed controls will in fact provide a positive contribution to the environmental conditions in Wollongong City Centre.

The proposed revisions to sun plane protection controls will serve to ensure good sunlight access to existing and proposed public parks and public spaces in perpetuity. Other than making these desirable places for recreational activities, this will ensure the healthy growth of trees, grass and other vegetation.

Q10: Has the planning proposal adequately addressed any social and economic effects?

The implementation of the proposed controls in the Planning Proposal will have a significant positive and direct impact on the economic growth and social outcomes within the Wollongong City Centre and the Illawarra Shoalhaven Region.

Positive economic impacts include supporting employment growth and focussing business and retail activity in the City Centre.

Social outcomes will be supported through the protection of employment floor space, expansion of the mixed use zone to promote varied residential neighbourhoods and the protection and enhancement of public open spaces through overshadowing controls.

Supporting employment growth

Residential is the most active property market in the Wollongong City Centre (where both residential and commercial development are allowed), which has the potential to constrain future commercial development if the majority of sites are developed as residential strata or if residential development 'prices' out commercial development.

Whilst there is enough feasible capacity under both the proposed and existing controls for commercial floor space to meet demand, it requires heavy cross-subsidisation from residential development to be feasible. Consequently, this would not facilitate the development of individual sites into A-Grade commercial floor space. Owing to its greater potential for profitability, the existing planning controls would likely result in the delivery of residential development to the detriment of commercial outcomes.

The significant increase in residential activity risks detracting from the character of the Wollongong City Centre as a business area, and by extension making it more difficult to attract commercial activity. These trends warrant a commercial centre zone where existing employment generating floor space is protected, and new floor space is incentivised.

The Planning Proposal largely does this by requiring the retention of at least the existing quantum of employment generating floor space, and offering incentives in the form of development contribution reductions. This is supported by DCP controls which reduce the requirement for car parking in office and business premise developments.

A focussed city centre and commercial core

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The permissibility and attractiveness of residential development highlights the need for the role of the Wollongong City Centre to be clearly articulated, particularly its economic role and function. The commercial focus of the objectives of the E2 Commercial Centre zone were galvanised through the Employment Zones Reform, when high density residential was removed as an objective. The Planning Proposal will complement this change by redefining the boundary of the E2 Commercial Centre zone and better identifying the retail core through mapped active frontage controls.

Section D – Infrastructure (Local, State and Commonwealth)

Q11: Is there adequate public infrastructure for the planning proposal?

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

Section E – State and Commonwealth interests

Q12: What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway determination will advise the full list of public authorities that will need to be consulted as part of the Planning Proposal process. It is requested that public authority consultation be undertaken concurrently with community consultation.

Public authority consultation will be as directed by the Gateway determination.

As part of the preparation and exhibition of the Urban Design Framework and the preparation of the Planning Proposal and DCP, Council has consulted with:

- Transport for NSW
- NSW Health
- NSW Department of Planning, Housing and Industry – Southern Western and Macarthur Region
- Venues NSW
- Homes NSW

These agencies and others will be further consulted during the exhibition process.

Part 4 – Mapping

The Map Book, shown at *Appendix 2 – LEP Maps: Existing and Proposed* includes maps for the purpose of public consultation. Where relevant, maps show existing controls and proposed controls.

Part 5 – Community Consultation

Public consultation will take place in accordance with the Gateway determination made in accordance with Division 3.4 of the *Environmental Planning & Assessment Act 1979*.

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A comprehensive package of documents including this Planning Proposal will be made available for the public exhibition and public agency consultation. This package includes supporting draft development control plan controls and proposed amendments to the City-Wide Development Contributions Plan.

Council will meet its statutory public exhibition and agency consultation requirements by placing public notices in the paper and providing documents on the Council website, with hard copies available at the Council's Customer Service Centre and selected libraries.

Council will engage through a range of media to seek comment and feedback from stakeholders including landowners, industry groups and the community on the suite of exhibition documents.

It is requested that the Planning Proposal be publicly exhibited for a period of 60 days to coincide with the exhibition of an accompanying draft DCP and amendments to the City-Wide Development Contributions Plan.

Public Exhibition

The Public Exhibition of the Planning Proposal accompanying draft DCP and supporting studies will include:

- *Hard copies at Council's Administration building and selected Libraries;*
- *An electronic copy on Council's website;*
- *An electronic copy on the NSW Planning Portal;*
- *Notification letters to surrounding and nearby property owners;*
- *Notification to relevant State agencies and other authorities as identified in the Gateway Determination.*

Part 6 – Projected Timeline

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. This timeline tentatively sets out expected timelines for major steps in the process. These timeframes are subject to change and are to be used as a guide only. The Minister may consider taking action to finalise the LEP if timeframes approved for the completion of the Planning Proposal are significantly or unreasonably delayed.

Action	Timeframe	Timeline
Consideration by Wollongong Local Planning Panel <ul style="list-style-type: none"> Urban Design Framework City Centre Heritage Listings Tourism Accommodation Strategy 	Complete	Complete
Consideration and decision by Council		27 October 2025
Submitted to Department of Planning, Industry and Environment for Gateway Determination		Max four (4) weeks from Council request seeking Gateway Determination
Gateway Determination	25 - 45 days	December 2025
Post Gateway / Pre-exhibition	Max 50 days	January 2026

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Action	Timeframe	Timeline
Commencement and completion of public exhibition period	Max 95 days	February 2026
Consideration of submissions		April 2026
Post exhibition review and additional studies		May 2026
Final Council Decision		June 2026
Submission to Department for finalisation	Max 55 days	June 2026
Notification of LEP amendment		July 2026

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Table A - Checklist of State Environmental Planning Policies – applicable at the time of the issued Gateway Determination

State Environmental Planning Policy		Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Housing) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP. The planning proposal considers the interaction of the provisions in this SEPP with various proposed changes, this is particularly relevant to the provision of the Chapter 2 Affordable Housing including the infill affordable housing bonuses.
SEPP	(Industry and Employment) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Planning Systems) 2021	Not Applicable	
SEPP	(Precincts—Central River City) 2021	Not Applicable	
SEPP	(Precincts—Eastern Harbour City) 2021	Not Applicable	
SEPP	(Precincts—Regional) 2021	Not Applicable	
SEPP	(Precincts—Western Parkland City) 2021	Not Applicable	
SEPP	(Primary Production) 2021	Not Applicable	
SEPP	(Resilience and Hazards) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP. Development will need to meet the relevant requirements of Chapter 2 Coastal Management.
SEPP	(Resources and Energy) 2021	Not Applicable	
SEPP	(Sustainable Buildings) 2022	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Transport and Infrastructure) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.

Deemed SEPPS (former Regional Plans)	Compliance	Comments
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Illawarra REP 1	Illawarra	Repealed within Wollongong	Not Applicable
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	Not Applicable
Greater Metropolitan REP No.2	Georges Catchment	River Not Applicable	Not Applicable

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Table B - Checklist of Section 9.1 Ministerial Directions

	Compliance	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent	The Direction indicates that a Planning Proposal must be consistent with a Regional Plan released by the Minister for Planning. The proposal is consistent with the objectives of the Illawarra Shoalhaven Plan 2041 as outlined within the Planning Proposal at Section B – Q4.
1.2 Development of Aboriginal Land Council Land	Not applicable	The Planning Proposal does not contain provisions that contradict or would hinder the application of this Direction.
1.3 Approval and Referral Requirements	Consistent	The proposal does not include new, or alter the provisions relating to, approval and referral requirements.
1.4 Site Specific Provisions	Not applicable	
1.4A Exclusions of Development Standards from Variation	Consistent	The Planning Proposal does not seek to introduce any additional exclusions of development standards from Variation. It is noted that CL 8.3 Sun Plane Protection is already referenced in Cl 4.6 (8) (ca).
Focus Area 1: Planning Systems – Place Based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not Applicable to Wollongong
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not Applicable to Wollongong
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	Not Applicable to Wollongong
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not Applicable to Wollongong
1.12 Implementation of Planning	N/A	Not Applicable to Wollongong

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Principles for the Cooks Cove Precinct		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not Applicable to Wollongong
1.14 Implementation of Greater Macarthur 2040	N/A	Not Applicable to Wollongong
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable to Wollongong
1.16 North West Rail Link Corridor Strategy	N/A	Not applicable to Wollongong
1.17 Implementation of the Bays West Place Strategy	N/A	Not applicable to Wollongong
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable to Wollongong
1.19 Implementation of the Westmead Place Strategy	N/A	Not applicable to Wollongong
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	Not applicable to Wollongong
1.21 Implementation of South West Growth Area Structure Plan	N/A	Not applicable to Wollongong
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Not applicable to Wollongong
Focus Area 2: Design and Place		
[this focus area was blank when the directions were made]		
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Consistent	<p>The objective of this Direction is to protect and conserve environmentally sensitive areas.</p> <p>The Planning Proposal includes an amendment to the Natural Resource Sensitivity – Biodiversity Map within the City Centre Boundary as the existing map no longer reflects the extent of the dunal vegetation. A revised map is proposed to more accurately define the boundaries of the vegetation community.</p> <p>The Planning Proposal does not apply to land within a conservation zone (C1, C2, C3 or C4) nor does it reduce any existing conservation standard that applies to the land.</p>
3.2 Heritage Conservation	Not inconsistent	<p>The objective this Direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance.</p> <p>This Planning Proposal applies to existing heritage</p>

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		<p>items and land within an HCA (Market St) and proposes one new heritage listings.</p> <p>Proposed zoning changes are not expected to inhibit heritage conservation outcomes and the proposed listing will protect places of heritage value.</p> <p>Overall, the planning proposal is considered consistent with this direction.</p>
3.3 Sydney Drinking Water Catchments	Direction does not apply	The site is not located within the Sydney drinking water catchment.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable to Wollongong.
3.5 Recreation Vehicle Areas	Direction does not apply	The Planning Proposal does not include provision that would enable the land to be developed for the purposes of a recreational vehicle area.
3.6 Strategic Conservation Planning	N/A	Not applicable to Wollongong.
3.7 Public Bushland	N/A	Not applicable to Wollongong.
3.8 Willandra Lakes Region	N/A	Not applicable to Wollongong.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not applicable to Wollongong.
3.10 Water Catchment Protection	Direction does not apply	The Planning Proposal does not include land within or adjacent to prescribed regulated catchments.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Generally consistent Inconsistencies of minor significance	<p>The subject area spans two Flood Precincts – Fairy and Cabbage Tree Creek Precinct generally north of Crown and Market Streets, and Wollongong City Flood Precinct, south of Crown and Market Streets.</p> <p>Council's response to the Direction is informed by and consistent with (1) (a) to (d). The response is primarily informed by:</p> <ul style="list-style-type: none"> Fairy and Cabbage Tree Creeks Flood Study (2020) Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2024) Wollongong City Flood Study (2019) Wollongong City Floodplain Risk Management Study and Plan (2015) Wollongong City Floodplain Risk Management Study and Plan (final draft report) (Sept 2025) <p>The provisions of the Planning Proposal that are inconsistent with the Direction are of minor significance as determined by the relevant planning authority. These are discussed below.</p> <p>Generally, for land proposed to be rezoned from E2 to MU1</p>

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	<p>(2) The Planning Proposal is consistent with (2) as it does not rezone any land currently zoned for Recreation (RE), Rural (RU), Special Purposes (SP) or Conservation (C).</p> <p>3(b) Existing flood related controls within the WLEP and DCP will continue to apply, including an assessment against applicable impacts consistent with the requirements in 3(b).</p> <p>3(d) The zone change is consistent with 3(d) as it does not permit significant increase in the development and/or dwelling density of the land. The Planning Proposal does not seek any changes to the FSR or HOB maps in conjunction with the zone change. Due to clause 4.4A of the WLEP the maximum available FSR for land being rezoned from E2 to MU1 is reduced comparatively, noting this is dependent on lot characteristics and land use mix as set out in the table. Amendments to LEP Clause 8.6 Building Separation removing the requirement for no separation up to street frontage height further mitigates flood risk by potentially reducing the effective footprint of future development.</p> <p>3(e) The zone change is consistent with 3(e). Both the E2 and MU1 zones permit with consent centre-based childcare facilities, hostels, boarding houses, and respite day care centre. The change in zone does not permit with consent any additional uses listed being: group homes, hospitals, residential care facilities and seniors housing</p> <p>3(f) & (h) The zone change is consistent with 3(f) and 3(h) as it does not permit (with or without consent) development for the purposes of agriculture, hazardous industries or hazardous storage establishments.</p> <p>3 (g) The proposed rezoning provisions will not result in significantly increased requirements for government spending on services, mitigation and infrastructure.</p> <p>For land south of Crown Street proposed to be rezoned from E2 to MU1</p> <p>This area is located within the Wollongong City Catchment and is considered partly flood affected.</p> <p>Development under a Mixed Use zoning in this location is capable of managing flood risk in keeping with the existing framework set out in Chapter E13 Flood Plain Management of the Wollongong Development Control Plan 2009. Detailed design of any future development will need to consider the impacts of flooding in line with the planning context at time of lodgement. Existing controls contained with Wollongong Development Control Plan 2009 will continue to apply, including an assessment against applicable impacts</p>
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	<p>3 (a) Approximately 3 lots are within the floodway area during the 1% AEP. This represents an inconsistency. Existing planning controls permit development on these lots. As discussed previously, the Planning Proposal seeks to rezone land in the precinct to a MU1 Mixed Use zoning which will not increase development capacity or footprint. It is therefore considered an inconsistency of minor significance.</p> <p>3 (c) Approximately 5 of the subject lots are mapped with a High Risk classification (adjacent to Auburn Street). This represents an inconsistency. The existing zoning (E2) already permits residential development and the proposed rezoning to MU1 Mixed Use will not increase development capacity or footprint. It is therefore considered an inconsistency of minor significance.</p> <p>4 The Review of the Wollongong City Floodplain Risk Management Study and Plan (2025) notes that in the Wollongong City catchment, the difference between the FPA and the PMF in many areas is negligible, and while not insignificant, inclusion of the 5.22 clause in the LEP does not have any effect in many areas of the catchment. In the area proposed for rezoning from E2 to MU1, there are no lots between the flood planning area and the probable maximum flood.</p> <p>For land north of Crown Street and Market Street proposed to be rezoned from E2 to MU1, and MU1 to E2</p> <p>The area is located within the Fairy and Cabbage Creek Catchment and is considered partly flood affected.</p> <p>Development under an E2 Commercial Centre or MU1 Mixed Use zoning in this location is capable of managing flood risk in keeping with the existing framework set out in Chapter E13 Flood Plain Management of the Wollongong Development Control Plan 2009. Detailed design of any future development will need to consider the impacts of flooding in line with the planning context at time of lodgement. Existing controls contained within Wollongong Development Control Plan 2009 will continue to apply, including an assessment against applicable impacts</p> <p>3 (a) & (c) Approximately 6 of the subject lots are mapped within the floodway and as having a High Risk classification (lots bound by Belmore, Smith, Victoria Streets and the Rail Corridor). This represents an inconsistency. The existing zoning (E2) already permits residential development and the proposed rezoning to MU1 Mixed Use will not increase development capacity or footprint. It is therefore considered an inconsistency of minor</p>
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		<p>significance.</p> <p>4 In the area proposed for rezoning from E2 to MU1, and MU1 to E2 there are no lots between the flood planning area and the probable maximum flood.</p> <p>Referral to NSW Department of Climate Change, Energy, the Environment and Water (Biodiversity, Conservation and Science) and State Emergency Services (SES) will be undertaken as part of the formal public exhibition.</p>
4.2 Coastal Management	Consistent	<p>The Planning Proposal relates to land that is within a coastal zone.</p> <p>The Planning Proposal does not contain provisions that contradict or hinder the application of this Direction because:</p> <ul style="list-style-type: none"> it does not include any provisions that are inconsistent with provisions 1(a) to 1(d) of the direction; it will not enable increased development or more intensive land-use on land within a coastal vulnerability area, or on land affected by a current or future coastal hazard; it does not relate to a coastal wetlands or littoral rainforest area identified in SEPP (Resilience and Hazards) 2021; it does not propose to amend maps in SEPP (Resilience and Hazards) 2021. <p>The Planning Proposal includes an amendment to the Natural Resource Sensitivity - Biodiversity Map within the City Centre Boundary as the existing map no longer reflects the extent of the dunal vegetation. A revised map is proposed to more accurately define the boundaries of the vegetation community.</p> <p>An assessment against the Coastal Design Guidelines is included within Appendix x of this report.</p>
4.3 Planning for Bushfire Protection	Consistent	<p>The Wollongong City Centre Boundary includes land identified as bushfire prone. The land mapped as bushfire prone is located generally in the vicinity of Wiseman Park and Stuart Park. Due to its urban context the majority of land within the City Centre boundary is not mapped as bushfire prone.</p> <p>The proposal does not seek to make any changes that are considered contrary to the objectives of the Direction or would inhibit the implementation of Planning for Bushfire Protection. No provisions apply to the area identified as bushfire prone.</p>
4.4 Remediation of Contaminated Land	Not inconsistent	<p>There are a number of lots within the Wollongong City Centre boundary that are mapped as contaminated due to current or historic uses (e.g.</p>

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		<p>service stations).</p> <p>The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>Based on Council records there are no lots mapped under the Contaminated Land Management Act 1997 that are proposed to be rezoned.</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder the application of this Direction or the requirements to address contamination matters when submitting a development application.</p>
4.5 Acid Sulfate Soils	Not inconsistent	<p>Wollongong City Centre is situated in Class 5 acid sulphate soil as it is located within 500m of land mapped as Class 3.</p> <p>The Planning Proposal does not contain provisions that contradict or would hinder application of this Direction.</p> <p>Specific responses to the presence of acid sulfate soils can be addressed site by site through the development application process.</p> <p>The proposal primarily seeks to amend the LEP Controls and does not propose any specific developments on the area. As such, it is suggested that an acid sulphate soils impact analysis should be pursuant to the lodgement of a development application.</p>
4.6 Mine Subsidence and Unstable Land	Direction does not apply	The Planning Proposal is not located in areas mapped as being impacted by mines subsidence.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	<p>The objectives of this Direction are to improve accessibility, increase transport options, reduce travel demand and dependence on cars, support public transport and provide for efficient movement of freight.</p> <p>The proposal is consistent with the Direction in that it relates to land in a well-served and central location. As a result, the Planning Proposal does not contain provisions that will contradict or would hinder the application of the Direction.</p>
5.2 Reserving Land for Public Purposes	Consistent	<p>The Planning Proposal seeks to amend the Land Reservation Acquisition Map. The lots within the City centre boundary proposed to be removed from the LRA map have been acquired by Council or TfNSW in recent years, or are no longer required.</p> <p>This is consistent with objective (b) of this Direction: <i>Facilitate the removal of reservations of land for</i></p>

Wollongong City Centre

Planning Proposal

		<i>public purposes where the land is no longer required for acquisition".</i>
5.3 Development Near Regulated Airports and Defence Airfields	Direction does not apply	Not applicable
5.4 Shooting Ranges	Direction does not apply	Not applicable
Focus Area 6: Housing		
6.1 Residential Zones	Minor inconsistency	<p>This Direction applies because the planning proposal will affect land within a zone in which significant residential development is permitted.</p> <p>The Planning Proposal seeks to retain the existing quantum of employment generating floor space in the E2 zone, and consequently, could be seen to be restricting residential development on sites where redevelopment requires the retention of non-residential floor space in excess of that which would be required through an active frontage control (ie ground floor).</p> <p>This Direction requires that a Planning Proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. <p>The Direction also requires that Planning Proposals:</p> <ul style="list-style-type: none"> (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. <p>Generally, the Planning Proposal does not contain provisions that contradict or would hinder the application of this Direction, noting its application largely to land zoned E2 Commercial Centre. The objectives of this zone are largely focussed on the provision of commercial uses or supporting uses.</p> <p>Although the Planning Proposal seeks to limit residential uses in some redevelopment in the E2 Commercial Centre zone, this is consistent with the Direction on the basis that it is justified by a study prepared in support of the Planning Proposal and is in alignment with Directions and Actions in the Illawarra Shoalhaven Regional Plan 2041.</p>

Wollongong City Centre

Planning Proposal

6.2 Caravan Parks and Manufactured Home Estates	Direction does not apply	Not Applicable
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Minor inconsistency	<p>The Planning Proposal includes amendments that relate to zone E2 Commercial Core and MU1 Mixed Use.</p> <ul style="list-style-type: none"> The Planning Proposal seeks to manage the impact of residential land uses on employment uses and growth in these zones. It is therefore consistent with 1(a) as it gives effect to the objective of this Direction being: <ul style="list-style-type: none"> (a) encourage employment growth in suitable locations (b) protect employment land in employment zones, and (c) support the viability of identified centres. The Planning Proposal has a minor inconsistency with 1(b) as the boundary of the E2 zone within the Wollongong City Centre is proposed to change and the total area of zoned land reduced. This is justified through a strategy and study prepared in support of the Planning Proposal; that is – the <i>Wollongong City Centre Urban Design Framework 2020</i> and the <i>Wollongong City Centre Planning Review: Economic Analysis (2019)</i>. The planning proposal is generally consistent with 1(c) as it seeks to introduce a clause to protect existing non-residential floor space within the City Centre boundary. Although the proposal seeks to rezone land from E2 to MU1, it is supported by detailed studies and the various proposed changes seek to create a compact and vibrant commercial centre. The Planning Proposal is consistent with 1(d) as it does not include changes that would reduce the total potential area for industrial uses (E4, E5 and W4 zone). Council's Retail and Business Centres Strategy (2023) was endorsed by DPHI. This proposal is directly aligned with that Strategy.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not applicable to Wollongong
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to Wollongong
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Direction does not apply	The proposal will not impact upon any future mining, petroleum production and extractive industries.
Focus Area 9: Primary Production		

Wollongong City Centre

Planning Proposal

9.1 Rural Zones	Direction does not apply	The proposal does not affect an existing or proposed rural or conservation zone.
9.2 Rural Lands	N/A	Not applicable to Wollongong
9.3 Oyster Aquaculture	N/A	Not applicable to Wollongong
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to Wollongong

Wollongong City Centre

Planning Proposal

Appendix 1 – Wollongong Local Planning Panel Advice

15. Wollongong City Centre Planning Review 14 June 2019

16. Wollongong City Centre Heritage Listings 19 March 2021

17. Wollongong Tourism Accommodation Strategy 28 August 2025

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

ITEM	PLANNING PROPOSAL - WOLLONGONG CITY CENTRE
DATE OF DETERMINATION	14 June 2019
PANEL MEMBERS	Sue Francis (Chair), Scott Lee, Stephen Layman

Public meeting was not required.

MATTER CONSIDERED

The Panel considered a draft Planning Proposal for the Wollongong City Centre, prepared by Council officers. The Planning Proposal is proposed to amend the Wollongong Local Environmental Plan 2009 as it relates to the Wollongong City Centre.

The Planning Proposal aims to update planning controls to reflect the findings and recommendations of A City for People (2016) and the Wollongong City Centre Urban Design Framework (2019) and accompanying Economic Analysis (2019).

PUBLIC SUBMISSIONS

The project is not public at this stage.

The Panel was briefed by Council staff who provided background information in relation to the draft planning proposal.

PANEL CONSIDERATION AND DECISION

The Panel received a presentation by Council staff, and considered the Officer's report and accompanying Urban Design and Planning reports.

Attached is a summary of the comments from the Panel, for Council officer's consideration.

It is recommended that the following advice be provided to the Wollongong City Councillors as part of a Council report on the Planning Proposal:

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

Sue Francis
Chairperson

Summary of comments:

On 14 June 2019 the Wollongong Local Planning Panel received a presentation and reviewed the draft Wollongong City Centre Planning Proposal.

The following 'comments' are simply that, matters that should be considered by Council prior to resolving to adopt the plan and seek gateway.

Panel comments:

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
1	LAND USE CONTROLS		
	General Comments		<p>How will the Council address the s.9.1 (s.117) directions? Need to provide justification/explanation why there are reductions in residential density in specific areas.</p> <p>Need to demonstrate that the new controls are not taking away anything when development is already not feasible. Show that any loss is balanced by changes elsewhere where yield is perhaps increased.</p> <p>Very important to articulate the objectives of provisions very clearly, particularly zone objectives and development standards objectives to provide clear guidance in the consideration of cl4.6 variations. Ensure that it is clear whether provisions are prohibitions or development standards.</p> <p>Start strong dialogue with stakeholders who can be champions. Consultation with industry representatives.</p> <p>A clear basis for the new plan would be to improve the public domain to encourage and facilitate appropriate development outcomes</p> <p>A clear champion would be the Council to actually deliver physically or in a planned way public domain improvements; not just footpaths.</p> <p>"it's all about the public domain" Council needs to be a party to public</p>

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
			<p>domain. Delivering public domain corporately</p> <p>Aligning FSR, Heights and Zoning makes sense. These are the “three fundamentals”.</p> <p>Articulating desired future character is very important.</p> <p>Gosford Council is experiencing similar issues to Wollongong and direct consultation with Gosford may provide some insights.</p>
1.1	City Centre Boundary Amend the boundary of the Wollongong City Centre	<p>City Centre focussed on business zones (B3 & B4). No longer includes majority of R1 Residential Zones north and south of the City, or Beaton Park.</p> <p>Includes Wollongong Harbour – Due to character/ connection with foreshore. No planning control amendments proposed.</p> <p>Includes Hospital – Due to employment and economic role aligned with the City Centre. No planning control amendments proposed.</p>	<p>Locating the hospital appropriate within the city centre boundary, particularly as other private medical uses locate nearby.</p> <p>Foreshore is appropriate within the city centre boundary.</p> <p>How is the boundary line drawn (roads or lot boundaries)? That is – is there a clear difference in character, within and beyond the City Centre.</p>
1.2	Zoning Amend the boundary of the B3 Commercial Core Zone	<p>The boundary of the B3 Commercial Core is generally reduced to better define the retail and commercial core. Some B3 is proposed to be rezoned to B4</p>	<p><i>B3 Commercial Core Zoning</i></p> <p>Needs very strong objectives that relate to B3 Zone, particularly where minimum 30% commercial uses are required e.g. “optimise commercial, minimise residential”</p>

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		Focus boundary on CBD function of the City Centre, to include 3 pockets of commercial lands and retail lands focussed around Crown Street and Keira Street.	<p>Establish clear objectives to a development standard to achieve this outcome.</p> <p>Need to be able to demonstrate net change (loss or gain) of Commercial/ Residential capacity for the City Centre resulting from planning control changes.</p> <p><i>R1 Residential Zoning within the city centre</i></p> <p>The potential rezoning of the residential (R1) land should be resolved as part of this body of work, rather than being a consideration of the Housing Strategy.</p> <p>Consider removing R1 Residential Zoning in its entirety as this zoning does not work effectively and results in unexpected outcomes and conflicts between land uses. There are mixed perceptions about what R1 zoned land is for, as it permits dwelling houses adjacent to apartment buildings.</p> <p>May be appropriate to change zoning to R2, R3 or R4. Is there a difference in character? How does this inform housing outcomes?</p> <p>Zone transitions are very important. Need to think about transitions out of the city centre.</p> <p>“Work on your transitions”. Not a mixture of apartments and houses.</p> <p><i>B4 Mixed Use</i></p> <p>If seeking ground floor residential then need to have good design criteria for ground floor – good setbacks, ground floor slightly above street.</p> <p>The appropriate zoning for the Arts Precinct Lawn on Burelli Street was</p>

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
			also discussed during the precinct walk.
1.3	Commercial Core Zone Objectives Amend B3 Commercial Core Zone objectives	Proposed to remove high density residential development objective as this is inconsistent with the intent of the Commercial Core.	See 1.2 above The importance of having strong objectives was reinforced
1.4	Zoning Table Remove shop-top housing and other residential uses as being permissible in the B3 Commercial Core Zone	Proposed to quarantine three areas in the city centre (two located along Burelli Street and one located at Market Street west) for future commercial. Residential is prohibited in these locations.	Support removal of shop top housing as it is anomalous in town centres
1.5	Introduce a residential development cap in retail core.	Allow residential (up to 70% of the gross floor area) in defined areas within the revised B3 Commercial Core zone.	Introduce a development standard to achieve this with clear objectives
1.6	Active Street Frontage Revise Clause 7.13 (Certain land within business zones) so that it does not apply to City Centre and rely on Active Frontages Map.	Reduce the extent to which 'Active Frontages' applies – limited to revised Commercial Core area.	Ensure you define what is an active frontage
1.7	Identify where active street frontages are required in the commercial core	Active street frontages to be mapped. Defined generally within the Commercial Core zone.	
1.8	Affordable Housing	The planning proposal will initiate the process for the Council to prepare an	Noted that the planning proposal initiates the formal process to introduce contributions towards affordable housing – enabled by SEPP

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		<p>Affordable Housing Contribution Scheme to implement appropriate contributions towards the provision of affordable rental housing.</p> <p>Council is preparing a separate Housing Study which is examining this Affordable Housing.</p>	<p>70. This may result in a levy where there is uplift. DPE process requires feasibility study and the preparation of an affordable housing contributions plan. This plan needs to be approved by the DPE prior to Gateway.</p> <p>Consider provision of affordable housing contribution on site mixed with other residential development.</p> <p>Consider introducing a clause / levy now.</p>
2	BUILT FORM CONTROLS		
2.1	<p>Building Height Amend height of building controls.</p>	<p>Varied impact. Some uplift and some reduction in heights.</p> <p>Change in heights are to:</p> <ul style="list-style-type: none"> _Reflect precinct character _Align with floor space ratio controls _Protect views _Guide an appropriate City Centre skyline 	
2.2	<p>Floor Space Ratio (FSR) Amend FSR controls. Clause 4.4A (Floor space ratio – Wollongong city centre) removed.</p>	<p>There is a complex integration between site size, land use and street frontage to determine “actual” FSR permissible on a site.</p> <p>Change in FSR to:</p> <ul style="list-style-type: none"> _Remove base FSR and apply a maximum FSR only – no “bonus” for site size. _Simplify floor space ratio controls by removing the “sliding scale” approach to provide certainty for developers/ investors 	<p>Are you keeping FSR? Why? Is it the best mechanism?</p> <p>Need to think about how to deal with landowners who will experience a perceived reduction in FSR for their land (e.g. from 6:1 to 3.5:1) . perhaps building envelopes are a better tool in this circumstance</p> <p>Need clear arguments to justify changes.</p>

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		<ul style="list-style-type: none"> _Align with height controls _Respond to desired character _Protect sufficient theoretical capacity for future demand for commercial, residential and retail into the future. 	
2.3	Minimum Site Width Amend minimum site width requirement.	<p>Remove restriction of development with a frontage less than 20 metres.</p> <ul style="list-style-type: none"> _Minimum site frontage reduced to 14m to allow for fine grain commercial/ retail development. _Allow residential flat buildings between 24m and 14m to unlock a large number of 'small sites' for renewal. Some areas excluded as per Precinct map (south eastern corner). _Linked with street wall height control, and design excellence. 	Minimum site width in LEP - is it restrictive or enabling?
2.4	Building Separation Amend Clause 8.6 to remove building separation controls	Current clause largely redundant due to duplication with ADG.	
2.5	Design Excellence Amend Clause 7.18 (Design excellence in Wollongong city centre and at key sites) to improve design quality outcomes and processes	<p>Amended thresholds for Design Excellence which will extend the type of applications being considered by DRP</p> <p>– including small / narrow sites, sites above street wall.</p>	<p>Should all DAs go to DRP? Otherwise it's an ordinary assessment.</p> <p>To apply to new buildings + substantial alterations.</p> <p><i>Competitive design process</i></p> <p>Is there a need for a 10 % bonus?</p>

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
	in the Wollongong City Centre.	<p>_Require the preparation of a site-specific development control plans. Applies to development on sites with a site-area of 2,500 square metres or more.</p> <p>_Reintroduce competitive design provisions Compulsory for development with an area of 5,000 square metres or more.</p> <p>_All sites able to access 10% bonus if progress through Design Competition Process.</p>	<p>Competitive design process needs to be worthwhile for proponents. Can cost \$500k</p> <p>How do you balance 10% and expectations for a site.</p> <p>Could consider alternatives to 10% bonus. E.g. Deliver public Domain rather than contributions?</p> <p>Design brief is important.</p> <p>Need to set up a clear process. Discuss with Sydney and Parramatta Councils</p>
3	PUBLIC DOMAIN CONTROLS		
3.1	Sun Plane Protection amended to extended to 2 additional sites	<p>Retaining existing nominated public spaces and adding:</p> <p>_Crown Street Mall – Impact setback and height of buildings along northern side of street.</p> <p>_Arts Precinct Lawn – Impact height of surrounding buildings</p>	<p>Proposed control will not be subject to variation under clause 4.6.</p> <p>Possible exceptions. If there is a need for flexibility then need to be explicit about it. E.g. minutes of overshadowing, accumulative solar impact, what is overshadowed. A prohibition may be overly restrictive so consider building in exemptions</p>
4	MISCELLANEOUS		
4.1	Clause 4.6 (exceptions to development standards)	Some new controls not subject to variation	
4.2	Clause 5.1A (development on land intended to be acquired for a public	Council properties identified for acquisition removed if acquired.	Question about FSR calculation for sites that are proposed to be acquired for a public purpose, is land proposed to be acquired included? Seek some legal advice. Reason being that it may limit FSR on sites where land

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
	purpose)	Additional sites required for new street (near station) identified.	is to be acquired with no compensation. So either the council acquires the land for the highest and best value OR it allows the land to deliver greater FSR over the larger site.
4.3	Savings and transitional	Protect DAs lodged prior to when new LEP is in effect	
4.4	Heritage	No changes proposed in PP	How to ensure conservation community benefit Integrating heritage into the built form e.g. 86 Walker Street, North Sydney discussed as good example.
4.5	DCP issues Car Parking	No changes proposed in PP	Opportunity to review car parking controls. Less podiums + bulky street wall Car parking as City grows. Can you reduce carparks? Parking stations → commuter carparks, keep off site

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	19/3/21
PANEL MEMBERS	Sue Francis, Alison McCabe, Scott Lee

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 19/3/21 opened at 1:30pm and closed at 5:00pm.

MATTER

Item 4 - Planning Proposal PP-2020/8 - Wollongong City Centre Heritage Review

PUBLIC SUBMISSIONS

The Panel heard from Council officers.

PANEL CONSIDERATION

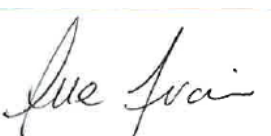
The Panel considered the Council officer's report, draft Planning Proposal request and supporting documents, and the material presented at the meeting.

PANEL DECISION

The Panel determined to advise Council that the draft Planning Proposal PP-2020/8 for the Wollongong City Centre Heritage Review has strategic merit and should be progressed.

The Panel gives due consideration to the Wollongong City Centre Heritage Study, and is generally supportive of the recommendations. However the Panel suggests that the proposed listing of the dwelling houses at 3 and 11 Hercules Street should be revisited given the current controls (zoning, height and FSR) of the area. The Panel is also of the view that the heritage listings should ideally be considered concurrently with draft Wollongong City Centre Planning Proposal, so that the heritage items are considered in the context of the urban framework. In the alternate, the draft Wollongong City Centre Planning Proposal should be revisited to have regard to this Planning Proposal.

The decision was unanimous.

PANEL MEMBERS	
 Sue Francis (Chair)	 Alison McCabe
 Scott Lee	

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	28 August 2025
PANEL MEMBERS	Scott Barwick (Chair), Marjorie Ferguson, Stephen Davies

Meeting held at Wollongong City Council, 41 Burelli Street, Wollongong on 28 August 2025 opened at 1.00pm and closed at 4.00pm.

MATTER DETERMINED

Item 3 - Planning Proposal – Tourism Accommodation

PANEL CONSIDERATION

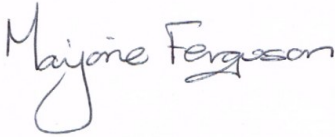
The Panel considered the Council officer's report and attachments, and the discussions with Council staff at the meeting.

PANEL ADVICE

1. The Panel advises that the Tourism Accommodation Review has strategic merit in assisting in the delivery of Council's tourism objectives.
2. The Panel supports the provisions proposed with the following refinements:
 - a. The proposed 30% bonus should be worded as "up to" 30%, to signal that the bonus is only achievable subject to merit assessment and considerations such as design excellence.
 - b. Where the up to 30% bonus provision is proposed, the clause should be explicit in linking to the design excellence clause at 7.18 of the Wollongong LEP 2009 to achieve the bonus. The wording in the following sub-clause could be considered for inclusion in Council's proposed clause:
 - (X) *A building demonstrating design excellence-*
 - (a) *for hotel and motel accommodation* in the zone E2 Commercial Centre and Zone MU1 Mixed Use:
 - (i) may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map
 - (ii) may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map and in clause 4.4A by an amount to be determined by the consent authority, of up to 30% of the amount shown on the map or in the clause.
 - (b) *for hotel and motel accommodation and function centres* in the Zone SP3 Tourist:
 - (i) may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map
 - (ii) may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map by an amount to be determined by the consent authority, of up to 30% of the amount shown on the map .
 - c. The Novotel proposed Height of Building change to 32m should only apply to the western portion of the site and be aligned with the existing Height of Building mapping to the south, with the foreshore portion maintaining a 24m Height of Building development standard. The up to 30% bonus would be available subject to the design excellence provisions proposed to apply and no additional overshadowing of the State Heritage listed items and the beach foreshore.

- d. The Illawarra Sports and Entertainment Precinct proposed change to 32m is unnecessary given the proposed bonus and design excellence provisions would apply to the existing 24m Height of Building development standard.
3. The Panel encourages Council to prepare appropriate DCP provisions to support hotel and motel developments that would be permitted by the land use amendments proposed in the Residential zones particularly in relation to setbacks and building separation to adjoining land uses, to assist in protecting adjoining residential amenity.

The advice was unanimous.

PANEL MEMBERS	
 Scott Barwick (Chair)	 Marjorie Ferguson (Expert)
 Stephen Davies (Expert)	

Wollongong City Centre

Planning Proposal

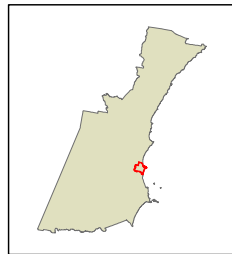
Appendix 2 – LEP Maps: Existing and Proposed

WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

**Planning Proposal
Wollongong City Centre
Existing Zoning Map**

- C2 Environmental Conservation
- E1 Local Centre
- E2 Commercial Centre
- E3 Productivity Support
- E4 General Industrial
- MU1 Mixed Use
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W2 Recreational Waterways
- W3 Working Waterways
- W4 Working Waterfront
- Wollongong City Centre

Cadastral
Cadastral 10/07/24 © Wollongong City Council

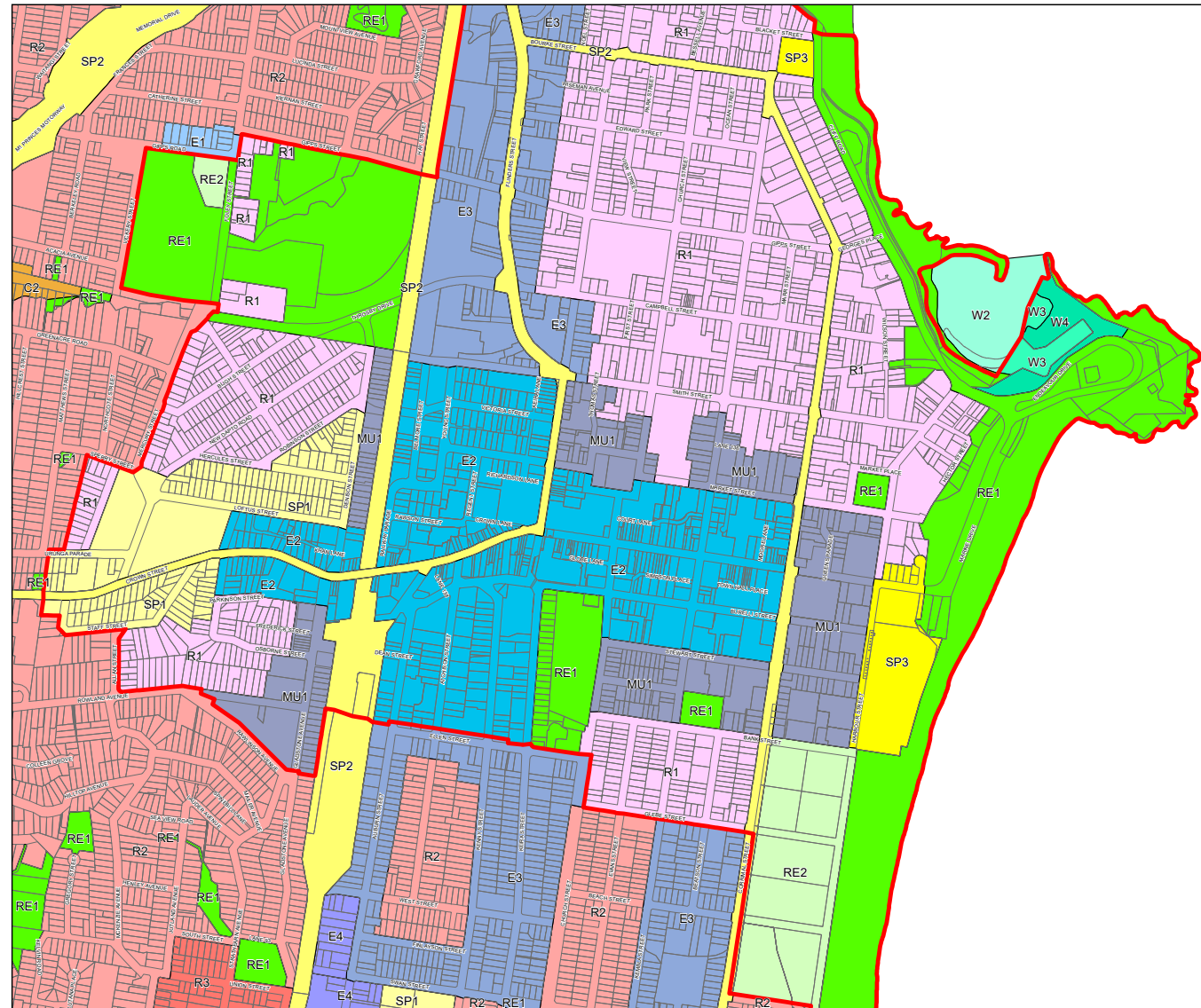


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MGA Zone 56

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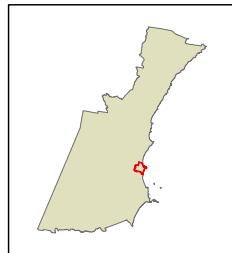


**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

**Planning Proposal
Wollongong City Centre
Proposed Zoning Map**

- E2 Commercial Centre
- MU1 Mixed Use
- R1 General Residential
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W3 Working Waterways
- W4 Working Waterfront
- Wollongong City Centre

Cadastral
Cadastral 07/10/24 © Wollongong City Council

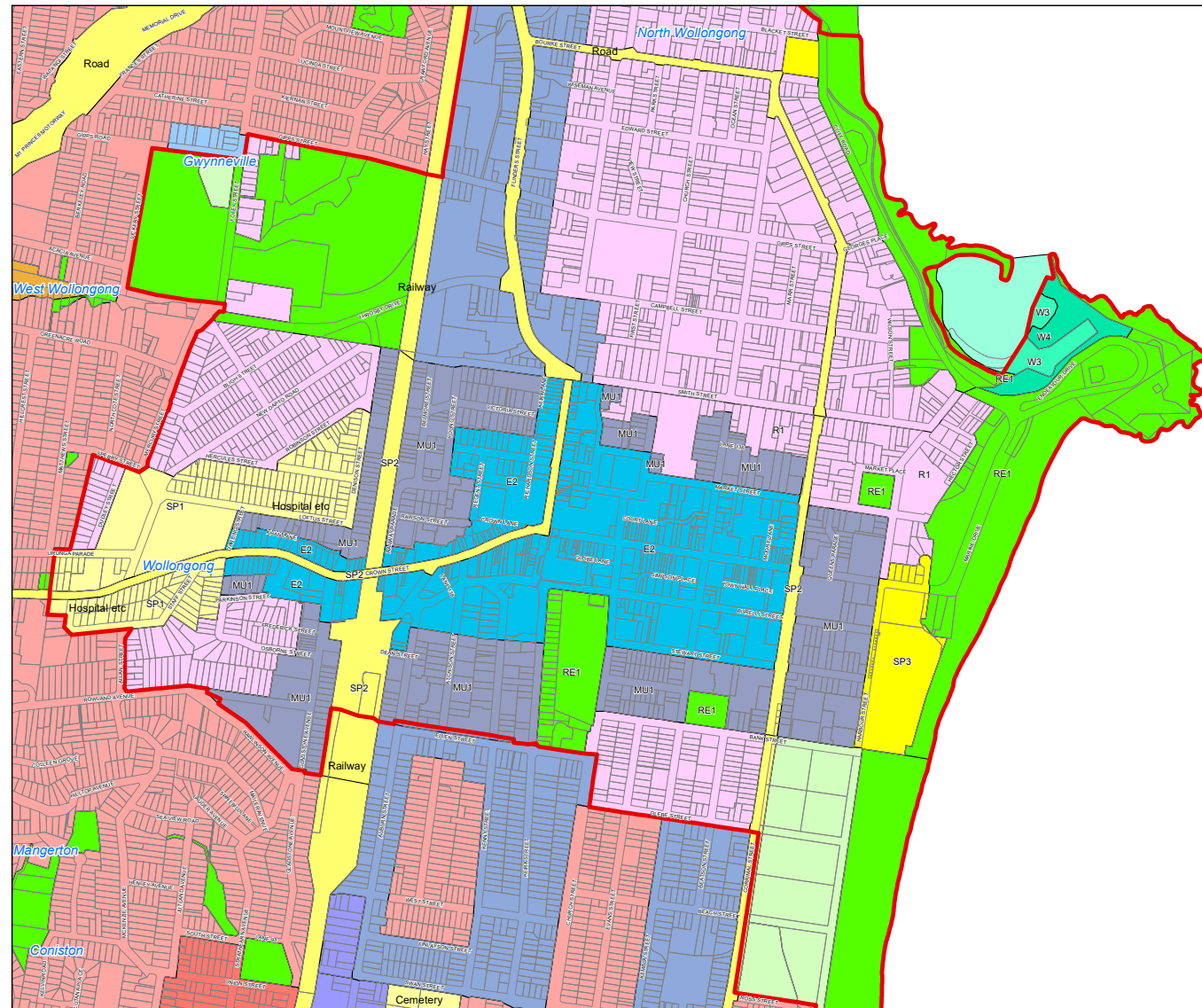


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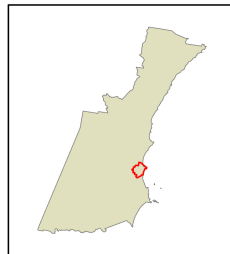
**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

**Planning Proposal
Wollongong City Centre**

**Proposed Active
Frontages Map**

- Active Frontages
- Wollongong City Centre

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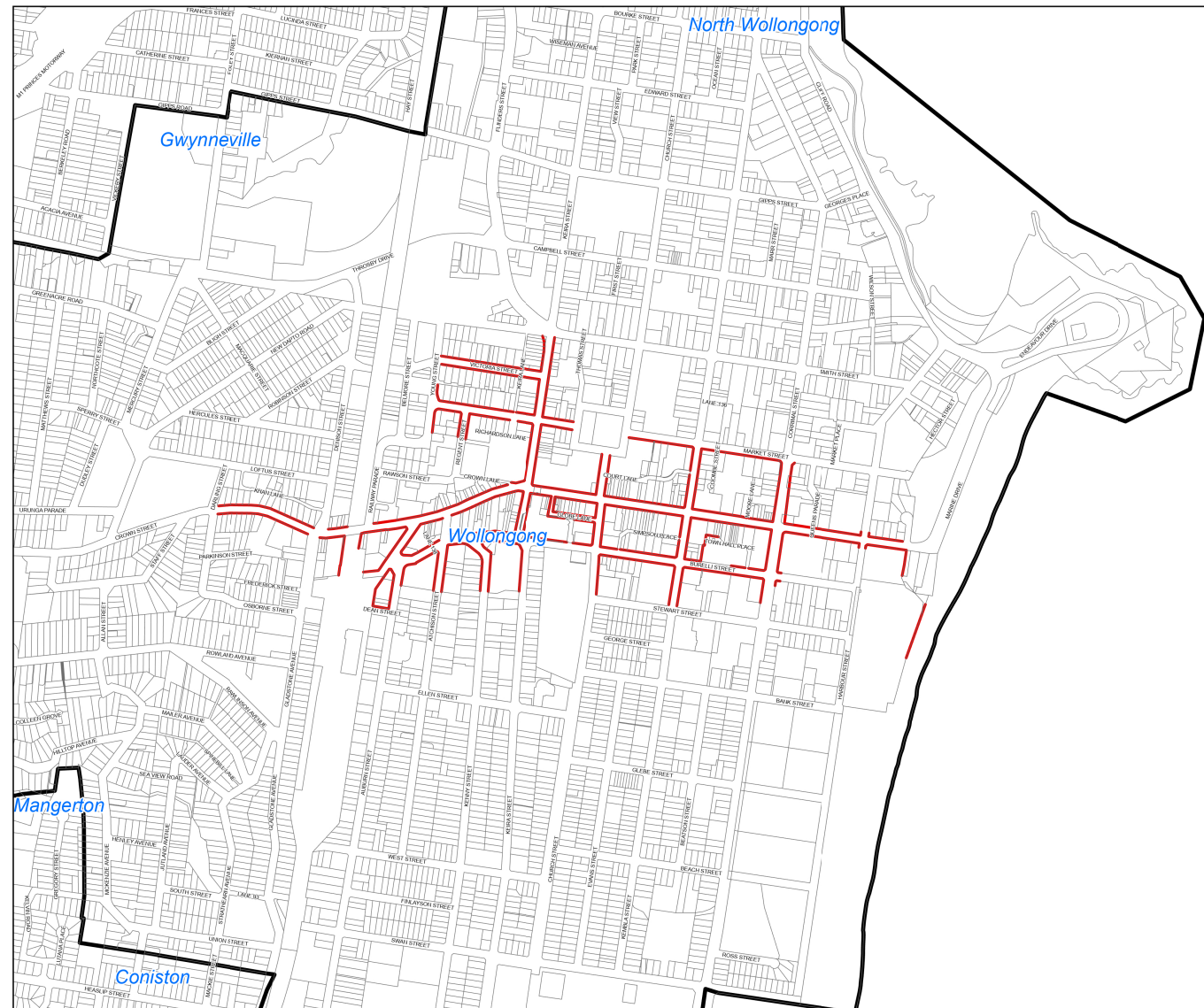


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WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

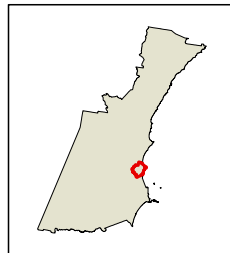
Planning Proposal
Wollongong City Centre
Existing Height of Building Map

Height of Building (m2)

I	8	X	48
J	9	AA1	60
O2	16	AA2	65
S	24	AB	80
U2	32	AC	120

Wollongong City Centre

Cadastral
Cadastral 07/10/25 Wollongong City Council

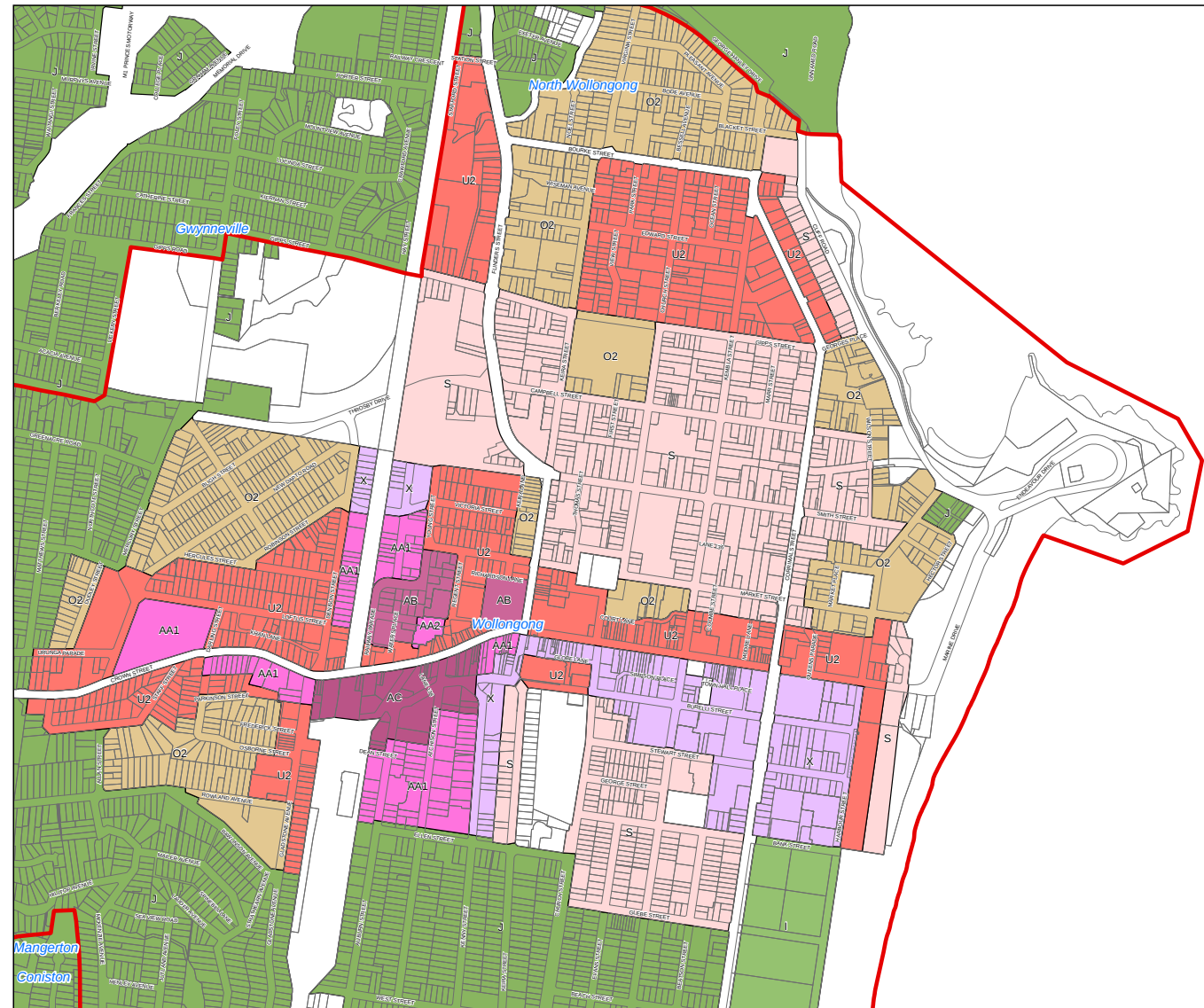


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MGA Zone 56

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Map Identification number: WCC2025_Existing_HOB



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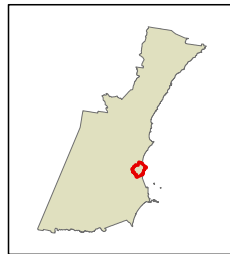
Planning Proposal
Wollongong City Centre
Proposed Height of Building Map

Height of Building (m2)

I	8	X	48
J	9	AA1	60
O2	16	AA2	65
S	24	AB	80
U2	32	AC	120

Wollongong City Centre

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Cadastral 07/10/25 Wollongong City Council

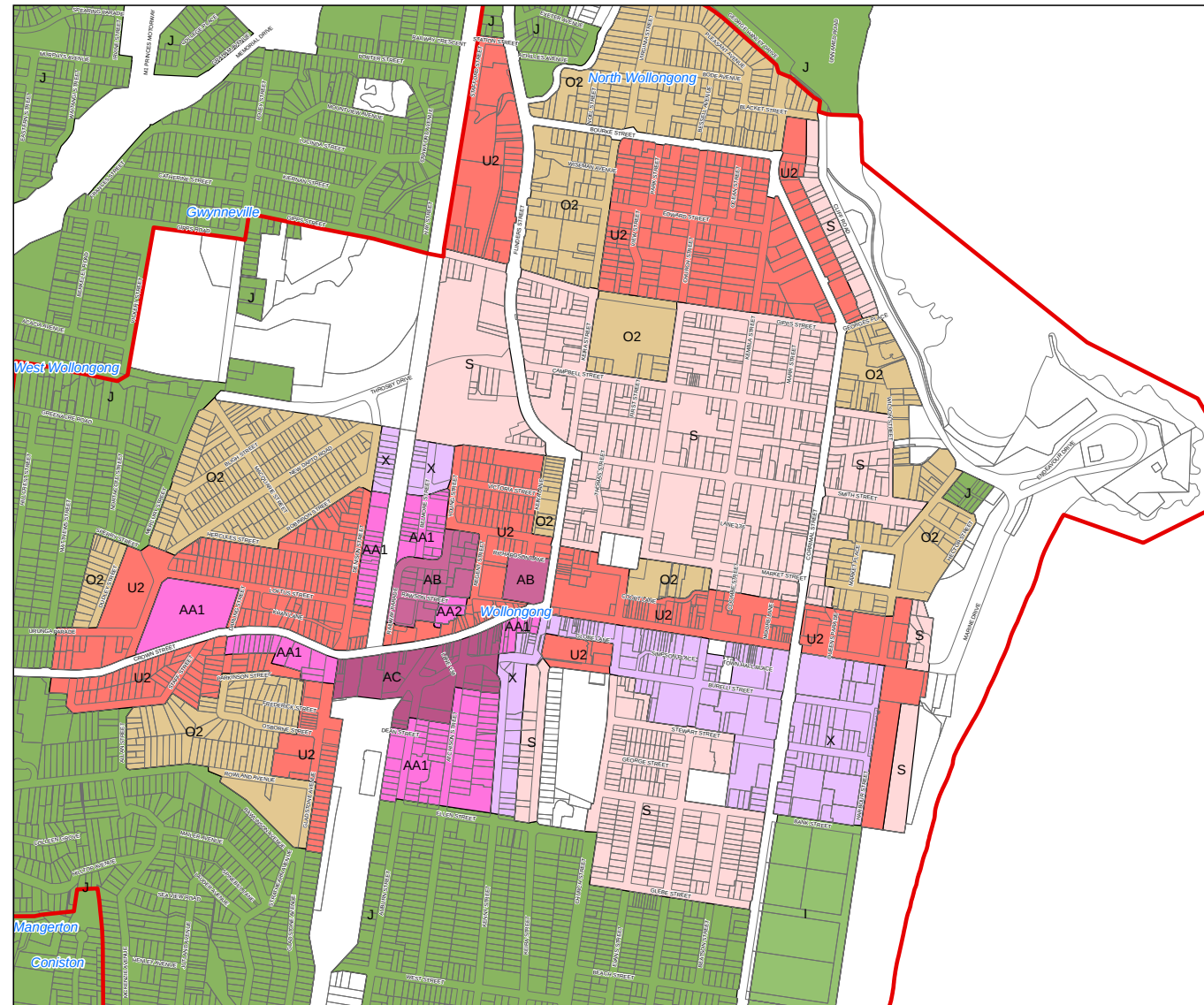


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MGA Zone 56

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Map Identification number: WCC2025_Proposed_HOB







WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

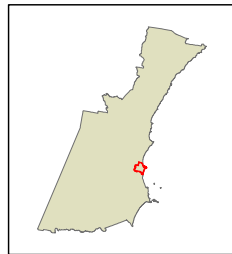
**Planning Proposal
Wollongong City Centre**

**Existing Key Sites
Map**

Key Sites

- 1 Piccadilly Site - Railway Station
- 2 Wollongong Central (GPT)
- 3 Civic Precinct
- 4 WIN Stadium
- 5 North Wollongong Station
- 6 Flinders Street Gateway
- 7 Brickyard Point
- 8 Former Corrimal Coke Works
- 9 Area A
- Wollongong City Centre

Cadastral
Cadastral 10/07/24 © Wollongong City Council

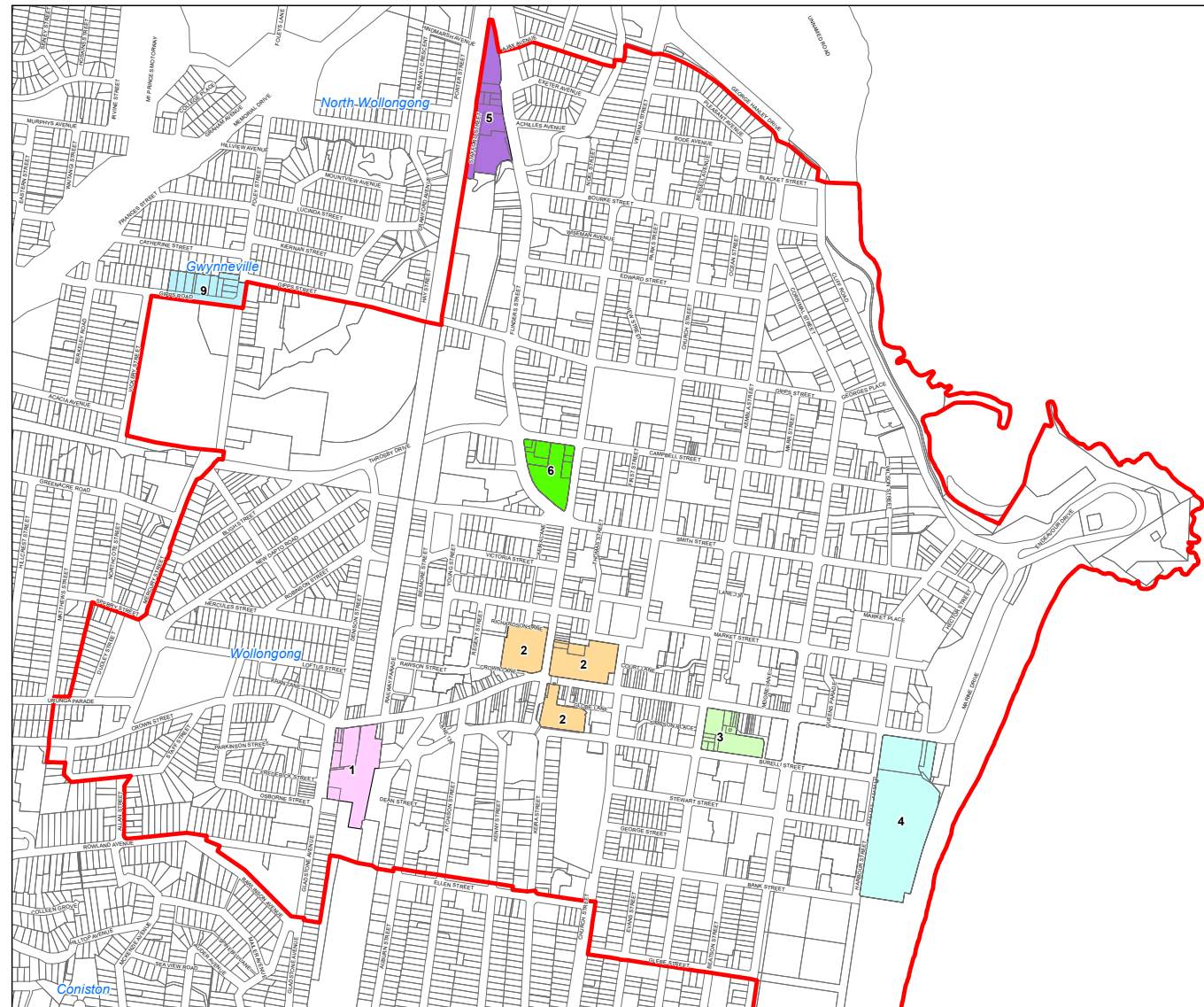


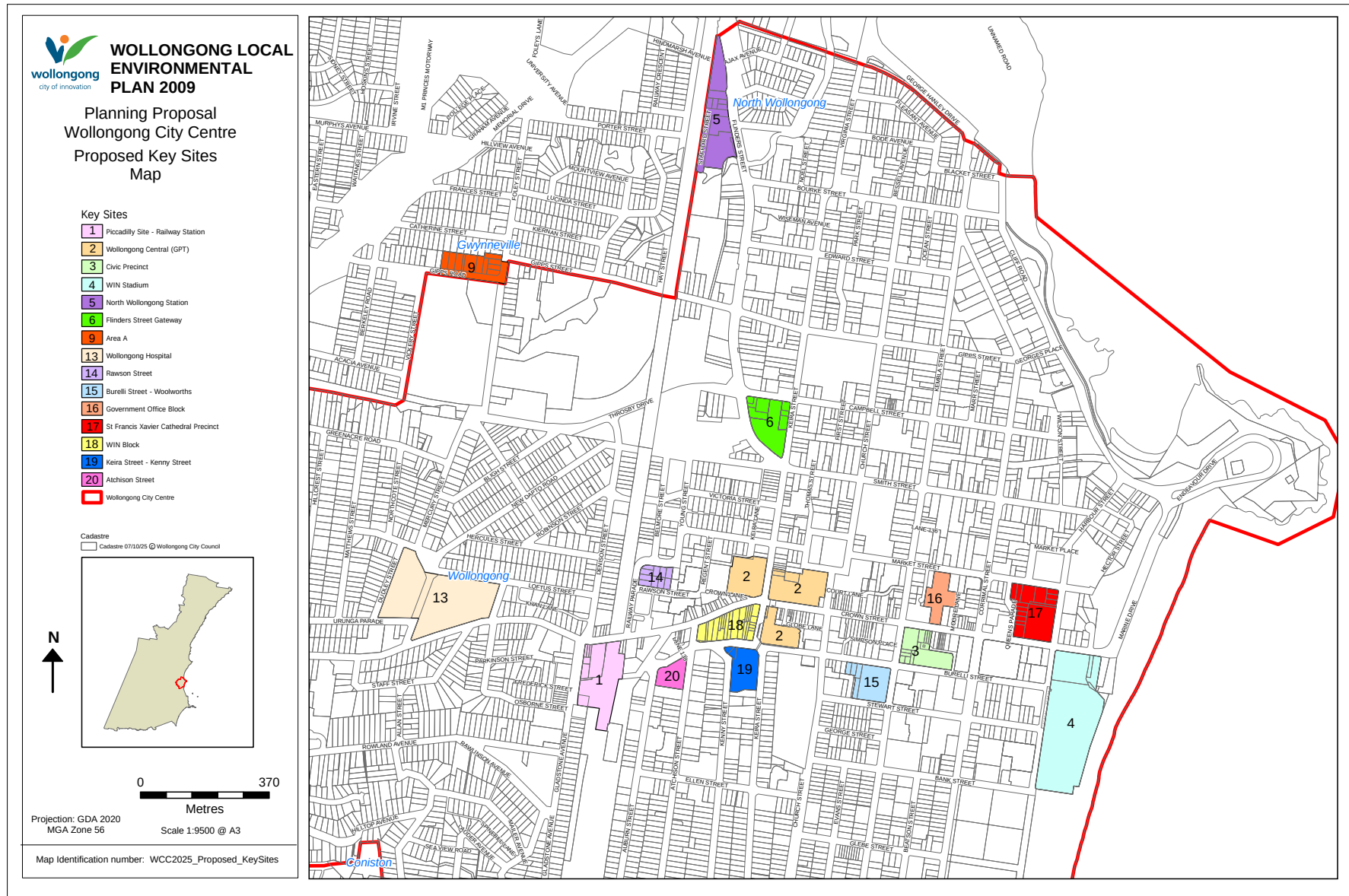
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MGA Zone 56

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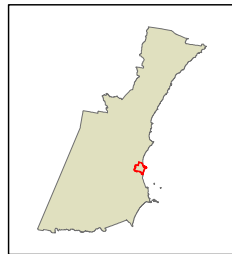
WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Wollongong City Centre

Existing Land Reservation
Acquisition Map

- Wollongong City Centre
- Classified Road (SP2)
- Classified Road (B4)
- Local Road (B3)
- Local Open Space (RE1)

Cadastral
Cadastral 10/07/24 © Wollongong City Council



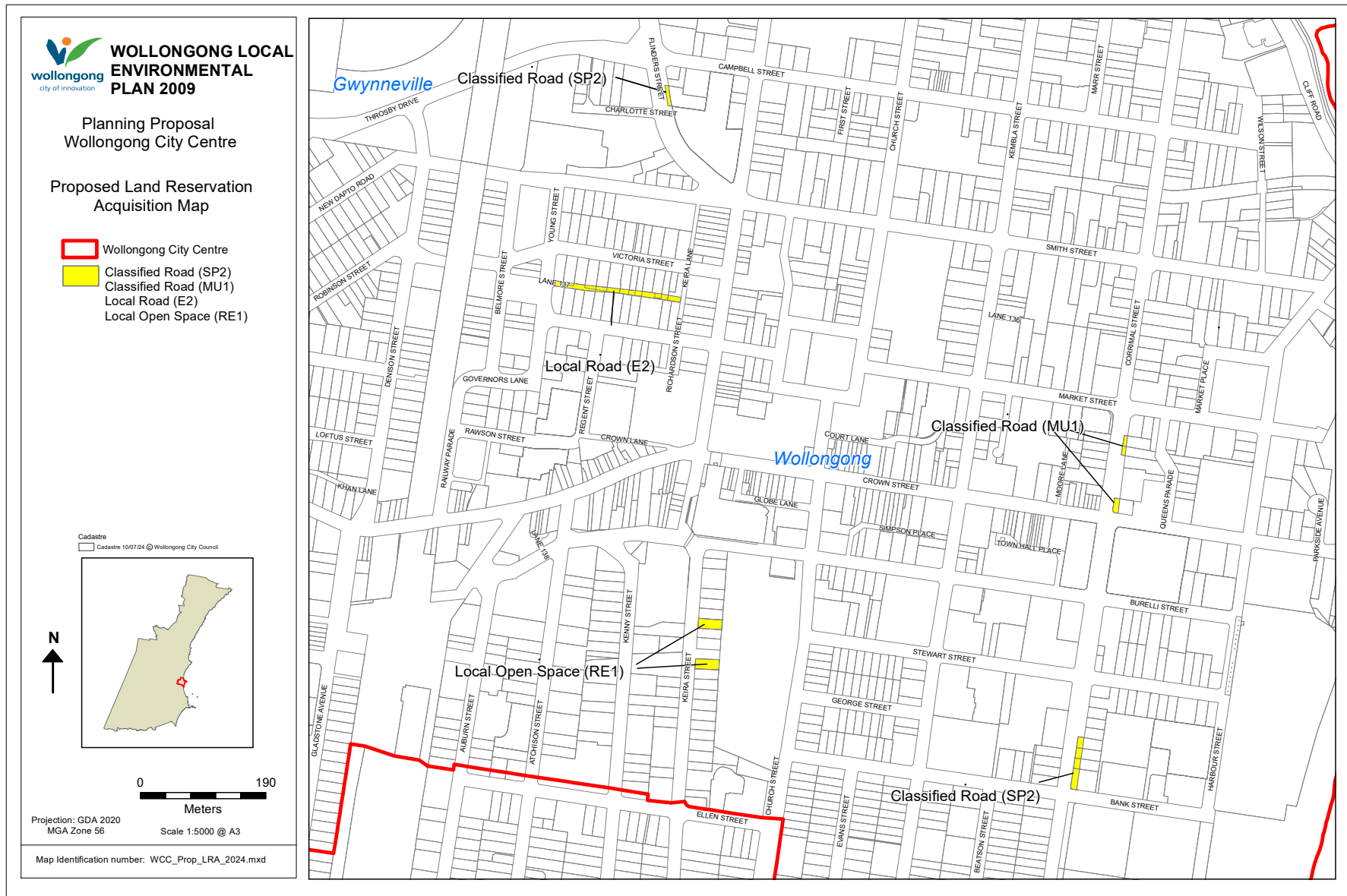
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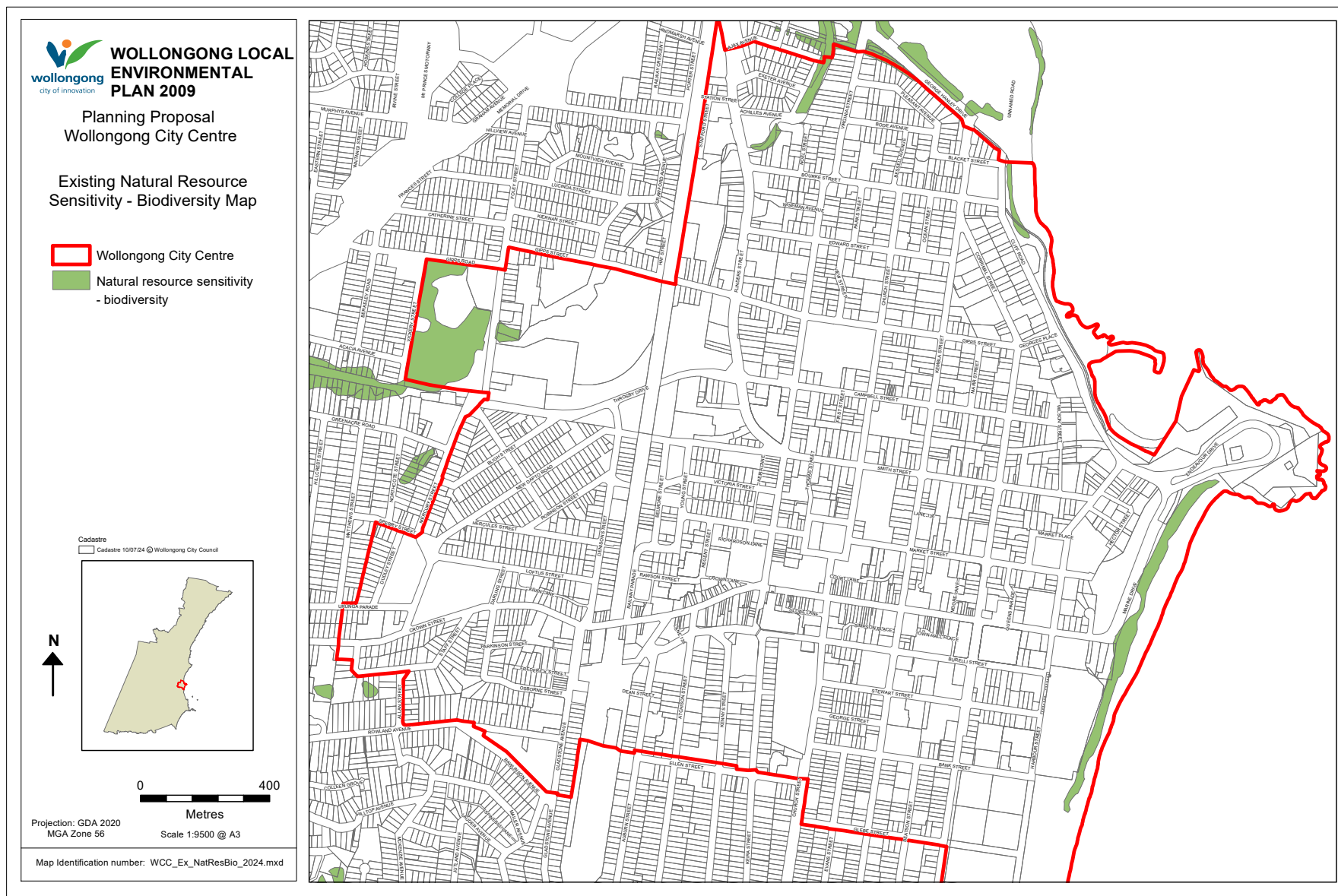
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MGA Zone 56

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Map Identification number: WCC_Ex_LRA_2024.mxd







**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Wollongong City Centre

Proposed
Natural Resource
Sensitivity - Biodiversity Map

- Wollongong City Centre
- Natural resource sensitivity - biodiversity

Cadastral
Cadastral 10/07/24 © Wollongong City Council

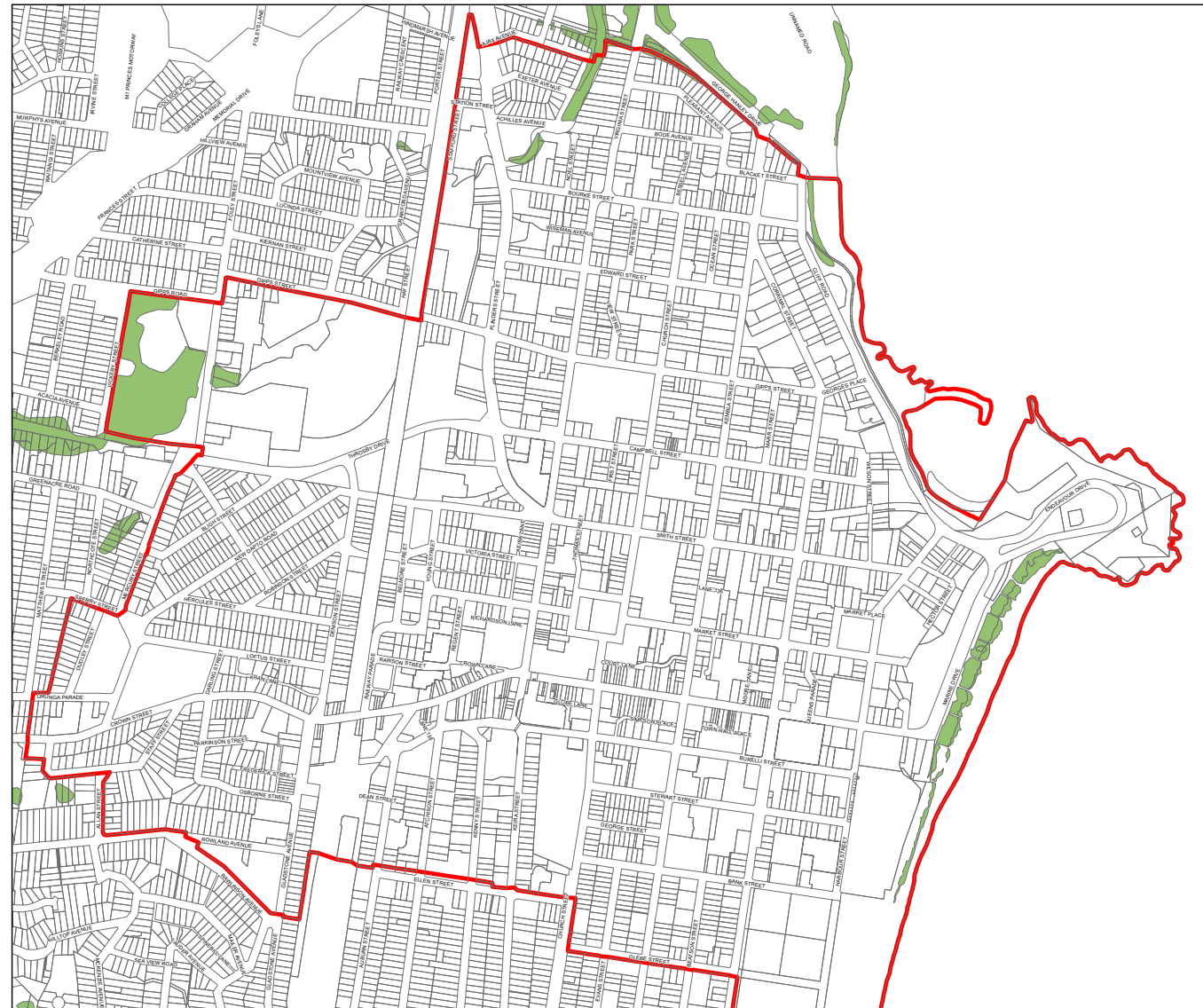


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Projection: GDA 2020
MGA Zone 56

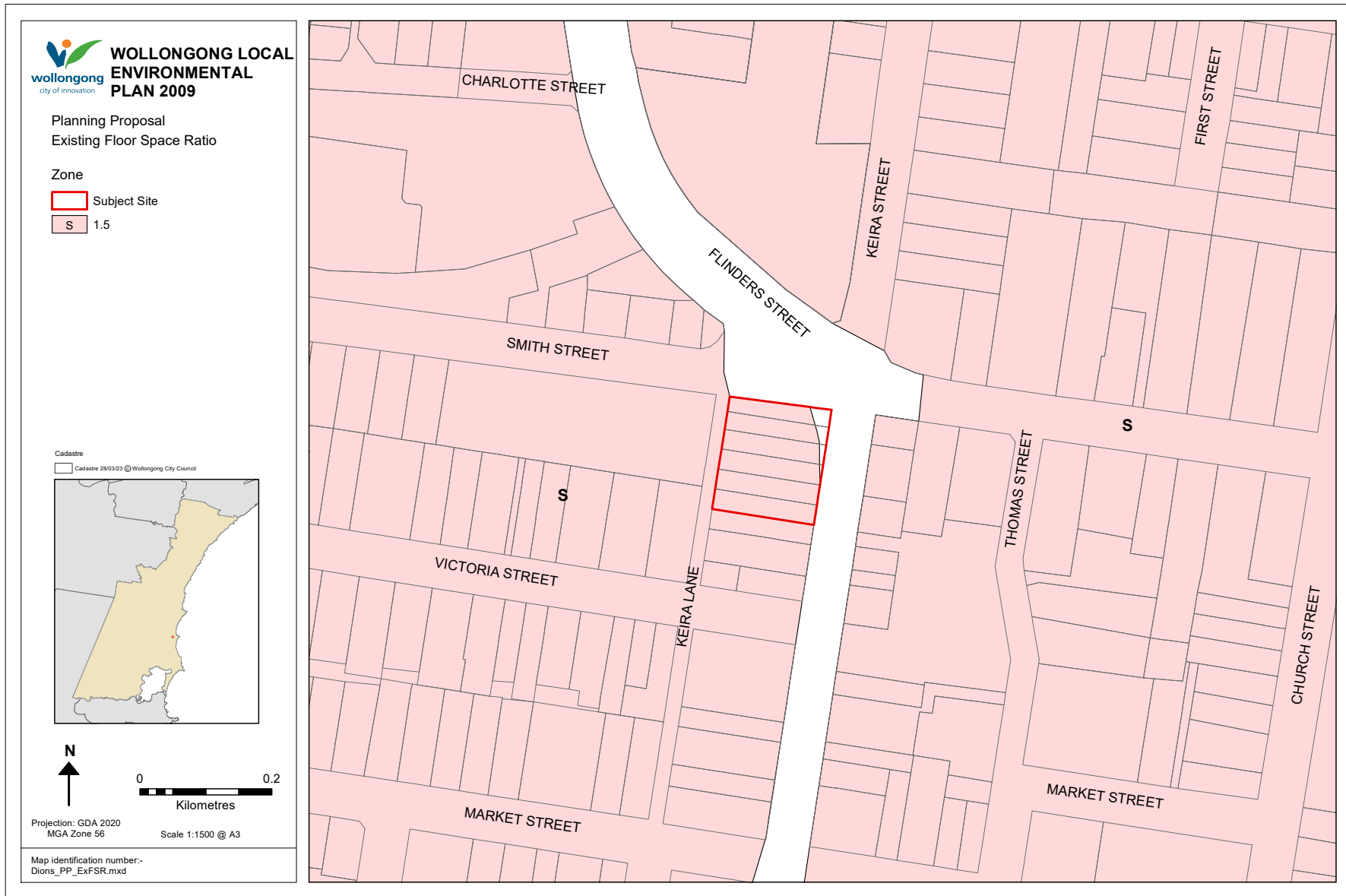
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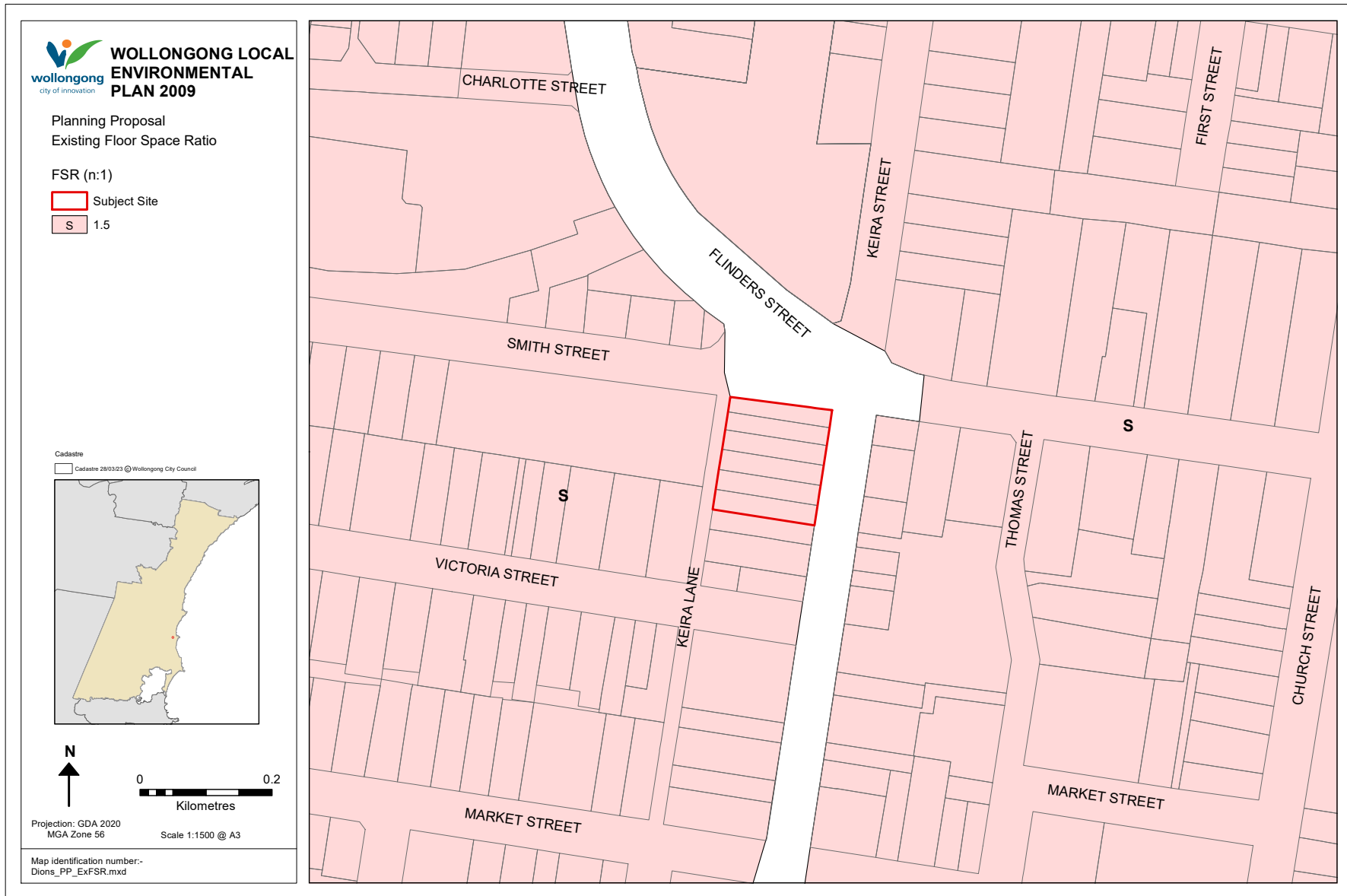
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Wollongong City Centre

Planning Proposal

Appendix 3 – Sun Plane Protection: Supporting technical documentation

Wollongong Sun Access Planes - Data Summary

architectus

REV B, ISSUED 14/01/2020

GLOBAL VARIABLES

Coordinates for all calculations (latitude, longitude)

-34.4229238, 150.8967447

Node Coordinates and Elevations

As per surveyed nodes provided by council

DESCRIPTION

The aim of the sun access planes is to define the boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox (in this instance Spring, 23rd of September) and the summer solstice (21st of December) in order to ensure that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticeably steeper. Where this is applicable, it has been noted.

HOW TO INTERPRET THE DATA

PLANE ID NUMBER

Description on how to construct the plane and which rays to use

First Node ID		Second Node ID (in some instances it will be the same as the first)	
MGA Coordinates	306551.6E, 6188555.8N	MGA Coordinates	306551.6E, 6188555.8N
Node Elevation	RL12.6 AHD	Node Elevation	RL12.6 AHD
First Ray ID		Second Ray ID	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

Sun Angles

The following sun angles were used to generate the following sun access planes.

		Azimuth (degrees)	Altitude (degrees)
21st June	9am	42.69	18.33
	10am	30.14	25.70
	11am	15.52	30.51
	12 noon	359.52	32.14
	1pm	343.56	30.31
	2pm	329.05	25.32
	3pm	316.63	17.83
23rd September	9am	58.19	37.76
	10am	42.41	47.32
	11am	21.02	53.90
	12 noon	355.03	55.67
	1pm	330.26	51.95
	2pm	311.05	44.07
	3pm	296.92	33.80
21st December	9am	85.71	50.60
	10am	73.85	62.77
	11am	50.84	73.82
	12 noon	353.43	78.95
	1pm	303.27	71.99
	2pm	283.52	60.59
	3pm	272.58	48.35

MACCABE PARK

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	306552.032E, 6188554.169N	MGA Coordinates	306552.032E, 6188554.169N
Node Elevation	RL 10.751 AHD	Node Elevation	RL 10.751 AHD
Ray A1		Ray A2	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		Node B	
MGA Coordinates	306552.032E, 6188554.169N	MGA Coordinates	306404.275E, 6188573.489N
Node Elevation	RL 10.751 AHD	Node Elevation	RL 11.731 AHD
Ray A2		Ray B1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		Node C	
MGA Coordinates	306404.275E, 6188573.489N	MGA Coordinates	306401.06E, 6188570.861N
Node Elevation	RL 11.731 AHD	Node Elevation	RL 11.458 AHD
Ray B1		Ray C1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray D1

Node C		Node D	
MGA Coordinates	306401.06E, 6188570.861N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 11.458 AHD	Node Elevation	RL 7.637 AHD
Ray C1		Ray D1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (v)

Plane (v) is constructed by joining Ray D1 to Ray D2

Node D		Node D	
MGA Coordinates	306371.857E, 6188191.497N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 7.637 AHD	Node Elevation	RL 7.637 AHD
Ray D1		Ray D2	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

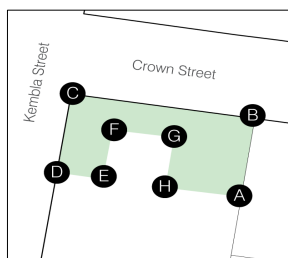
PLANE (vi)

Plane (vi) is constructed by joining Ray D2 to Ray D3

Node D		Node D	
MGA Coordinates	306371.857E, 6188191.497N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 7.637 AHD	Node Elevation	RL 7.637 AHD
Ray D2		Ray D3	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

CIVIC SQUARE

Intended period of protection	11am-3pm, all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	11am from Node A, 3pm from Node D



Site Protected by the SAP

The protected site is formed by connecting nodes A to H, as per the following coordinates

	MGA Coordinates	Elevation
Node A	306836.158E, 6188615.61N	RL 7.802 AHD
Node B	306840.734E, 6188636.611N	RL 8.871 AHD
Node C	306797.981E, 6188643.098N	RL 10.25 AHD
Node D	306794.776E, 6188622.25N	RL 9.64 AHD
Node E	306805.365E, 6188620.559N	RL 9.708 AHD
Node F	306807.361E, 6188633.895N	RL 9.831 AHD
Node G	306821.913E, 6188631.635N	RL 9.573 AHD
Node H	306819.907E, 6188618.229N	RL 9.595 AHD

PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	306835.2E, 6188600.3N	MGA Coordinates	306835.2E, 6188600.3N
Node Elevation	RL9.6 AHD	Node Elevation	RL9.6 AHD
Ray A1		Ray A2	
Horizontal bearing	50.84°	Horizontal bearing	21.02°
Vertical Angle	73.82°	Vertical Angle	53.9°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

Node A		Node A	
MGA Coordinates	306835.2E, 6188600.3N	MGA Coordinates	306835.2E, 6188600.3N
Node Elevation	RL9.6 AHD	Node Elevation	RL9.6 AHD
Ray A2		Ray A3	
Horizontal bearing	21.02°	Horizontal bearing	15.52°
Vertical Angle	53.9°	Vertical Angle	30.51°

PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to Ray B1

Node A		Node B	
MGA Coordinates	306835.2E, 6188600.3N	MGA Coordinates	306840.7E, 6188636.6N
Node Elevation	RL9.6 AHD	Node Elevation	RL10.8 AHD
Ray A3		Ray B1	
Horizontal bearing	15.52°	Horizontal bearing	15.52°
Vertical Angle	30.51°	Vertical Angle	30.51°

PLANE (iv)

Plane (iv) is constructed by joining Ray B1 to Ray B2

Node B		Node B	
MGA Coordinates	306840.7E, 6188636.6N	MGA Coordinates	306840.7E, 6188636.6N
Node Elevation	RL10.8 AHD	Node Elevation	RL10.8 AHD
Ray B1		Ray B2	
Horizontal bearing	15.52°	Horizontal bearing	316.63°
Vertical Angle	30.51°	Vertical Angle	17.83°

PLANE (v)

Plane (v) is constructed by joining Ray B2 to Ray C1

Node B		Node C	
MGA Coordinates	306840.7E, 6188636.6N	MGA Coordinates	306798.0E, 6188643.1N
Node Elevation	RL10.8 AHD	Node Elevation	RL12.1 AHD
Ray B2		Ray C1	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

PLANE (vi)

Plane (vi) is constructed by joining Ray C1 to Ray D1

Node C		Node D	
MGA Coordinates	306798.0E, 6188643.1N	MGA Coordinates	306792.2E, 6188606.9N
Node Elevation	RL12.1 AHD	Node Elevation	RL11.0 AHD
Ray C1		Ray D1	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

PIONEER PARK

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	306846.767E, 6188297.756N	MGA Coordinates	306846.767E, 6188297.756N
Node Elevation	RL 3.955 AHD	Node Elevation	RL 3.955 AHD
Ray A1		Ray A2	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		Node B	
MGA Coordinates	306846.767E, 6188297.756N	MGA Coordinates	306747.191E, 6188312.174N
Node Elevation	RL 3.955 AHD	Node Elevation	RL 4.85 AHD
Ray A2		Ray B1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		Node C	
MGA Coordinates	306747.191E, 6188312.174N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.85 AHD	Node Elevation	RL 4.365 AHD
Ray B1		Ray C1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray C2

Node C		Node C	
MGA Coordinates	306737.596E, 6188242.087N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.365 AHD	Node Elevation	RL 4.365 AHD
Ray C1		Ray C2	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

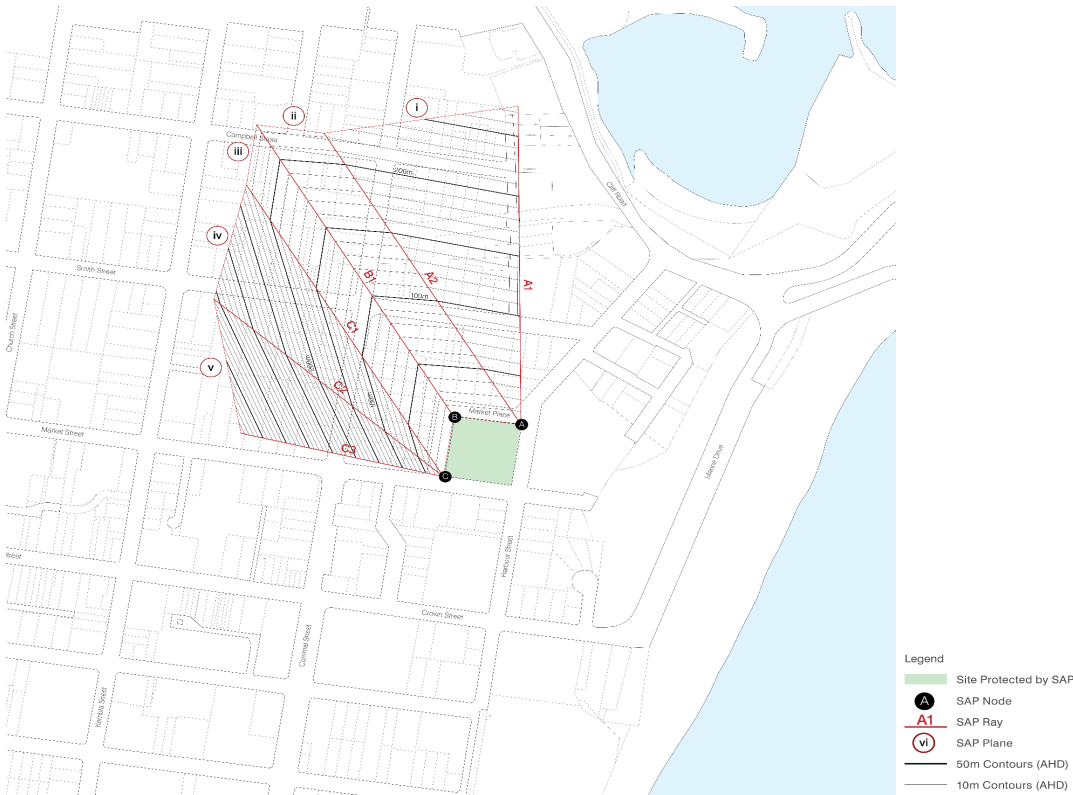
PLANE (v)

Plane (v) is constructed by joining Ray C2 to Ray C3

Node C		Node C	
MGA Coordinates	306737.596E, 6188242.087N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.365 AHD	Node Elevation	RL 4.365 AHD
Ray C2		Ray C3	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

MARKET SQUARE

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	307255.914E, 6188850.286N	MGA Coordinates	307255.914E, 6188850.286N
Node Elevation	RL 9.23 AHD	Node Elevation	RL 9.23 AHD
Ray A1		Ray A2	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		Node B	
MGA Coordinates	307255.914E, 6188850.286N	MGA Coordinates	307176.353E, 6188861.359N
Node Elevation	RL 9.23 AHD	Node Elevation	RL 11.56 AHD
Ray A2		Ray B1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		Node C	
MGA Coordinates	307176.353E, 6188861.359N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.56 AHD	Node Elevation	RL 11.861 AHD
Ray B1		Ray C1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray C2

Node C		Node C	
MGA Coordinates	307164.365E, 6188781.369N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.861 AHD	Node Elevation	RL 11.861 AHD
Ray C1		Ray C2	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

PLANE (v)

Plane (v) is constructed by joining Ray C2 to Ray C3

Node C		Node C	
MGA Coordinates	307164.365E, 6188781.369N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.861 AHD	Node Elevation	RL 11.861 AHD
Ray C2		Ray C3	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

CROWN STREET

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	306778.467E, 6188650.62N	MGA Coordinates	306778.467E, 6188650.62N
Node Elevation	RL 10.843 AHD	Node Elevation	RL 10.843 AHD
Ray A1		Ray A2	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		Node B	
MGA Coordinates	306778.467E, 6188650.62N	MGA Coordinates	306582.374E, 6188679.826N
Node Elevation	RL 10.843 AHD	Node Elevation	RL 17.98 AHD
Ray A2		Ray B1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		Node C	
MGA Coordinates	306582.374E, 6188679.826N	MGA Coordinates	306569.4E, 6188681.893N
Node Elevation	RL 17.98 AHD	Node Elevation	RL 18.142 AHD
Ray B1		Ray C1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray D1

Node C		Node D	
MGA Coordinates	306569.4E, 6188681.893N	MGA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.142 AHD	Node Elevation	RL 18.77 AHD
Ray C1		Ray D1	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (v)

Plane (v) is constructed by joining Ray D1 to Ray D2

Node D		Node D	
MGA Coordinates	306402.763E, 6188707.176N	MGA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.77 AHD	Node Elevation	RL 18.77 AHD
Ray D1		Ray D2	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

PLANE (vi)

Plane (vi) is constructed by joining Ray D2 to Ray D3

Node D		Node D	
MGA Coordinates	306402.763E, 6188707.176N	MGA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.77 AHD	Node Elevation	RL 18.77 AHD
Ray D2		Ray D3	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

CHURCH STREET

Intended period of protection	11am - 1pm, all year
Primary Date	21st June
Primary Plane Time	1pm
Details	Comprised of 3 Nodes, 7 Planes and 8 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	11am from Node A, 1pm from Node C



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306598.176E, 6188796.309N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.871 AHD
Ray A1		Ray A2	
Horizontal bearing	50.84°	Horizontal bearing	21.02°
Vertical Angle	73.82°	Vertical Angle	53.9°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

Node A		Node A	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306598.176E, 6188796.309N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.871 AHD
Ray A2		Ray A3	
Horizontal bearing	21.02°	Horizontal bearing	15.52°
Vertical Angle	53.9°	Vertical Angle	30.51°

PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to B1

Node A		Node B	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306586.304E, 6188798.102N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.852 AHD
Ray A3		Ray B1	
Horizontal bearing	15.52°	Horizontal bearing	15.52°
Vertical Angle	30.51°	Vertical Angle	30.51°

PLANE (iv)

Plane (iv) is constructed by joining Ray B1 to B2

Node B		Node B	
MGA Coordinates	306586.304E, 6188798.102N	MGA Coordinates	306586.304E, 6188798.102N
Node Elevation	RL 28.852 AHD	Node Elevation	RL 28.852 AHD
Ray B1		Ray B2	
Horizontal bearing	15.52°	Horizontal bearing	343.56°
Vertical Angle	30.51°	Vertical Angle	30.31°

PLANE (v)

Plane (v) is constructed by joining Ray B2 to C1

Node B		Node C	
MGA Coordinates	306586.304E, 6188798.102N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 28.852 AHD	Node Elevation	RL 18.145 AHD
Ray B2		Ray C1	
Horizontal bearing	343.56°	Horizontal bearing	343.56°
Vertical Angle	30.31°	Vertical Angle	30.31°

PLANE (vi)

Plane (vi) is constructed by joining Ray C1 to C2

Node C		Node C	
MGA Coordinates	306568.325E, 6188682.064N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 18.145 AHD	Node Elevation	RL 18.145 AHD
Ray C1		Ray C2	
Horizontal bearing	343.56°	Horizontal bearing	330.26°
Vertical Angle	30.31°	Vertical Angle	51.95°

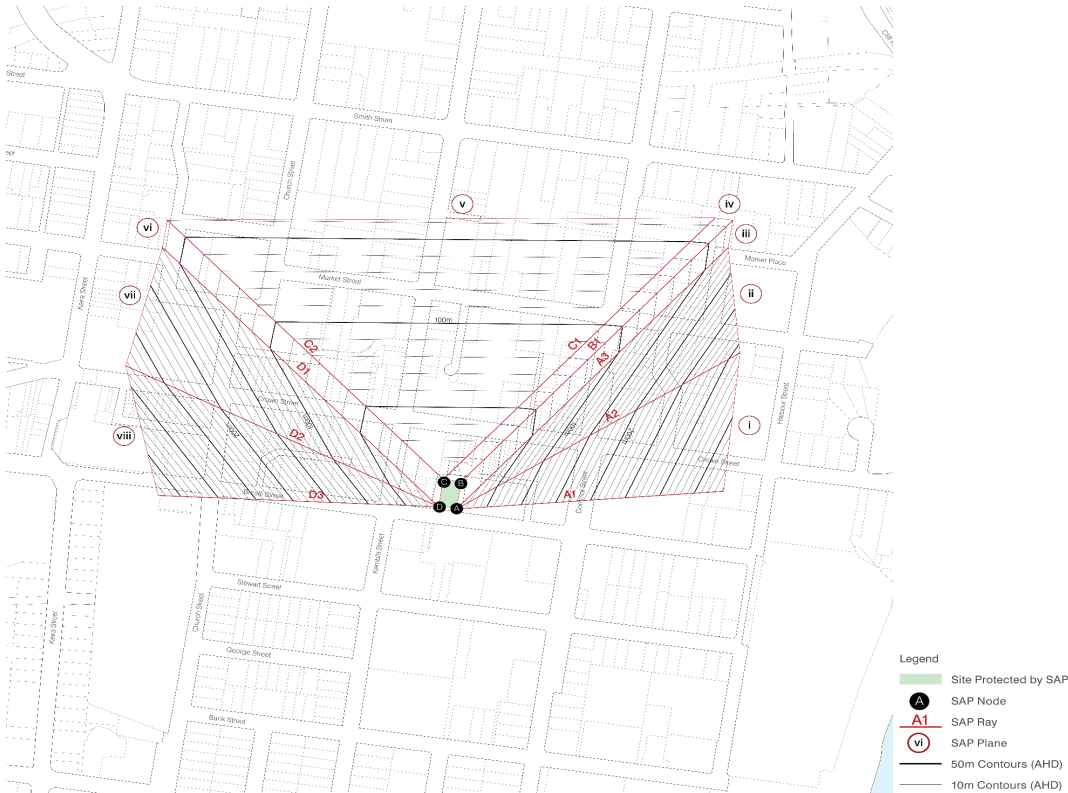
PLANE (vii)

Plane (vii) is constructed by joining Ray C2 to C3

Node C		Node C	
MGA Coordinates	306568.325E, 6188682.064N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 18.145 AHD	Node Elevation	RL 18.145 AHD
Ray C2		Ray C3	
Horizontal bearing	330.26°	Horizontal bearing	303.27°
Vertical Angle	51.95°	Vertical Angle	71.99°

ARTS LAWN

Intended period of protection	9am - 3pm, all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays. Setout at edge of raised area.
Secondary Dates	23rd September, 21st December
Secondary Times	9am from Node A, 3pm from Node D



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		Node A	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306852.68E, 6188534.22N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.067 AHD
Ray A1		Ray A2	
Horizontal bearing	85.71°	Horizontal bearing	58.19°
Vertical Angle	50.6°	Vertical Angle	37.76°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

Node A		Node A	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306852.68E, 6188534.22N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.067 AHD
Ray A2		Ray A3	
Horizontal bearing	58.19°	Horizontal bearing	42.69°
Vertical Angle	37.76°	Vertical Angle	18.33°

PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to Ray B1

Node A		Node B	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306858.285E, 6188570.649N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.53 AHD
Ray A3		Ray B1	
Horizontal bearing	42.69°	Horizontal bearing	42.69°
Vertical Angle	18.33°	Vertical Angle	18.33°

PLANE (iv)

Plane (iv) is constructed by joining Ray B1 to Ray C1

Node B		Node B	
MGA Coordinates	306858.285E, 6188570.649N	MGA Coordinates	306858.285E, 6188570.649N
Node Elevation	RL 6.53 AHD	Node Elevation	RL 6.53 AHD
Ray B1		Ray B2	
Horizontal bearing	42.69°	Horizontal bearing	42.69°
Vertical Angle	18.33°	Vertical Angle	18.33°

PLANE (v)

Plane (v) is constructed by joining Ray C1 to Ray C2

Node B		Node C	
MGA Coordinates	306858.285E, 6188570.649N	MGA Coordinates	306837.263E, 6188573.909N
Node Elevation	RL 6.53 AHD	Node Elevation	RL 7.01 AHD
Ray B2		Ray C1	
Horizontal bearing	42.69°	Horizontal bearing	316.63°
Vertical Angle	18.33°	Vertical Angle	17.83°

PLANE (vi)

Plane (vi) is constructed by joining Ray C2 to Ray D1

Node C		Node D	
MGA Coordinates	306837.263E, 6188573.909N	MGA Coordinates	306831.713E, 6188537.322N
Node Elevation	RL 7.01 AHD	Node Elevation	RL 6.467 AHD
Ray C1		Ray D1	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

PLANE (vii)

Plane (vii) is constructed by joining Ray D1 to Ray D2

Node D		Node D	
MGA Coordinates	306831.713E, 6188537.322N	MGA Coordinates	306831.713E, 6188537.322N
Node Elevation	RL 6.467 AHD	Node Elevation	RL 6.467 AHD
Ray D1		Ray D2	
Horizontal bearing	316.63°	Horizontal bearing	296.92°
Vertical Angle	17.83°	Vertical Angle	33.8°

PLANE (viii)

Plane (viii) is constructed by joining Ray D2 to Ray D3

Node D		Node D	
MGA Coordinates	306831.713E, 6188537.322N	MGA Coordinates	306831.713E, 6188537.322N
Node Elevation	RL 6.467 AHD	Node Elevation	RL 6.467 AHD
Ray D2		Ray D3	
Horizontal bearing	296.92°	Horizontal bearing	272.58°
Vertical Angle	33.8°	Vertical Angle	48.35°

Wollongong City Centre

Planning Proposal

Appendix 4 – Coastal Design Guidelines

Appendix 4 – NSW Coastal Design Guidelines, Assessment checklist for planning proposals

Hierarchy of coastal management areas:

1. CWLRA = coastal wetlands and littoral rainforests area
2. CVA = coastal vulnerability area
3. CEA = coastal environment area
4. CUA = coastal use area

APPLIES TO:

W = wholly affected, P = partly affected

Location Description	Suburb	CWLRA	CVA	CEA	CUA
2-14 Cliff Drive (Novotel)	North Wollongong	-	-	W	W
SP3 zoned land at Harbour and Crown Street	Wollongong	-	-	P	W
MU1 zoned land generally east of Corrimal Street	Wollongong	-	-	W	-

Note: Requirements relating to coastal hazards must be considered for all coastal hazard and risk areas, regardless of which relevant coastal management area(s) these fall within. 'Coastal hazard and risk areas' mean any mapped coastal vulnerability areas and/or areas affected by (or projected to be affected by) coastal hazards that have been identified in a state environmental planning policy, local environmental plan, development control plan, coastal management program, coastal hazard policy or study adopted by council.

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome A.1 Protect coastal ecosystems			
A.1a Avoid development on undeveloped headlands and significant coastal landforms.	CVA, <u>CEA</u>	Yes	N/A. Not located on a headland or coastal landform
A.1b Do not increase development or intensify land uses where there is existing development on headlands and significant coastal landforms.	CVA, <u>CEA</u>	Yes	N/A. Not located on a headland or coastal landform
A.1c Identify, protect and enhance sensitive coastal ecosystems including coastal wetlands, littoral rainforests and other coastal threatened ecological communities that may be affected by development.	CWLRA, <u>CEA</u>	Yes	N/A. The relevant sites do not contain, and are not located in close proximity to, coastal wetlands or littoral rainforests or any other threatened ecological communities that are likely to be affected by the proposed changes.
A.1d Maintain and protect the presence of beaches, rock platforms, coastal dunes, riparian vegetation and the natural features of foreshores, including along estuaries and coastal lakes.	CWLRA, CVA, <u>CEA</u>	Yes	N/A. All sites are located more than 50m from the nearest foreshore feature and are separated by existing urban areas. Therefore, it will not have any direct impact on natural coastal features.
A.1e Use environmental buffers and limit the number of access points and pathways to protect coastal ecosystems. In some cases, it may not be appropriate to allow public access to areas with highly sensitive ecosystems or animal populations.	CWLR, <u>CEA</u> , <u>CUA</u>	Yes	There is identified Natural resource sensitivity - biodiversity existing within the dunal landscape at the foreshore adjacent the SP3 zoned land at Crown and Harbour Streets. The planning proposal provisions do not relate to this area of sensitivity.
A.1f Consider if the planning proposal is needed or if development zones could be better located to minimise effects on biodiversity.	CWLRA, <u>CEA</u> , <u>CUA</u>	Yes	YES. All sites are existing urban sites that have been previously cleared for urban purposes. Therefore, there are no anticipated adverse effects on biodiversity.
A.1g Avoid development that may disturb, expose or drain areas of Class 1 and Class 2 acid sulfate soils.	CWLRA, <u>CEA</u> , <u>CUA</u>	Yes	YES. All sites are existing urban sites that have been previously cleared for urban purposes.
A.1h Consider direct and indirect effects of development, including any necessary infrastructure, on water quality, water quantity and hydrological flows of waterways and groundwater.	<u>CEA</u> , <u>CUA</u>	Yes	YES. There is existing capacity in water and sewer systems to cater for development. Specific management measures can be addressed and managed through the development application process.
Outcome A.2 Protect coastal wetlands and littoral rainforests			

A.2a Identify coastal wetlands and littoral rainforests, including areas that could be rehabilitated or restored in the future, and do not increase development or intensify land uses in these areas.	CWLRA	No	N/A. Proposal is not in CWLRA.
A.2b Allow for the adaptive management of stormwater run-off so that the quality of water leaving the site is better than pre-development quality to lessen effects on coastal wetlands or other sensitive receiving environments.	<u>CEA</u> , <u>CUA</u>	Yes	YES. Stormwater management measures will be managed as part of the development application process.
A.2c Provide environmental buffers and riparian corridors that enable the long-term management and protection of areas of biodiversity and ecosystem integrity.	CWLRA, CVA, <u>CEA</u> , <u>CUA</u>	Yes	N/A. There are no anticipated impacts on biodiversity or identified need to provide environmental buffers
A.2d Identify and protect areas that allow for landward migration pathways for coastal wetlands to respond to climate change.	CWLRA, <u>CEA</u>	Yes	N/A - land is within an existing urban area, coastal wetlands are not present.
A.2e Exclude land uses that affect the natural state of coastal wetlands and littoral rainforests or that will make it harder to rehabilitate these ecosystems in the future.	CWLRA	No	N/A. Land is not identified in a CWLRA
Outcome A.3 Protect marine parks and aquatic reserves			
A.3a Avoid development and land uses that affect the environmental, economic, social and cultural values of marine parks and aquatic reserves.	<u>CEA</u> , <u>CUA</u>	Yes	N/A. No marine parks or aquatic reserves in proximity to the sites.
A.3b Protect the ecological health of marine parks and aquatic reserves, including providing for riparian vegetation and buffers in their catchments.	<u>CEA</u> , <u>CUA</u>	Yes	N/A. No marine parks or aquatic reserves in proximity to the sites.
Outcome B. Ensure the built environment is appropriate for the coast and local context			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome B.1 Respond to and protect elements that make the place special			
B.1a Integrate development within the natural topography of the site and ensure land use, building scale and height respond sympathetically to coastal landforms.	CWLRA, CVA, <u>CEA</u> , <u>CUA</u>	Yes	YES. Bonus height and floorspace provisions are only available via the achievement of design excellence. The matters of consideration under the C17.18 Design Excellence clause include whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain; whether the proposed development detrimentally impacts on view corridors; and the bulk, massing and modulation of buildings.

B.1b Ensure the intended form and footprint of development does not dominate coastal elements, including foreshores, public spaces and other areas of natural beauty.	CWLR, CVA, <u>CEA</u> , <u>CUA</u>	Yes	YES. As for B.1a above
B.1c Incorporate adaptive, water-sensitive urban design into the development footprint to reduce run-off and manage water quality within receiving environments.	CWLR, <u>CEA</u> , <u>CUA</u>	Yes	YES. The proposed changes will not impact on the ability to include WSUD measures (at the development application stage).
B.1d Ensure that lot sizes, building heights and density are appropriate for the coastal settlement, and complement the existing or desired local character, supported by place-based strategies.	<u>CEA</u> , <u>CUA</u>	Yes	YES. The potential for increased heights of 12m proposed under the height bonuses for SP3 zoned land will enable height of building limits similar to those of adjacent land and so is not considered to be out of character with the existing development or planning framework.
B.1e Avoid development that would harm geological features and geoheritage.	<u>CEA</u> , <u>CUA</u>	Yes	N/A. Site does not contain, or located in close proximity to, any significant geological features or geoheritage
Outcome B.2 Ensure urban development complements coastal scenic values			
B.2a Limit ribbon development and urban sprawl wherever possible. In certain locations, place-based strategies may support increased development density and building heights as a better response to urban growth.	<u>CEA</u> , <u>CUA</u>	Yes	N/A The sites are all existing urban land. The planning proposal seeks to consolidate the E2 Commercial Centre zone.
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	<u>CEA</u> , <u>CUA</u>	Yes	YES. The land is within existing urban areas.
B.2c Consider effects on scenic values and maintain publicly accessible views to significant landmarks.	<u>CEA</u> , <u>CUA</u>	Yes	YES. The proposed changes are not expected to detrimentally impact on public views to significant land marks.
B.2d Ensure that building heights consider the effect on views from different vantage points.	<u>CEA</u> , <u>CUA</u>	Yes	YES. The proposed heights are considered is in keeping with the surrounding context.
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	<u>CEA</u> , <u>CUA</u>	Yes	YES. The proposed changes are not expected to impact on public views to significant landmarks.
B.2f Provide for active transport links along foreshores, including along estuaries and coastal lakes, and between settlements to increase public access and amenity.	CWLR, CVA, <u>CEA</u> , <u>CUA</u>	Yes	YES. The proposal will not inhibit the delivery of active transport infrastructure.
Outcome C. Protect and enhance the social and cultural values of the coastal zone			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N)

			If 'No', justify this
Outcome C.1 Protect and promote heritage values			
C.1a Ensure development does not harm heritage values or sites.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	Yes. The land in Austinmer includes listed heritage items and is within a heritage conservation area. The proposed change is not expected to detrimentally impact the heritage values, nor inhibit conservation processes.
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	YES. There will be an opportunity to notify the Illawarra Local Aboriginal Land Council, as part of the Public Exhibition, should the Department should progress the Planning Proposal. It is not expected the proposal will result in development that would impact on known items or places of Aboriginal heritage.
C.1c With permission and guidance from local Traditional Custodians, identify and emphasise significant features of coastal land and sea Country.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	YES. There will be an opportunity to notify the Illawarra Local Aboriginal Land Council, as part of the Public Exhibition, should the Department should progress the Planning Proposal. It is not expected the proposal will result in development that would impact on known items or places of Aboriginal heritage.
C.1d With permission and guidance from local Traditional Custodians, identify and protect sacred and significant areas through the appropriate siting of development.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	YES. There will be an opportunity to notify the Illawarra Local Aboriginal Land Council, as part of the Public Exhibition, should the Department should progress the Planning Proposal. It is not expected the proposal will result in development that would impact on known items or places of Aboriginal heritage.
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	<u>CEA, CUA</u>	Yes	Yes. The land in Austinmer includes listed heritage items and is within a heritage conservation area. The proposed change is not expected to detrimentally impact the heritage values, nor inhibit conservation processes.
Outcome C.2 Provide public access to significant coastal assets			

C.2a Protect and, where practical, improve, public amenity, access to and use of beaches, foreshores, rock platforms, geoheritage sites and headlands, unless you must restrict access for public safety or for environmental or cultural protection. In doing so, consider both current and projected future coastal hazards.	CVA, <u>CEA</u>	Yes	<i>N/A. The proposal does not inhibit on the retention or delivery of any foreshore access.</i>
C.2b Identify opportunities to maintain and improve existing public access to beaches, foreshores, coastal waters and coastal lakes that support active and passive recreation activities, where this does not interfere with existing coastal industries.	CWLRA, CVA, <u>CEA</u> , <u>CUA</u>	Yes	<i>N/A. The proposal does not inhibit on the retention or delivery of any foreshore access.</i>
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.	CWLRA, CVA, <u>CEA</u> , <u>CUA</u>	Yes	<i>N/A. There are no identified sacred and significant Aboriginal cultural areas on or adjoining the site.</i>
C.2d Maintain and improve foreshore access and connections to existing or proposed networks of public open spaces. This includes waterways, riparian areas, bushland and parks for active and passive recreation.	CWLRA, CVA, <u>CEA</u> , <u>CUA</u>	Yes	<i>N/A. The proposal does not inhibit on the retention or delivery of any foreshore access.</i>
C.2e Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the <i>Greener Places Design Guide</i> .	CWLRA, <u>CEA</u> , <u>CUA</u>	Yes	<i>YES. While the proposal is not located in a significant habitat corridor, there are some existing trees that may contribute to local habitat. The proposed changes will not inhibit the retention of trees or additional street tree planting. Existing vegetation on site was retained in the built form testing for Berkeley.</i>
C.2f Avoid development on coastal dunes and foreshore reserves unless it is for essential public purposes, such as surf life-saving club buildings. Any building or structure located on dunes must be of lightweight construction and relocatable.	CVA, <u>CEA</u>	Yes	<i>N/A. There are no coastal dunes or foreshore reserves on the site</i>
C.2g Define the boundaries of development sites with a public edge – for example, a pedestrian pathway or public laneway.	<u>CEA</u> , <u>CUA</u>	Yes	<i>N/A. the land is within existing urban areas with existing public roads. No site directly adjoins a coastal foreshore area.</i>
C.2h Prevent the privatisation of coastal open space by ensuring development next to foreshores is set back, maintains public access and accessibility, and provides links and connections to other public accessways.	<u>CEA</u> , <u>CUA</u>	Yes	<i>N/A. The site is not directly adjacent to coastal open space or the foreshore</i>
Outcome C.3 Protect public amenity			

C.3a Avoid development that will overshadow the beach, foreshore or public domain. Apply the standard that there must be no overshadowing before 4 pm (midwinter) and 7 pm (Eastern Daylight-saving Time).	<u>CEA, CUA</u>	Yes	YES. The proposal will not result in overshadowing of the foreshore or any public recreational areas.
C.3b Protect the amenity of public spaces from buildings, structures or land uses that may be visually and/or acoustically intrusive or create wind funnels.	<u>CEA, CUA</u>	Yes	YES. Detailed design at development application stage would be required to assess visual, acoustic and wind impacts. However, the site is not located in proximity to public spaces that are likely to be adversely impacted.
Outcome D. Support sustainable coastal economies			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome D.1 Support sustainable industries and recreational activities that depend on the coast			
D.1a Ensure that development will not harm sustainable coastal industries needing waterfront access, or recreational use of the coastal environment.	<u>CEA, CUA</u>	Yes	N/A. The proposed development will not impact coastal industries or recreational uses as it is not directly adjacent to the waterfront.
D.1b Protect and improve essential facilities such as access ramps and jetties for sustainable coastal industries needing waterfront access.	<u>CEA, CUA</u>	Yes	N/A. The proposal will not impact upon any waterfront facilities such as access ramps and jetties.
D.1c Ensure access ramps, jetties, pontoons, groynes and other structures do not impede navigation on the water or harm coastal landforms or impair processes such as surf breaks.	CWLR, CVA, <u>CEA, CUA</u>	Yes	N/A. The proposal does not include any development in waterways.
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	<u>CEA, CUA</u>	Yes	N/A. The proposal does not include any development in waterways.
Outcome D.2 Promote green infrastructure			
D.2a Do not allow development that is likely to significantly reduce connectivity of existing green infrastructure.	<u>CEA, CUA</u>	Yes	N/A. Any impacts on surrounding infrastructure will be managed through Development Application process.
D.2b Provide for diverse green infrastructure that can support the changing needs of current and future communities and provide tourism and recreational opportunities.	<u>CEA, CUA</u>	Yes	YES. The proposal will not limit the opportunities for green infrastructure to be provided.
Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome E.1 Respond to coastal processes			

E.1a Planning proposals that affect land within a coastal hazard and risk area must not alter coastal processes in a way that harms the natural environment or other land.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.1b Exclude development in areas affected by a current or projected future coastal hazard that is likely to increase the risk of coastal hazards on that land or other land.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.1c Locate or consolidate development in areas with little or no exposure to current and projected future coastal hazards, to ensure public safety and prevent risks to life.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
Outcome E.2 Account for natural hazard risks			
E.2a Identify areas on and near the proposal that are affected by current or projected future coastal hazards. Ensure that the proposal is compatible with any identified threat or risk.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.2b Account for potential interaction between coastal hazards and other current and future natural hazards. This includes flooding, bushfires, landslip, heatwaves, severe storms, east coast lows and cyclones. Refer to the <i>Strategic Guide to Planning for Natural Hazards</i> .	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.2c Manage natural hazard risk within the development site. Avoid using public space or adjoining land to lessen risk.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
Outcome E.3 Account for climate change			
E.3a Demonstrate that the proposal applies a 100-year planning horizon for the full range of climate change projections for coastal hazards. This approach recognises that sea level is projected to continue to rise for centuries because of climate change.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.3b Consider how climate change could affect the risk profile of existing natural hazards and create new vulnerabilities and exposure for the proposal in the future.	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
Outcome E.4 Provide sustainable defences to coastal hazards			
E.4a Reduce exposure to coastal hazards by protecting, restoring or improving natural defences. This includes coastal	CWLRA, CVA, <u>CEA, CUA</u>	Yes	<i>N/A. There are no natural defences or identified coastal hazards affecting the development sites.</i>

dunes, vegetation, coastal floodplains and coastal wetlands, where suitable.			
E.4b If natural defences are not possible, reduce exposure to coastal hazards without significantly degrading: <ul style="list-style-type: none"> biological diversity and ecosystem integrity ecological, biophysical, geological and geomorphological coastal processes beach and foreshore amenity, or the social and cultural value of these areas public safety and access to, or use of, beaches or headlands. 	CWLRA, CVA, CEA, CUA	Yes	<i>N/A. There are no natural defences or identified coastal hazards affecting the development sites.</i>
Outcome E.5 Protect essential infrastructure			
E.5a Locate and design essential infrastructure to reduce vulnerability to current and projected future coastal hazards. Consider the effects of climate change over at least a 100-year planning horizon.	CWLRA, CVA, CEA, CUA	Yes	<i>N/A. The sites have access to existing essential infrastructure. The site is not identified as being subject to current or projected future coastal hazards</i>
E.5b Where exposure to coastal hazards cannot be avoided, prepare adaptation plans for essential service infrastructure. These plans should be consistent with any applicable coastal management program.	CWLRA, CVA, CEA, CUA	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.5c Consult local Aboriginal land management experts and emergency management agencies on how to locate access routes and other essential infrastructure strategically.	CWLRA, CVA, CEA, CUA	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
Outcome E.6 Change land uses to manage legacy issues and avoid creating new ones			
E.6a Ensure the proposal will not require coastal management interventions to remain viable over its expected lifespan.	CWLRA, CVA, CEA, CUA	Yes	<i>N/A. The sites are not identified as being subject to current or projected future coastal hazards.</i>
E.6b Consider the potential legacy effects of the proposal and if the proposed land uses or development will create a social, environmental, economic or cultural burden for future generations.	CWLRA, CVA, CEA, CUA	Yes	<i>YES. the proposed changes are not anticipated to create any legacy effects. The land use is not proposed to be changed</i>
E.6c Consider if the proposed change of land use could remove redundant legacy infrastructure or reduce existing legacy effects.	CWLRA, CVA, CEA, CUA	Yes	<i>YES. The land use is not proposed to be changed</i>

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Appendix 5 – Urban Design Framework Strategies – Implementation

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Land Use		
Findings		
<ul style="list-style-type: none"> Current land use controls could result in a City filled with residential development, compromising long term employment growth. The retail core is spread out too far, which results in empty shopfronts and creates inactive streets. The City's cultural identity is diversifying to support City life. 		
Objectives		
<p><i>A vibrant and growing Regional City</i></p> <p>Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth supports Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.</p>		
Directions	Strategies	Implementation Actions and Notes
1 Prioritise jobs growth and establish a resilient commercial core	1.1 Define and strengthen the role of the E2 Commercial Centre Zone for employment	1.1.1 LEP: Amend the boundaries for the E4 and MU1 zones for the City Centre based on <i>Commercial Core Diagram</i> Pg68 UDF (with zone names amended to current) 1.1.2 LEP: Introduce a provision to retain the existing quantum of employment generating floorspace (certain uses) upon redevelopment to protect existing employment generating floorspace supply.
	1.3 Pursue incentives for commercial development	1.3.1 Development Contributions Plan: Apply a discount of 1% on Development Contributions for Commercial Developments in the City Centre Levy area (reduced from 2%). 1.3.2 Delay the payment of contributions for Office premises development over \$20M until occupation certificate
2 Develop active commercial streets that respond to character	2.1 Promote commercial diversity in buildings while protecting the character of historic retail streets and precincts	2.1.1 DCP: Amend DCP to include Precinct character statements and objectives including for streets. 2.1.2 DCP: Protect the character of historic retail streets and precincts with new built form controls including for street frontage heights. 2.1.3 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone.
	2.2 Only require non-residential ground floors on key active City Centre streets	2.2.1 LEP: Include an Active Frontages map for the City Centre area in the WLEP. The map will be linked to Clause 7.19 which will provide the requirements for developments with this mapping, including non-residential uses at ground. This will then over-ride Clause 7.13 which currently requires a non-residential ground floor throughout the E2 and MU1 zones.
3 Plan for a variety of housing to support a lively and inclusive city	3.1 Guide residential development in the right locations	3.1.1 LEP: To achieve additional housing supply around the City Centre a amend the LEP to permit residential flat buildings to be delivered in the MU1 Mixed Use zone where there is no active frontage control. Amend the LEP to outline that Clause 7.13 does not apply to the Wollongong City Centre. 3.1.2 DCP: Introduce a new section in the Wollongong City Centre DCP to address the design of residential uses at ground. This should be clearly separated from the requirements of the active frontage control under the LEP and consider the appearance of buildings, contribution to the streetscape, activation of the public domain, privacy and gardens.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
Findings		
<ul style="list-style-type: none"> General development controls don't respond to the character and historic qualities of places in the City. The planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City. The City's development controls do not promote development that defines a city skyline or enhances the unique natural setting. Developments favour maximising building development controls over design quality, producing a less attractive City. 		
Objectives		
<p><i>An attractive and diverse city in a unique natural and historic setting</i></p> <p>Clear planning controls preserve the unique historic character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline, celebrates the natural setting and is human scale.</p>		
Directions	Strategies	Implementation Actions and Notes
4 Grow a legible city that supports a distinctive and evolving character	4.1 Plan for diversity in form and renewal at all scales	<p>4.1.1 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone.</p> <p>4.1.2 LEP: Amend Clause 7.14 Minimum site width with reference to Residential Flat Buildings from 24m to 21m to bring it into alignment with the SEPP (Housing) 2021 (TOD amendment)</p>
	4.3 Preserve buildings and places of significant character values for the enjoyment of future generations	4.3.1 LEP: Progress listing of 100-120 Keira Street which was removed from the wider Wollongong City Centre heritage listings project (2022) in order to resolve related ownership and lot boundary issues.
	4.4 Preserve views to the escarpment, ocean, natural and built heritage.	<p>4.4.1 DCP: Update the Wollongong City Centre DCP key views diagram and controls to consolidate existing controls spread through the document and maximise key view corridors within the constraints of the existing height controls.</p> <p>4.4.2 DCP: Amend built form controls including side setbacks and setbacks above street wall preserve views between buildings to significant natural landscape and built form.</p>
5 Strengthen and simplify planning controls to promote built form diversity in response to people and place	5.1 Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks	<p>5.1.1 DCP: Update the Wollongong DCP minimum side and rear setbacks table to preserve and open up public views of significant built form, open spaces and natural features available from and around the site, and improve visual permeability along longer blocks.</p> <p>5.1.2 DCP: Update the Wollongong DCP to amend maximum floor plates and building depths. Retain existing maximum floor plate sizes for commercial (1,200m² GFA) but increase maximum building depth to 30m to allow for greater variety of tower forms. Decrease maximum floor plate size for residential development to 750m² GFA to ensure tower slenderness. Increase maximum building depth to 21m to allow for a typical residential apartment layout.</p> <p>5.1.3 LEP: Update the Wollongong LEP to remove the minimum building separation distances for residential development (deferring to the ADG) and to remove the requirement for 0m separation below street wall in the E2 Commercial Centre zone.</p>
	5.2 Develop controls for floor to ceiling heights that ensure good amenity and adaptability	<p>5.2.1 DCP: Update the Wollongong DCP to include following recommended minimum floor-to-ceiling heights to achieve a high level of internal and external amenity and flexibility at ground floors.</p> <p>i Ground: minimum 4m for all ground floor uses in active frontage areas. 3.3m for all other areas. As per ADG for residential.</p> <p>ii Level 1 and above: 3.3m for commercial. As per ADG for residential.</p>
	5.3 Develop controls that provide guidance on site amalgamation and isolation.	5.3.1 LEP/DCP: Update Wollongong LEP and DCP to provide flexibility to allow for the development of isolated sites (4.11).
	5.4 Develop controls for fine grain frontages to ensure human-scale development.	5.4.1 DCP: Update the Wollongong DCP to include detailed controls for Street Frontage Heights and Active Frontages, especially in existing fine grain areas.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
5 Strengthen and simplify planning controls to promote built form diversity in response to people and place	5.5 Develop ground setback controls that provide attractive interfaces and functional streetscapes.	5.5.1 DCP: Update the Wollongong DCP ground floor setbacks map to reflect the new land use zone boundaries, provide generous publicly accessible setbacks on key streets and adequate private domain setbacks for residential uses at ground.
	5.6 Develop street Frontage height controls that respond to character and human scale.	<p>5.6.1 DCP: Update the Wollongong DCP to include a map indicating street frontage heights and setbacks behind street frontage.</p> <p>5.6.2 LEP: Include Design Excellence requirements for developments that exceed street frontage height.</p> <p>5.6.3 DCP: Update the Wollongong DCP to include a maximum continuous street frontage length of 55m in all areas apart from Crown Street Mall, Crown Street and Keira Street.</p>
6 Elevate the importance of design quality in the City Centre	6.1 Strengthen the commitment to design excellence	<p>6.1.1 LEP: Update the LEP Design Excellence Clauses to -</p> <ul style="list-style-type: none"> i refer to additional Key Sites including those identified in the UDF. ii Increase emphasis on public art outcomes <p>6.1.2 DCP: Amend Wollongong DCP to outline that in addition to the LEP requirements for review by DRP, applicants are encouraged to seek additional review, including at pre-lodgement stage.</p> <p>6.1.3 DCP: Update the DCP to include requirements for a Public Art supported by a Public Art Plan to be provided with all developments on Key sites and developments on sites over 5,000m2, with a estimated development cost over \$3,000,000.</p>
	6.3 Provide clarity and improve outcomes through a strong assessment process	6.3.1 DCP: Update the DCP with City Centre specific site analysis requirements, linked to the proposed precinct visions and controls. <u>Site Analysis requirements for LGA wide developments were updated in DCP A1 Chapter, adopted 24 Feb 2025 and in force 5 March 2025. These will apply to the City Centre and are referenced in the draft DCP.</u>
	6.4 Prepare design guidelines that communicate better design outcomes	6.4.1 DCP: Amend the DCP to incorporate more design guidance. Where relevant, refer to existing design quality policies prepared by the Government Architect NSW.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Public Domain and Connections		
Findings		
<ul style="list-style-type: none"> The City lacks clear physical and visual connections to key places which makes wayfinding difficult and discourages walking. Arrival into the City Centre is confusing and provides an underwhelming first impression of Wollongong. Public open spaces are valued but do not yet realise their full potential. Key public spaces are at risk of overshadowing by surrounding buildings. Tree canopy cover in the City Centre is inadequate. 		
Objectives		
<p><i>A green and walkable city</i></p> <p>The city street grid is clear and facilitates walking. Revitalised public spaces are a catalyst for growth and support an active, healthy community. A significant increase to the City's tree canopy contributes to a green and sustainable city.</p>		
Directions	Strategies	Implementation Actions and Notes
7 <i>Strengthen the structure of the City through a permeable grid that prioritises pedestrians</i>	7.2 Create a permeable city grid for pedestrians	<p>7.2.1 LEP: Amend CI 8.2.2 to remove the requirement for no separation from ground to street frontage height between neighbouring buildings to enable the creation of through site links; align with side setback requirements in the DCP for development in the Mixed Use Zone</p> <p>7.2.2 DCP: Update Figure 3.1 Permeability in the DCP to reflect current structure, approved DAs and desires new links</p>
	7.5 Identify roads for vehicular traffic and servicing	7.5.1 DCP: Update DCP to restrict driveway access on key streets with active frontages (as mapped in LEP)
9 <i>Protect sunlight to key public spaces</i>	9.1 Protect solar access to key public spaces to maximise amenity	<p>9.1.1 LEP: Update the solar access controls in the LEP to ensure:</p> <ul style="list-style-type: none"> i The existing solar access planes to MacCabe Park, Pioneer Park, Market Square and Civic Square are retained and amended to reflect best practice methodology. ii New solar access controls are provided in the Wollongong LEP to define solar access planes for: <ul style="list-style-type: none"> • Arts Precinct: 9am - 3pm • Crown Street Mall: 12am - 2pm • Church St (Mall): 11am - 1pm <p>9.1.2 DCP: Update the Wollongong DCP to:</p> <ul style="list-style-type: none"> i Introduce controls and guidance to support the LEP clauses for the protection of solar access to new public spaces. ii Introduce controls to guide the protection of solar access to communal open spaces in commercial developments.

Wollongong City Centre

Planning Proposal

Appendix 6 – Group of Commercial Buildings on Keira Street - SHI Form

Wollongong City Council

SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

Wollongong City

Address: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street

Planning: Illawarra & Macarthur

Suburb/nearest town: Wollongong 2500

Local govt area: Wollongong City

State: NSW

Parish:

County:

Other/former names:

Area/group/complex:

Group ID:

Aboriginal area:

Curtilage/boundary:

Item type: Built

Group: Commercial

Category: Commercial Office/Building

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use: Restaurant/offices/Rental flats

Former uses: Commercial/flats

Assessed significance: Local

Endorsed significance:

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.

Wollongong City Council

SHI number
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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

Wollongong City

Historical notes of provenance: Graham Arthur Robinson of Wollongong, farmer, purchased this land for £201 on 15 July 1884, from Edward Collaery, butcher of Woonona. On 8 December 1886 he purchased additional land for £120. Arthur Robinson died at his home Millbank, Gipps Road, Wollongong on 26 October 1905. His property passed to his son Arthur Robinson junior. Walter Graham Arthur Robertson junior, retired bank manager of Wollongong, converted various parcels of land in Wollongong to Torrens Title in 1919.

Shop 100 Keira Street: On 24 October 1922, Lot 1 Section B of DP 9874 was transferred to Annie Di On [Dion], widow. She mortgaged the land to Harold Cox, solicitor of Wollongong on 29 November 1922. The site was shown as vacant when assessed by the Valuer General on 1 October 1922 but had a brick shop and dwelling with 3 rooms was on the site by 25 July 1923. In February 1923, Tom Dion advertised that he had opened a 'New and Up-to-Date Shop' in Keira Street selling fresh vegetables and fresh fruit from his garden. This may have been this property. Mrs Dion also conducted a hat shop in Keira Street but its location is unclear.

Current Identifier: 1/B/9874

References: CT 2920 f 65; CT 3385 f 117; Illawarra Mercury, 23 Feb 1923, p 9; 7 Sept 1923, p 9; Valuer-General Valuation List, NRS 14466, Valuer General, Valuation Card, SANSW 13/7927, Keira St, No 1793

Shop 102 Keira Street - Walter Graham Robertson, retired bank manager of Wollongong, converted various parcels of land in Wollongong to Torrens Title in 1919. On 26 August 1922, Lot 2 Section B of DP 9874 was transferred to Stephen Webb, storekeeper of Wollongong. He mortgaged it to Jane Emma Grant, widow of Darlingtonhurst on 20 April 1923. By 25 July 1923, there was a brick shop on the site of 102 Keira Street. From 1 July 1924, it was leased to William Joseph Kelly, draper. By 1961, the property was known as 56A and 56B Keira Street. There were flats above the shops.

Shop 104 Keira Street: it was built on Lot 3 Section B of W G Robertson's subdivision. Robertson conveyed the land to Archibald Graham, junior of Wollongong on 1 June 1891 for £136/10/0.

Current Identifier: 2/B/9874

References: CT 2920 f 65; CT 3327 f 152; Valuer-General Valuation List, NRS 14466, Valuer General, Valuation Card, SANSW 13/7927, Keira St, No 1794

Shop 106-8 Keira Street:

Allotment 3 Section B was conveyed to Archibald Graham, junior, produce merchant of Wollongong on 1 June 1891 for £136/10/0. Graham mortgaged it for £200 to the Commercial Bank of Sydney on 15 August 1892. On 11 September 1918, Archibald Graham's widow conveyed the property to William Moran, soldier of Wollongong for £120 subject to a number of outstanding mortgages. A short time later, on 4 February 1919, Moran conveyed the land to Stephen Webb, shopkeeper of Wollongong for £180. Stephen Webb retained the property until he sold it to Charles Edward Bradley police constable of Wollongong on 24 March 1950 for £5,200.

Current Identifier: 3/217310

References: Illawarra Mercury, 24 April 1884, p 3; Old System Deeds, No 852 Book 463; No 64 Bk 526; No 950 Bk 1136; No 389 Bk 1146; No 6 Bk 2118

Shops 110, 116, 118-120 Kiera Street:

When the Valuer General first assessed Wollongong properties on 1 October 1922, there was a range of four brick shops and dwellings all of 4 rooms on these lots. It is unclear when the buildings were constructed. In August 1889, Robinson advertised a house and shop of 5 rooms to let in Keira Street. It may have been one of these shops and dwellings.

Current Identifier: 4/577095; 5/577095; 6/577095

References: Illawarra Mercury, 22 Aug 1889, p 2; 27 Oct 1905, p 1; Old System Deeds, No 957 Bk 291; No 339 Bk 354; Valuer General, Valuation Card, SANSW 13/7927, Keira St, Nos 1796-1799

Themes: National theme
3. Economy

State theme
Commerce

Local theme
Supplying retailing and financi

Wollongong City Council

SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

Wollongong City

Designer:

Builder: Investor: Graham Arthur Robinson

Year started: 1891

Year completed: 1922

Circa: Yes

Physical description: The item is a two storey row of shops, with rendered external walls and veranda with a low-pitched skillion corrugated iron roof. Due to sloping grounds, the shops are organised in two groups, each group on different floor AHD. Each group consists of a pair of symmetrical shops with recessed and tiled entry, flanked by large glazed shopfronts. The shopfronts are positioned under an angle, to facilitate display of goods sold, from c.1880s-c.1920s.

Each of the fenestration elements is symmetrical when viewed in isolation, but none are in the central axis of the building or shops.

Each shop shops has two doors: a timber door leading to the flat upstairs; the other is the shop door, recessed and flanked by large shopfront windows. Each flat has two windows, double hung, 2/2, with low arched top.

Physical condition level: Excellent

Physical condition: Well maintained. Integrity good when viewed from exterior; medium to low in interior Ground floor; unknown on upper level..

Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates:

Recommended management:

Management: **Management category**
Statutory Instrument
Recommended Management
Recommended Management

Management name
List on a Local Environmental Plan (LEP)
Prepare a maintenance schedule or guidelines
Prepare or include in a Conservation Policy

Further comments:

Criteria a): Local - item demonstrates continued use of the shops and flats for c.100 years.
[Historical significance]

Criteria b): Local - Shops operated by members of the Dion Family, a prominent local family.
[Historical association significance]

Criteria c): Local - of interest due to interlaced design and aesthetic values.
[Aesthetic/Technical significance]

Criteria d): N/A
[Social/Cultural significance]

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Wollongong City

Criteria e): N/A

**[Research
significance]**

Criteria f): Local - design and construction of a conjoined group of shops like these were not unusual in NSW context, but
[Rarity] relatively rare in the local area.

Criteria g): Local - design and construction of a conjoined group of shops like these were not unusual in NSW context, in
[Representative] cases one person owned a row of properties.

Intactness/Integrity: Moderate

References:	Author	Title	Year
		See Custom Section	

Studies:	Author	Title	Number	Year
----------	--------	-------	--------	------

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	129003
	LOT	2	B	DP	9874
	LOT	3		DP	217310
	LOT	4-6		DP	577095

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing: Name

Title
Potential Heritage Item

Number ListingDate

Data entry: Data first entered: 09/12/2019

Data updated: 17/11/2021

Status: Basic

Wollongong City Council

SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

Wollongong City

Image:



Caption: Group of Commerical Buildings on Keira Street

Copy right: Wollongong City Council

Image by: Wollongong City Council

Image date: 06/01/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345479ae2e20bb5419f82cf0f8a490fd1bf.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345479ae2e20bb5419f82cf0f8a490fd1bf.JPG

Image:

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SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

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Caption: 110,116,118-120 Keira Street

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Image date: 06/01/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c97b4821934041c1a7f6db412ec8c6ad.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345c97b4821934041c1a7f6db412ec8c6ad.JPG

Image:

Wollongong City Council

SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

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Caption: 106-108 Keira Street

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Image date: 06/01/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d4f460b7a76941f1bbfdb72caf6b6a09.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345d4f460b7a76941f1bbfdb72caf6b6a09.JPG

Image:

Wollongong City Council

SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

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Caption: 102-104 Keira Street

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Image date: 06/01/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455957e23f11ed4761a26bcc743426be14.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T_humb_test3455957e23f11ed4761a26bcc743426be14.JPG

Image:

Wollongong City Council

SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

Wollongong City



Caption: 100 Keira Street

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Image date: 06/01/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34525ba7897eb0a45ad9bd8398e710cda54.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test34525ba7897eb0a45ad9bd8398e710cda54.JPG

Image:

Wollongong City Council

SHI number
5067199
Study number

Item name: Group of Commerical Buildings on Keira Street

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500

Wollongong City



Caption: awnings 110,116,118-120 Keira Street

Copy right: Wollongong City Council

Image by: Wollongong City Council

Image date: 06/01/2020

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bb5bdc03ce82478db622ebf2697f8837.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T_humb_test345bb5bdc03ce82478db622ebf2697f8837.JPG

Wollongong City Centre

Planning Proposal



Part D - Locality Based DCPs/Precinct Plans

Chapter D13: Wollongong City Centre

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DOCUMENT CONTROL

Rev No.	Adoption Date	In Force Date	Revision Details
	23 July 2008	30 July 2008	Adopted
1	15 December 2009	1 March 2010	Incorporated into Wollongong DCP 2009
2	21 November 2016	14 December 2016	Updates resulting from sustainability review
3	TBA	TBA	Revised DCP chapter - to implement actions of Wollongong City Centre Urban Design Framework 2020

Chapter D13: Wollongong City Centre

1. INTRODUCTION

1.1 This DCP Chapter

1.1.1 Purpose of this Chapter

The Wollongong Development Control Plan (DCP) 2009 - Chapter D13 Wollongong City Centre outlines the aims, objectives, and development controls for development in Wollongong City Centre. This chapter supports the objectives contained in the Wollongong Local Environmental Plan (LEP) 2009 Part 8 Wollongong City Centre.

This Chapter is informed by:

- The vision for the City Centre – A City for People: Public Spaces Public Life (2016)
- The Wollongong City Centre Urban Design Framework (2020)

1.1.2 Where this DCP chapter applies

The Wollongong City Centre (City Centre) precinct includes to all land contained within the Wollongong City Centre as defined in the Wollongong LEP 2009 Wollongong City Centre Map.

This chapter provides the site-specific planning requirements for development within the City Centre. In the event of any inconsistency between this part of the DCP and any other part of the DCP, the provisions in this chapter of the DCP will prevail.

The determining authority will take the provisions of this chapter into consideration in determining all applications within the City Centre. Development applications must demonstrate consistency with the aims, objectives and development controls of this and other relevant chapters of the DCP.

1.1.3 Aims of this Chapter

The aims of this chapter are:

- 1) To build upon the Wollongong LEP 2009 by providing detailed, place specific objectives and development controls for development in the Wollongong City Centre.
- 2) To ensure development aligns with A City for People: Public Spaces Public Life (2016) and the directions and recommendations of the Wollongong City Centre Urban Design Framework (2020).
- 3) To guide a place-based development approach through a comprehensive set of objectives and development controls informed by the character of distinct precincts within the Wollongong City Centre.
- 4) To promote design excellence and quality urban design and architectural outcomes in Wollongong City Centre.

1.2 Strategic Priorities

This section outlines the vision for the City Centre in relation to key strategic documents and explains how the approach of this DCP Chapter will help support the City Centre vision.

1.2.1 The vision - A City for People: Public Spaces Public Life 2016

In the 21st century Wollongong City Centre will be a people-oriented, sustainable and livable city.

Wollongong City Centre is a thriving and unique Regional City, delivering a diverse economy and

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offering a high quality lifestyle. The City Centre is nationally recognised as a livable city and is the place where people want to live, work and play.

1.2.2 Net Zero Wollongong: Climate Mitigation Plan

Net Zero Wollongong articulates the community's commitment to reach net zero carbon emissions by 2050.

1.2.3 The Wollongong City Centre Urban Design Framework 2020

The Urban Design Framework defines objectives and strategies across three key areas: Land Use; Built form and Public Domain & Connections.

Land Use

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

Built Form

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

Public Domain & Connections

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

1.2.4 Wollongong City Centre DCP

This DCP chapter has been developed with reference to the strategic priorities and recommendations identified above and to work in conjunction with the provisions of the Wollongong LEP 2009.

The role and application of this chapter has particular relevance to the following directions:

- 1) Prioritise jobs growth and establish a resilient commercial core;
- 2) Develop active commercial streets that respond to character;
- 3) Plan for a variety of housing to support a lively and inclusive city;
- 4) Grow a legible city that supports a distinctive and evolving character;
- 5) Strengthen and simplify planning controls to promote built form diversity in response to people and place;
- 6) Elevate the importance of design quality in the City Centre;
- 7) Strengthen the structure of the City through a permeable grid that prioritises pedestrians;
- 8) Create a green network of open spaces and a strong street tree grid for a sustainable, healthy and attractive city; and
- 9) Protect sunlight to key public spaces.

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1.3 Good Design and Design Excellence

The *NSW Environmental Planning and Assessment Act 1979 (the Act)* requires that all development demonstrate “good design”. The objects of the Act section 1.3(g) include: “to promote good design and amenity of the built environment”.

Better Placed: An integrated design policy for the built environment of NSW (GANSW 2017) establishes what the NSW Government expects regarding good design and effective process across all built environment projects in NSW. *Better Placed* explains how we can raise quality, expectations, and standards, and establishes a set of seven objectives for the NSW built environment:

- 1) Better fit: contextual, local, and of its place
- 2) Better performance: sustainable, adaptable, and durable
- 3) Better for community: inclusive, connected, and diverse
- 4) Better for people: safe, comfortable, and livable
- 5) Better working: functional, efficient, and fit for purpose
- 6) Better value: creating and adding value
- 7) Better look and feel: engaging, inviting, and attractive

Built environment projects should be evaluated against these objectives at several stages throughout their development. *Better Methods: Evaluating Good Design (GANSW 2018)* sets out relevant criteria for each of the seven objectives.

Wollongong City Centre Urban Design Framework (UDF) defines the future character of the City Centre’s key precincts, streets and open spaces. It provides a framework through which the objectives of *Better Placed* can be tested and realised when designing development within the City Centre.

All developments in the City Centre are assessed under object 1.3g) of the Act, and are expected to demonstrate achievement of the 7 objectives of *Better Placed*.

1.3.1 Design Excellence Process Requirements

Consent for developments involving the construction of a new building or external alterations to an existing building in the City Centre is contingent on whether they achieve design excellence, as defined by the criteria set out in the Wollongong LEP 2009. To achieve design excellence an increased rigor must be applied to the resolution of the design.

Design excellence requirements in the Wollongong LEP 2009 include the requirements for review by the Design Review Panel. In addition to these minimum requirements, applicants are encouraged to seek review by the Design Review Panel at multiple stages through their application. Applications for development on Key Sites or sites over 5,000m² are strongly encouraged to seek pre-lodgment review by the Design Review Panel.

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2. CITY CENTRE PRECINCTS & KEY SITES

Great places build on their unique characteristics to reflect shared community values and culture. Through this, they attract residents, workers, visitors, enterprise and investment to grow and enhance the city for the enjoyment of its people.

This Section describes the character of the different Precincts within the City Centre, including relating specific objectives to those Precincts and the Key Sites within them.

2.1 City Precincts

The City Centre is made up of a collection of precincts which provide a foundation for its ongoing renewal and revitalisation. These 'City Centre precincts' each have their own blend of history, culture, activity, built form and natural features, creating places with distinctive identities and functions.

Significant heritage places within these city precincts contribute to the quality and experience of the built environment. Shaped by their cultural, social, historical, political, economic, and physical contexts, heritage places provide meaningful links to our past and have a significant role to play in the future of our city.

2.1.1 General Objectives

Overarching objectives for all City Precincts include:

- a) The unique character of each Precinct is enhanced.
- b) New development has regard to the existing fabric and character of each Precinct in scale, proportion, street alignment, materials and finishes; and reinforces their distinctive attributes and qualities through the new built form.
- c) Heritage items and their setting are protected, enhanced and valued for their contribution to the City Centre's character.
- d) Public spaces, including streets, lanes and parks maintain a high level of amenity, especially regarding solar access, physical accessibility and greening.
- e) Active frontages address the public domain.
- f) Existing significant views and vistas to buildings, and places of historic and aesthetic importance, are protected.
- g) New development responds appropriately to the future desired context of the site.
- h) Development incorporates best practice sustainability in both design and operation.

2.1.2 General Development Controls

- 1) New development is to demonstrate how development aligns with the Precinct Character and Precinct Objectives as outlined in the City Precinct sections. Sites located where Precincts overlap should consider the Character and Objectives of both Precincts, as appropriate.

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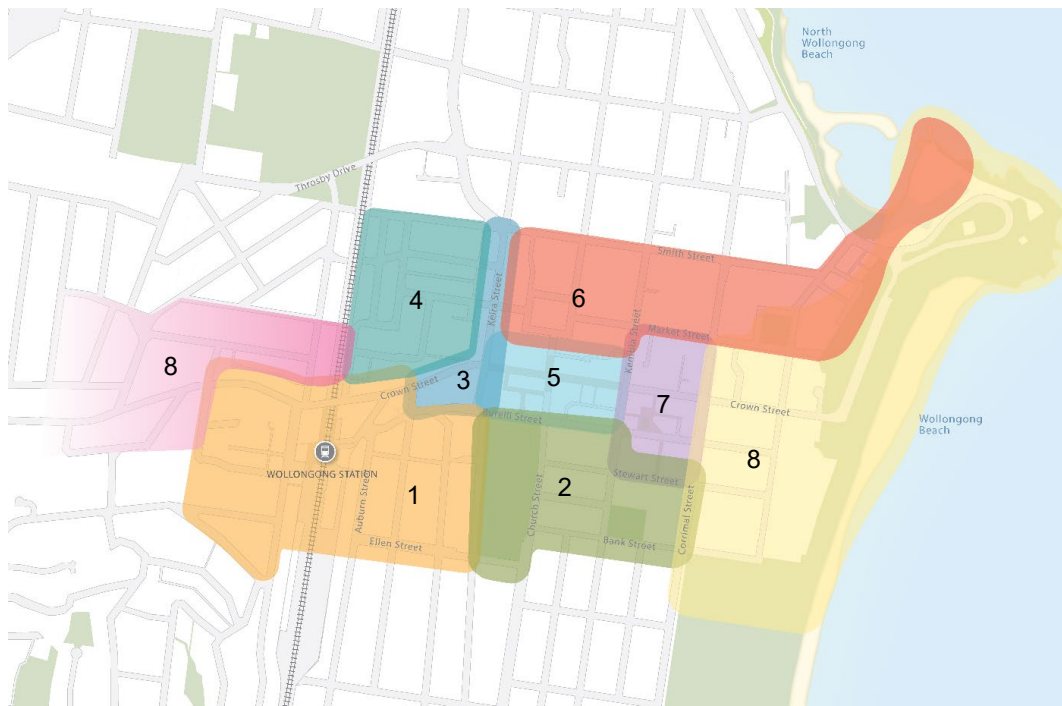


Figure 1 - City Precincts

1. Rail Arrival and Southern District
2. MacCabe Park
3. Keira and Western Crown
4. Market Street West
5. Crown St Mall
6. Market St to Harbour
7. Arts and Eastern Crown
8. Foreshore
9. Health

2.2 Key Sites

This Section includes objectives and controls relevant to all sites mapped as 'Key Sites' in the Wollongong LEP 2009. The objectives, controls and contextual information provided in this section will assist applicants and the determining authority in understanding the desired urban design outcomes for key sites in Wollongong City Centre.

Key Sites have an important role to play in the urban fabric of the City Centre. These sites act as catalysts for urban renewal and provide an opportunity to improve urban design and amenity outcomes for the greater public domain. The Wollongong LEP 2009 requires that development (valued over \$3,000,000) on a Key Site be reviewed by a design review panel.

The Design Review Panel will advise the assessment and determination authority as to whether the objectives and controls have been appropriately addressed.

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2.2.1 General Objectives

Overarching objective for all Key Sites include:

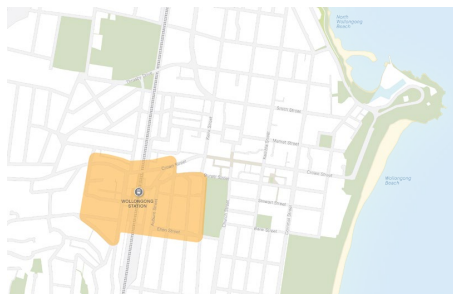
- a) To ensure appropriate site planning resolution through a detailed Urban Design and Architectural analysis and design process
- a) To achieve high quality urban design and amenity outcomes for the City Centre
- b) To protect solar access to the public domain including key open spaces
- c) To protect public views and street vistas
- d) To protect all trees and significant landscape elements contributing to the public domain
- e) To respond appropriately to the future desired context of the site
- f) To ensure appropriate distribution of height, especially regarding the positioning of towers
- g) To ensure appropriate public domain outcomes are delivered on the site, including mid block links, new streets and lanes

2.2.2 General Development Controls

- 1) Key Sites must be developed in accordance with the objectives and character statement for the relevant City Precinct/s, including the delivery of public domain improvements.
- 2) A detailed urban design study is required for all Key Sites.

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2.3 Rail Arrival and Southern District



Precinct Location

2.3.1 Character

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

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

East-west permeability for pedestrians and cyclists connecting the Station to MacCabe Park breaks up long north-south blocks offering high levels of accessibility and complementing the role of Burelli Street as the City Centre's key public transport corridor.

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



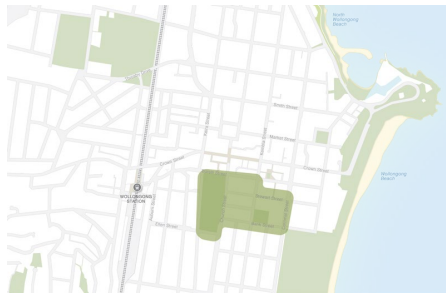
Concept perspective: The Southern District supports a range of uses

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2.3.2 Objectives

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

2.4 MacCabe Park



Precinct location

2.4.1 Character

MacCabe Park is approximately 5.6 hectares in size and is bounded by Burelli Street to the north, Ellen Street to the south, Keira Street to the west and Church Street to the east. MacCabe Park has been a formal city park since 1929 and has played host to a range of utility, sporting and recreational uses since that time. Since the 1970s Council has been gradually acquiring properties along Keira Street and Ellen Street to expand the Park.

MacCabe Park is the City Centre's premier park. It is a significant green open space which is integrated with the commercial and retail core and surrounding residential areas through a network of high-quality streets and lanes. The Park is a focal point for everyday outdoor activity, active and passive recreation, festivals and informal occasions. The Park is emerging as a destination for evening visitation, with festival style lighting and a growing number of planned events and activities.

MacCabe Park is a sustainable landscape acting as a green filter for the city. Development surrounding the Park provides a strong urban identity built on the quality of the streets and building facades. The Park's surroundings provide passive surveillance, good public transport, facilities and services. The Park is framed by low and medium density buildings to the south and east, stepping up to the higher density residential through the rail arrival and southern precinct and the taller commercial towers of Burelli Street. Integrated transport routes along Burelli Street facilitate a hive of activity, helping to establish a series of exciting, comfortable and activated places to socialise.

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Concept perspective: MacCabe Park will be a focal point for the City

2.4.2 Objectives

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

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Activations and events add to a rich experience of the Park



The Park is safe for all at night



Concept perspective: Medium Density Residential Buildings make up the eastern area of the Precinct. Limited commercial offerings are provided as needed to support the Precinct.

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2.5 Western Crown and Keira Streets



Precinct location

2.5.1 Character

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

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

The built character of the street is a result of the small lot subdivision patterns from 1800s. Clusters of fine-grain heritage and character buildings in the form of one and two-storey interwar buildings line Crown and Keira Streets.

Grand buildings of up to 3 storeys articulate key corners such the former Crown Hotel, former Marcus Clark Building, The Illawarra Hotel and former National Mutual Life Assurance Building.

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

Pedestrian movement and amenity are prioritised with wide footpaths, through-site links, integrated seating, continuous awnings and accessible at-grade entrances, creating a pleasant walking experience linking the City to the station and health precinct.



Pedestrian spaces are high amenity



Outdoor dining enlivens the street

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Concept perspective: Western Crown Street will be a pedestrian friendly, active high street with mixed use development set back above fine grain retail street frontages

2.5.2 Objectives

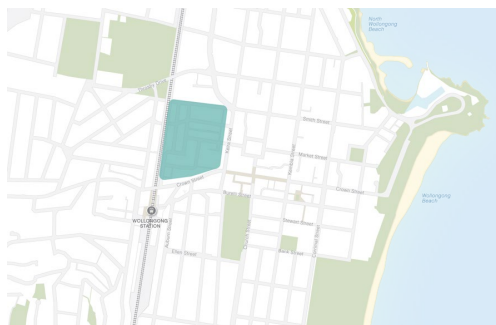
- a) Reinforce and emphasise the historical street proportions and street wall of main street shop typologies along Keira Street.
- b) New development preserves and responds to the existing rhythm typical of a traditional retail high-street including low scale street walls, continuous awnings, generous shopfront glazing, narrow frontages and multiple entrances at-grade.
- c) Continuous built edges and generous setbacks frame views north-west to the escarpment and create a street open to the sky.
- d) New development complements the existing landmarks on the northeast corner of Market and Keira Streets (formerly the National Mutual Life Assurance Building) and the northwest corner (Illawarra Hotel).
- e) Shopfronts are to be expressed at a maximum width of 6m wide to retain fine grain character of the Precinct.
- f) The heritage listed row of early federation shops is conserved and informs the character of the surrounding precinct.
- g) Traditional shop facades are conserved.
- h) Where traditional façade elements are reconstructed this is based on documentary evidence.
- i) Small tenancies continue to host local offers that are valued by the community and contribute to the vibrancy of Wollongong.
- j) Encourage further agglomeration of active uses (day and night) such as boutique

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restaurants, specialty shops, grocery stores, clubs and pubs (that characterise land north and south of Victoria Street).

- k) Shopfronts are active and clean with simple signage, clear glazing and open-able facades.
- l) Integrate vegetation into both the public and private domain to increase canopy cover and amenity and add colour to the streets.
- m) Maintain the amenity of the street by maximising solar access and minimising wind effects from taller buildings.
- n) Preserve the curvature of Crown Street to the point where it extends west after Keira Street.

2.6 Market Street West



Precinct location

2.6.1 Character

The precinct is an important place of local commerce and thrives as a supplementary commercial precinct in the north west of the City Centre. High density residential on the top of the hill supports this precinct by bringing a transition of workers, visitors and residents day and night. Small and interesting food and beverage offers are integrated into the commercial fabric of the precinct, and connect to the night-time hub of small bars and eateries on Keira Street and Crown Lane.

Opportunities to provide new public open spaces are integrated into the redevelopment of the neighbourhood, which together with tree-lined, landscaped streets provide amenity and connectivity throughout, and contributes positively to streetscape character. Redevelopment of larger blocks considers the opportunity to introduce new pedestrian paths to break up long blocks, connecting people with new open spaces and to upgraded station connections off Crown Street.

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

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

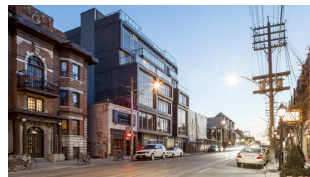
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Concept perspective: Market Street will continue to develop as a vibrant commercial services precinct with new open space and improved public domain



Landscaped urban spaces provide a place for casual interaction



Contemporary architecture complements heritage buildings



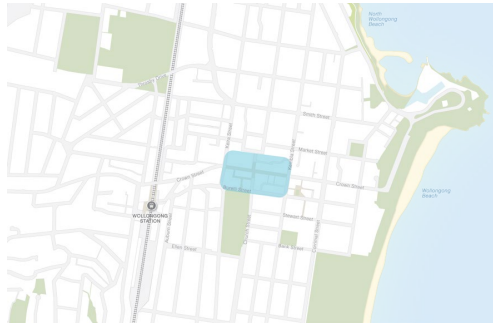
Smaller professional office suites are clustered in this area

2.6.2 Objectives

- New development includes small to medium offices buildings to complement and support the varied employment functions of the area.
- High density residential apartment buildings maintain slender tower forms to maintain significant public views west to the escarpment and St Michael's Cathedral spire.
- Generous setbacks are maintained along the northern side of Market Street to allow for wider footpaths and increased street tree planting.
- Where possible, long blocks are made more permeable by new pedestrian through-site links.

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2.7 Crown Street Mall



Precinct location

2.7.1 Character

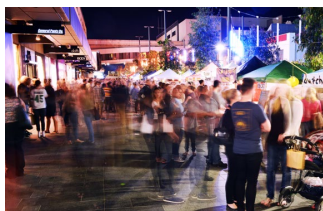
Crown St has been the city's high street for over a century and remains a significant contributor to the commercial and social life of the city. Crown St Mall is an urban event space, and supports activity day and night through a complementary mix of leisure, entertainment, education, arts and music.

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

East of Church Street, clusters of two storey character buildings promote a fine grain, human scale. A variety of ornamented parapets provide visual interest and tell the story of Crown Street's commercial history. West of Church Street larger retailers provide open and active facades which offer multiple entry points and promote pedestrian activity on their edges and through larger sites.

A defined street frontage height of up to two-storeys along the length of the Mall, continuous built edges and generous setbacks above street wall frame views and create a street that is open to the sky.

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



The pedestrian space is active day and night



Lanes are activated with dining and bars



Small offers bring variety and activity

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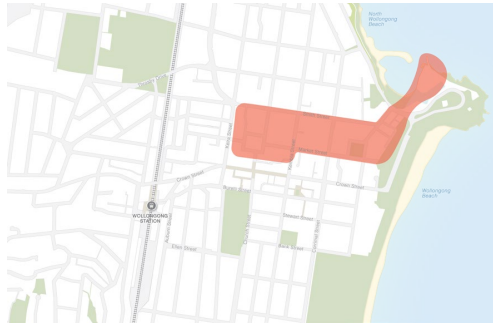
Concept perspective: New development on Crown Street will be set back to protect the fine grain character of Crown Street Mall, and preserve solar access to the open space

2.7.2 Objectives

- a) Views to the escarpment and foreshore are preserved.
- b) Views of St Michael's Square are maintained from Church Street and the mall looking north.
- c) Solar access to the Mall is protected in alignment with the sun plane provisions in the Wollongong LEP 2009.
- d) The Mall is prioritised as an active urban event space.
- e) Large format retail buildings are redeveloped to respond to the fine grain context.
- f) Heritage listed buildings are conserved, small infill development is encouraged and all new development responds to the established heritage scale, fine grain character
- g) The materiality of new developments responds to the vibrant materiality, colour and facade treatment of the historic buildings and contemporary artworks.
- h) Commercial and retail uses are prioritised.
- i) Residential uses are setback from the street frontage.
- j) Service and vehicle entries are consolidated on rear laneways.

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2.8 Market St to Harbour



Precinct location

2.8.1 Character

This precinct includes the area of the city's first town plan of 1834. The plan integrated topography, street layout, public buildings and places and lot subdivision into one cohesive design. The layout connects Crown Street to Wollongong Harbour via an orthogonal street grid centred on Market Street and punctuated by St Michael's Cathedral Square. The street layout has heritage significance and includes areas of high archeological potential.

A network of heritage items is connected visually and physically across the precinct. Each item retains critical significance for the identity and character of Wollongong City, both individually and in connection with the other sites. Market Square's formal presentation and relationship with surrounding residential buildings is unique in the City Centre.

Views and pedestrian connections from the Square down to the Harbour and Breakwater Lighthouse connect the City Centre with its economic history.

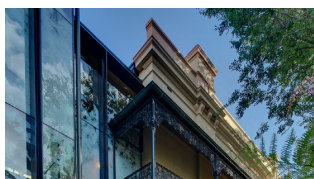


Concept perspective : New development provides a strong built edge, framing the view up to the Courthouse and St Michaels Church.

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Pedestrian paths are green and comfortable



Existing heritage fabric is retained and revealed beside contemporary additions



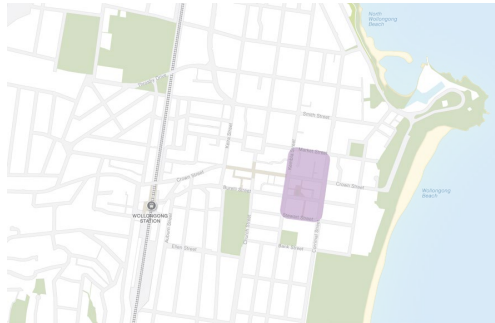
Heritage Buildings are celebrated with adequate curtilage and quality activation. Location: Joynton Ave Creative Precinct: Peter Stutchbury Architecture in association with Design 5 Architects

2.8.2 Objectives

- a) Maintain the established moderate scale and civic nature of developments surrounding St Michael's Square, Wollongong Courthouse and Wollongong Public School.
- b) Preserve the significant view looking West along Market Street to St Michael's Cathedral and east along Market Street towards the coast.
- c) Maintain the courthouse clock tower and Cathedral steeples as the highest structures on the hill.
- d) Retain the established residential character and moderate scale of development on land surrounding Market Square.
- e) Solar access to Market Square is protected in alignment with the sun plane provisions in the Wollongong LEP 2009.
- f) Enhance Market Street through public domain improvements that build upon the notable existing landscaping and mature vegetation
- g) Active transport links along streets are to be improved.
- h) Improve pedestrian permeability through the provision of new through block links where appropriate.
- i) The historic, visual and physical link provided by Harbour Street between Market Square and Wollongong Harbour should be preserved and reinforced.
- j) Conserve and manage the archaeological resources that are likely to remain throughout this precinct, which provide evidence of ongoing Aboriginal occupation and cultural heritage and the earliest period of colonial invasion and occupation in the Illawarra and the beginnings of the Township of Wollongong.

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2.9 Eastern Crown and Arts Precinct



Precinct location

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

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

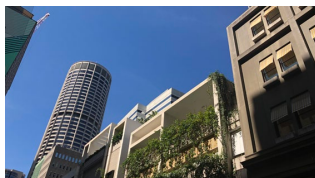
Lower Crown Street is defined by clusters of heritage listed civic and commercial buildings. The high-quality form and materiality of the building facades is complemented by the amenity of the public domain.

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

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

Towers are slender and distributed to maximise solar access, preserve key view corridors and encourage view sharing.

Canopy and vegetation cover is increased with efforts on both private and public land to achieve canopy targets. Tree-lined streets with ground setbacks frame views along streets, generous well-lit footpaths create safe and pleasant walking routes in this precinct.



Office towers contribute to a consolidated commercial precinct



The public domain is welcoming and activated



The pedestrian network is alive with greenery and artwork. Artist credit – 'Heaven' by Peter McGregor

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Concept perspective

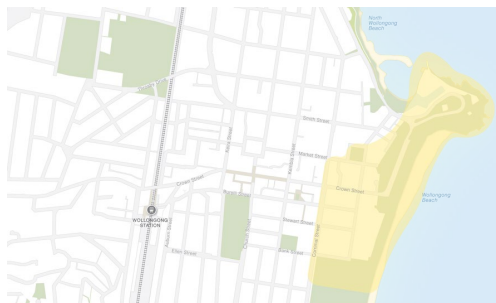
Active laneways support the integration of commercial and civic uses across this precinct

2.9.1 Objectives

- a) Art and Culture are celebrated in the public domain
- b) Buildings addressing Burelli Street have a high quality commercial or civic character.
- c) Building envelopes maximise winter solar access to the public domain
- d) Building envelopes sensitively transition to heritage and character items.
- e) Undesirable wind action on prominent public and private open spaces is alleviated
- f) Existing Heritage and character buildings along east Crown Street between Kembla and Corrimall Streets are conserved and activated.
- g) Ground and first floor frontages of new buildings along East Crown Street from Kembla Street to Corrimall Street are sympathetic to the late 19th Century Victorian and Italianate shop front styles without replicating such styles.
- h) The appearance of building external finishes and colour promotes a sense of unity and character that consolidates the heritage environment.
- i) Shop signage and lighting is sympathetic to the heritage context and is not installed above awning height.

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2.10 Foreshore



Precinct location

2.10.1 Character

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

Active transport networks are well maintained and used. Public transport links the precinct to other key city areas. Pedestrians are prioritised throughout the precinct, especially at the foreshore edge. Entertainment and sporting venues are integrated with Lang Park and provide flexible venues for play, training, festivals and relaxation.

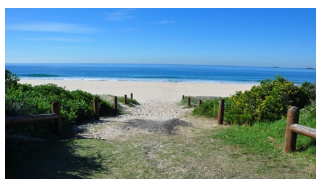
The locality has a residential, leafy character with generous side setbacks and landscaping. Residential development in this precinct is high quality and of slender proportions, preserving views in both directions to the escarpment and ocean. Mixed civic, education and retail uses create a mixed-use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

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



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

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Arrival at the beach is a focal point



The edges of the public domain are activated



Parkland connects seamlessly to the beach as a continuous, active space

2.10.2 Objectives

- j) Development responds to and enhances the natural setting
- k) Views to the escarpment, foreshore and significant places are preserved.
- l) Buildings have a landscape setting with appropriate side setbacks to allow view sharing for other buildings and pedestrians.
- m) Tourism, recreational and cultural uses and activities are provided in appropriate locations.
- n) Redevelopment of large format facilities opens up views and pedestrian links to the foreshore.
- o) Large city blocks are made more permeable for pedestrians with new through block links
- p) Architectural diversity is increased through smaller site development
- q) Development in the vicinity of the avenue of Heritage listed Norfolk Pines (item 6590) along Marine Drive is sensitive to their role as landmarks
- r) Development along the foreshore is small footprint and low impact, reflecting the area's sensitive coastal and flood prone environment.
- s) The foreshore area and open spaces are protected from detrimental overshadowing.

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3. CONTEXT

This section demonstrates in detail how the land use and built form requirements of the Wollongong LEP 2009 are to be realised through development. The objectives and controls are supported by the contextual information presented in the previous section – 2. City Precincts and Key Sites.

3.1 Site Analysis

Site analysis identifies the key elements of the site and its context. By identifying and describing the physical elements of the locality and the conditions that impact upon the development site, opportunities and constraints for development can be understood and addressed in the design.

A good site analysis underpins the design response to create a harmonious and seamless relationships with a site's surroundings and characteristics.

Site planning will then coordinate responses to issues relating to noise, overshadowing, safety, access, circulation, place, green cover, native habitat, views, privacy and energy consumption.

Site analysis should inform clear strategies and principles about how the design will respond to elements of site and context.

Site Analysis requirements are set out in Chapter A1 of the Wollongong DCP.

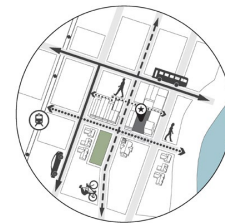
The following diagrams and notes are to assist in the development of site analysis for development in the City Centre.



Broad context: where does the site sit in relation to major natural and human-made elements? How does it relate to the Foreshore and Escarpment, the City Centre or City Fringe, topographic high or low points, and environmental conditions?



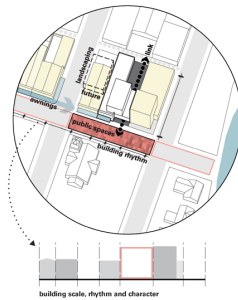
Precinct Character: How should the historic context inform the development? How will the development respond to the character of the precinct and contribute to its sense of place and history, its role in the city, the distinctive patterns of development and landscape, and its uses and activity.



Urban structure: What role does the site play in the multiple layers of the city's structure? How will the development connect with the historic street grid and subdivision, the movement networks and major infrastructure systems, the open spaces, significant landscape and major public realm elements, the green networks and the important view corridors.

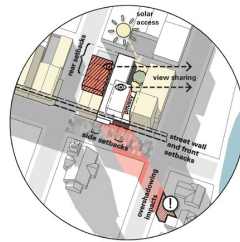


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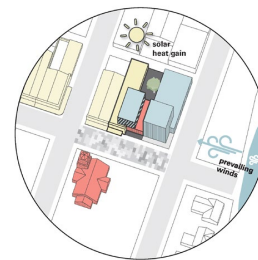


Urban grain and massing:

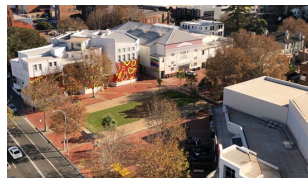
What is the pattern and scale of the surrounding streets, blocks and lots, the rhythm of building frontages to the street and the relationship between built form and landscaped areas. How will the development contribute to this scale and rhythm?



Amenity: What are the existing challenges to providing amenity to the new development? What amenity impacts to neighbouring developments and nearby public domain need to be considered? How will access to daylight, privacy, and view sharing be ensured for all?



Materiality: What of the natural and built context will influence the materiality of the development? How will the contextual environmental conditions impact sustainable material choices? What amenity impacts need to be considered when defining the material palette.



3.2 Solar Access to Public Spaces

Good solar access is a key contributor to the amenity of public spaces. Public Spaces include all parts of the public domain including parks, plazas, building forecourts and footpaths. Good solar access ensures that public spaces are inviting and well used, and that landscape elements are healthy and resilient.

Solar access to public spaces is protected through two key mechanisms; Sun Planes and No Additional Overshadowing (NAO) controls. General controls may also stipulate how much of a space must receive sunlight for how long, and during what part of the day.

Sun Plane and NAO controls establish both dates and time periods to protect spaces. Generally, the times for protection are in the middle of the day when most use occurs.

Direct sunlight access to parks and places is important throughout the year. The dates used to generate these controls are set at the most conservative sun angles, which ensures protection throughout the remainder of the year when the sun is higher in the sky.

The dates and times of protection vary for each place according to the type of activities occurring in that place that benefits from sunlight, when those activities are likely to occur, and existing levels of sunlight and overshadowing.

3.2.1 Objectives

- Protect and improve sunlight access to important public spaces throughout the year, and during periods in the day when they are most used.
- Ensure city streets and the broader public domain receive sunlight to a high level of amenity.
- Ensure that sunlight to new and planned future important public parks and places are protected by solar access controls.

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- d) Ensure the healthy growth of trees, grass and other vegetation in the public domain.

3.2.2 General Development Controls

- 1) New public spaces must be protected from overshadowing. When redeveloping sites to create new public spaces 70% of the open space provided to receive a minimum of 4 hours continuous sunlight between 9am and 3pm on 21 June.
- 2) Outdoor communal open space provided in association with commercial developments must be designed to ensure that at least 50% of the open space receives a minimum of 2 hours continuous sunlight between 11am and 2pm on 21 June.
- 3) An overshadowing analysis is to be submitted with all development applications for new buildings or extension to existing buildings. The analysis must indicate the existing and proposed condition at 9am, 12 noon and 3pm on 14 April and 21 June. This can be in the form of a traditional set of overshadowing plans or sun-eye diagrams. If required, the consent authority may request additional detail to assess the overshadowing impacts.

3.2.3 Sun Planes

Sun planes are an arrangement of planar surfaces that are set at the same angle as the sun at specific dates and times.

The Sun plane defines an upper building height limit for the land impacted by the plane. Sun Plane controls are expressed as contoured planes extending between node points on the ground, and rays extending upward from those node points. The heights of the contours are measured in Australian Height Datum (AHD), unlike Height of Building limits (HOB) which are measured in metres above natural ground.

Development on land is prohibited if the development results in any part of the building projecting above the sun plane. Where an LEP height of building limit exists which sits lower than the Sun Plane, the lower height applies.

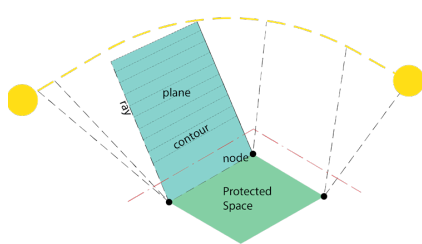


Figure 2: Sun Plane diagram

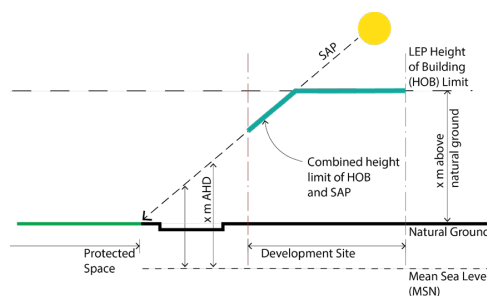


Figure 3: relationship between sun plane provision and height of building controls

Wollongong LEP 2009 establishes Sun Planes for 7 public spaces. The Sun Plane Protection Open Spaces and the set-out parameters of the sun planes are detailed in the Wollongong LEP 2009. To determine the actual height of a Sun Plane at any point, the description of the Sun Plane in Wollongong LEP 2009 prevails over the diagrams in Wollongong DCP 2009, in the case of an inconsistency.

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Table 1: Sun Plane Protected Spaces

	Park or Place	Intended period of protection	Primary SP date	Primary SP times	SP Extension dates and times
1	MacCabe Park	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node D
2	Civic Square	11am - 3pm, all year	21 June	3pm	23 September, 21 December, 11am from Node A, 3pm from Node D
3	Market Square	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node C
4	Pioneer Park	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node C
5	Crown Street Mall	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node D
6	Church Street (Mall)	11am - 1pm, all year	21 June	1pm	23 September, 21 December, 11am from Node A, 1pm from Node C
7	Arts Precinct Lawn	9am - 3pm, all year	21 June	3pm	23 September, 21 December, 9am from Node A, 3pm from Node D

The contour diagrams on the following pages provide an indication of the maximum height above which development is prohibited for land affected by sun planes. The diagrams include height contours which set the height limit (RL AHD) across the impacted sites. To determine the actual height of a sun access plane at any point, the description of the sun planes in the Wollongong LEP 2009 is to be used.

An indicative digital model of the sun protection controls can be provided by Council.

3.2.4 Sun Plane Control assessment requirements

- 1) Development applications for sites impacted by a Sun Plane are to demonstrate compliance by providing:
 - i. an envelope analysis showing that the proposed building form does not extend above the relevant sun plane; and
 - ii. hourly diagrams in plan that show the shadow impact of the proposal on the protected open space on the primary sun plane dates and the sun plane extensions dates for the relevant intended period of protection. The diagrams must:
 - illustrate accurately the potential overshadowing of the proposed development;
 - be drawn to an appropriate scale;
 - reflect the topography of the site context and its impact on the length of shadows
 - use different colours or styles to clearly differentiate between existing and proposed shadows;
 - indicate the outline of the protected space consistent with the surveyed node points described in the Wollongong LEP 2009
 - indicate and use the true north point (not magnetic north).

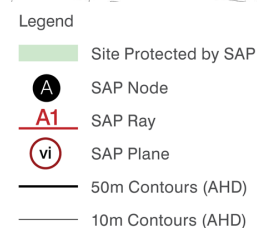
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1. MacCabe Park

Intended period of protection	12 noon - 2pm all year
Primary Date	21 st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23 rd September, 21 st December
Secondary Times	2pm from Node D



Figure 4: MacCabe Park Sun Plane



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2. Civic Square

Intended period of protection	11am - 3pm all year
Primary Date	21 st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays
Secondary Dates	23 rd September, 21 st December
Secondary Times	11am from Node A, 3pm from Node D

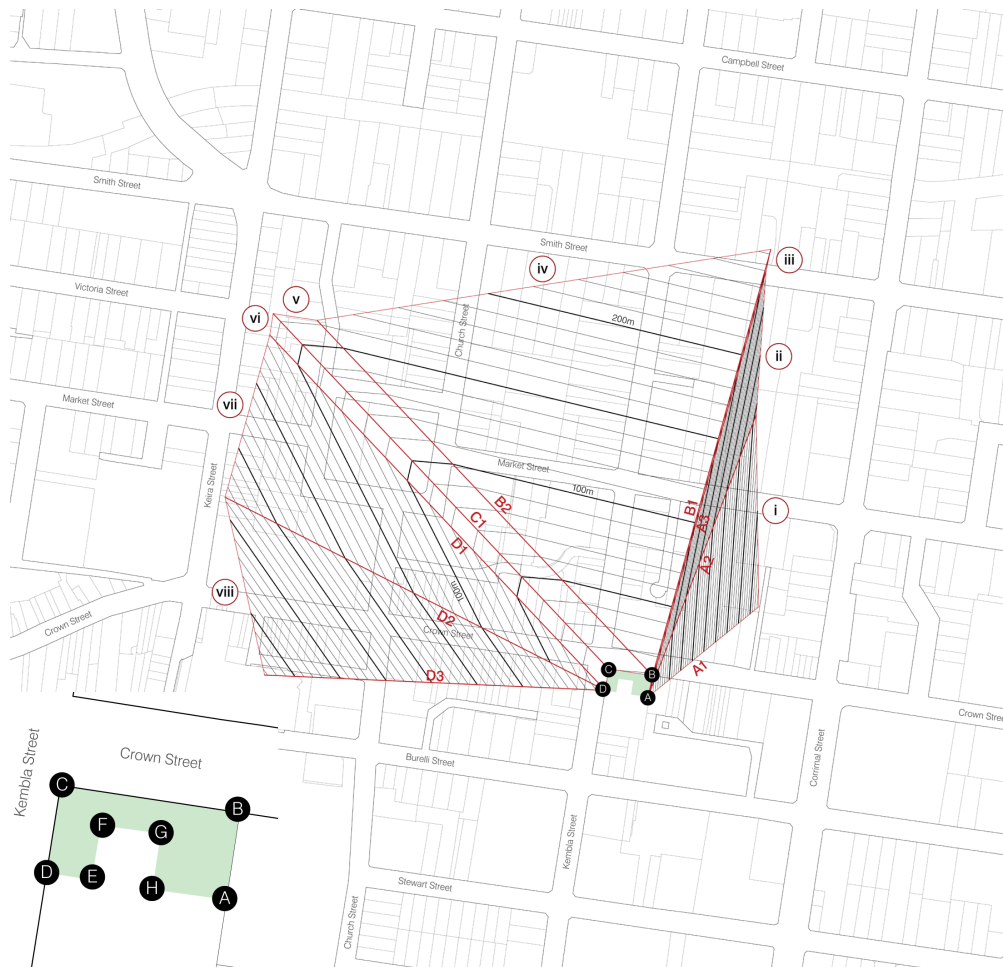


Figure 5: Civic Square Sun Plane

Legend	
	Site Protected by SAP
A	SAP Node
A1	SAP Ray
vi	SAP Plane
	50m Contours
	5m Contours

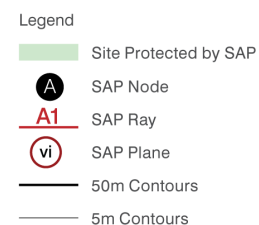
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3. Market Square

Intended period of protection	12 noon – 2pm all year
Primary Date	21 st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23 rd September, 21 st December
Secondary Times	2pm from Node C



Figure 6: Market Square Sun Plane



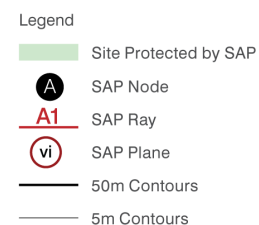
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4. Pioneer Park

Intended period of protection	12 noon – 2pm all year
Primary Date	21 st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23 rd September, 21 st December
Secondary Times	2pm from Node C



Figure 7: Pioneer Park Sun Plane



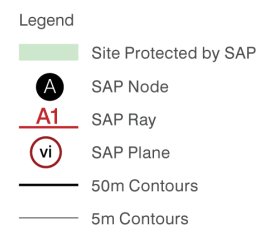
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5. Crown Street Mall

Intended period of protection	12 noon – 2pm all year
Primary Date	21 st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23 rd September, 21 st December
Secondary Times	2pm from Node D



Figure 8: Crown Street Mall Sun Plane



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6. Church Street (Mall)

Intended period of protection	11am – 2pm all year
Primary Date	21 st June
Primary Plane Time	1pm
Details	Comprised of 3 Nodes, 7 Planes and 8 Rays
Secondary Dates	23 rd September, 21 st December
Secondary Times	1am from Node A, 1pm from Node C

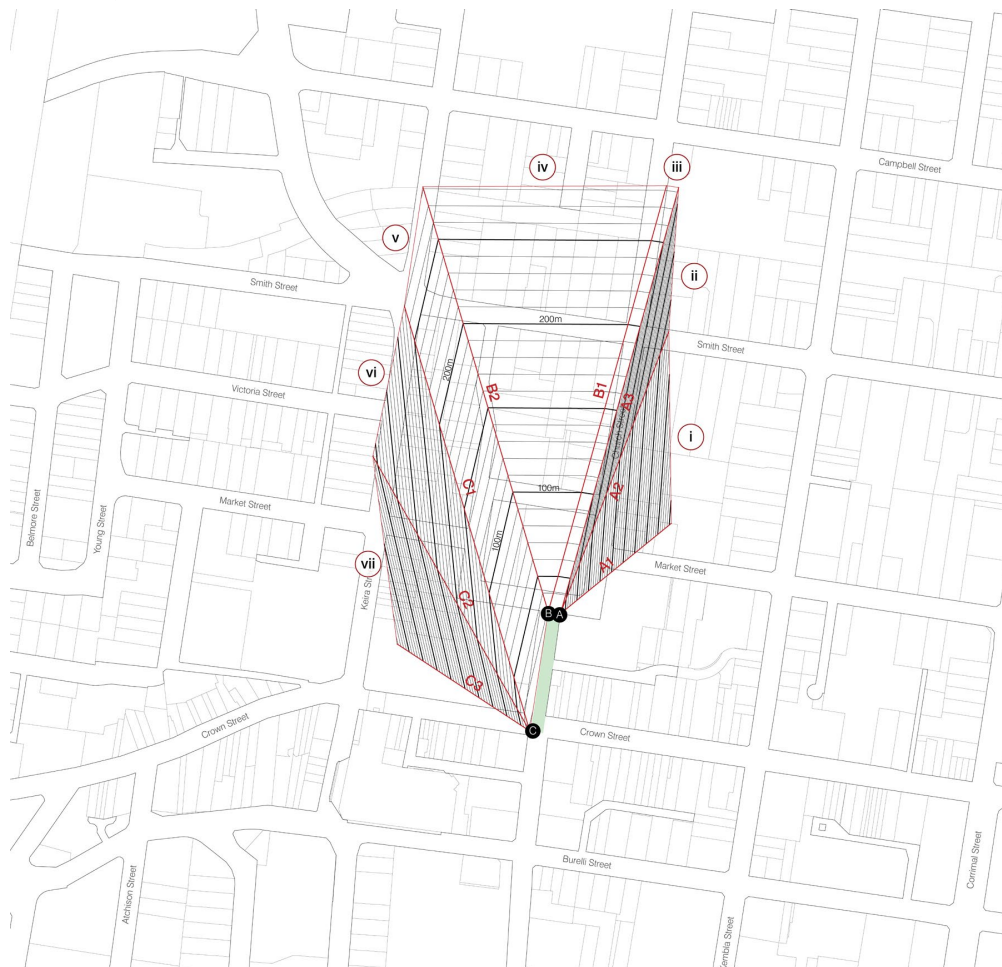
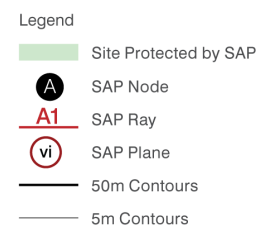


Figure 9: Market Square Sun Plane



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7. Arts Precinct Lawn

Intended period of protection	9am – 3pm all year
Primary Date	21 st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays. Set out at edge of raised area.
Secondary Dates	23 rd September, 21 st December
Secondary Times	9am from Node A, 3pm from Node D



Figure 10: Arts Precinct Lawn Sun Plane

	Site Protected by SAP
	SAP Node
	SAP Ray
	SAP Plane
	50m Contours
	5m Contours

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3.3 Public Views

Views contribute to the understanding of a place's context and character. Views towards the escarpment and ocean reinforce an understanding of Wollongong City Centre's natural setting.

Views to the south towards the Port Kembla Steelworks and north-east towards the Harbour are important in referencing the City's industrial, "working" character.

Views to special places or buildings within the City Centre, such as the Cathedrals and Courthouse, reinforce an understanding of the City's heritage and act as landmarks, contributing to the legibility of the city for the public.

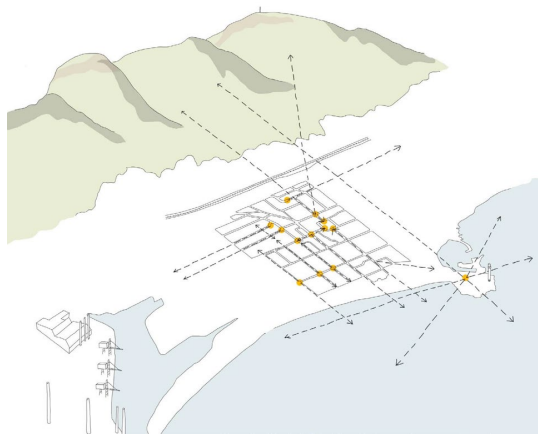


Figure 11: Contextual views



Views can be appreciated in different ways:

- *Composed views to significant features:* for example, the site of St Michael's Cathedral sits where Market and Church Streets intersect at the crest of the hill, meaning it is intended to remain visible from the north, south, east and west extents of the city grid



Composed views: Market and Church Streets align to views of St Michael's Cathedral

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- *Contextual views of significant landscape:* these may be available as glimpses between buildings (as in the foreshore and ocean) or retained as continuous features of the skyline (as in the escarpment ridgeline).



Contextual Views: the Escarpment is seen along streets and between buildings

- *Silhouette views:* A silhouette is the outline of a building against the sky. The silhouettes of many buildings are significant and contribute to the identity of the city and its skyline.



Silhouette views: the Courthouse clock tower is framed against the sky

Within the City Centre, the original 1834 street grid and its 1850s and 1900s additions capture and enhance significant views to key locations including:

- St Michael's Cathedral
- Wollongong Courthouse clock tower
- MacCabe Park
- Market Square
- Breakwater Lighthouse

Other important views captured along streets, and between and over buildings include those to:

- Lang Park (and associated Norfolk Pines)
- City Beach and the ocean and the 5 islands beyond
- The continuous ridgeline of the Illawarra escarpment, including the significant high points of Jumbulla/Mount Kembla (west- south-west), Djeera/Mount Keira (west-north-west) and Kurimul/Brokers Nose (north-west).
- Port Kembla and the Ports area

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Figure 12: Public Views

Legend

- * Selected key locations
- Framed views along streets
- - -> Distant views to the Illawarra Escarpment
-> Views to be opened up through redevelopment

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3.3.1 Objectives

- a) To maintain and enhance views from the City Centre to the foreshore, escarpment and significant built form.
- b) To enhance views along city streets.
- c) To protect silhouettes of the tops of significant buildings or structures as seen against the sky, escarpment or foreshore.
- d) Ensure the escarpment remains the dominant feature of the skyline.

3.3.2 Development Controls

- 1) Existing views shown in Figure 13 are to be protected to the extent that is possible within the context of the existing LEP height of building and building separation controls.
- 2) Site analysis must identify relevant public views, taking into account existing topography, vegetation and surrounding development.
- 3) The massing and arrangement of the skyline and existing building silhouettes must be carefully considered and proposed development must be designed so that its appearance complements the city skyline.
- 4) The proposed development must demonstrate how it achieves the view objectives and controls.
- 5) The redevelopment of sites with potential to open a blocked view shown in Figure 13 must take into account the restoration of that view.
- 6) Building forms are to be aligned to maximise view corridors between buildings.
- 7) Remove or avoid installation of built elements that obstruct significant views.
- 8) Carefully consider street tree selection to maintain views along streets in Figure 13.
- 9) Keep under-storey planting low where possible to maintain clear sightlines along streets for pedestrians.
- 10) The impact of development on views to the ridgeline of the Escarpment from Flagstaff Hill are to be tested from view point 34° 25' 19.32"S 150° 54' 33.71"E (Captain Cook Concrete Memorial)
- 11) The height of development on the St Michael's Cathedral Square site must not exceed the existing ridgeline of the cathedral (RL 43.45 AHD).
- 12) The view and silhouette of the St Michael's Cathedral Square against the skyline at any point east of the Cathedral looking west along Market Street must be maintained. Future developments that propose to penetrate this view will not be permitted.
- 13) Development surrounding St Michael's Cathedral Square must be designed so as not to compromise the existing views appreciated to and from the site.
- 14) The view and silhouette of Wollongong Courthouse Clock Tower against the skyline at any point east of the Courthouse looking west along Market Street must be maintained. Future developments that propose to penetrate this view will not be permitted.
- 15) Signage or building elements which distract from the subject of key views are not permitted.

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Views to Port Kembla steelworks down Corrimal Street



Views to Escarpment from Flagstaff Hill



Views to Breakwater Lighthouse down Harbour Street



Views to MacCabe Park down Bank Street



View to Escarpment down Bourke Street



Views to Ocean down Crown Street

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3.4 Permeability

Great places are walkable – this means they are designed, built and managed to encourage people of all ages and abilities to walk or cycle for leisure, transport or exercise. This requires a fine grain urban form and land use diversity. Places that demonstrate these characteristics promote healthy, active lifestyles and social interaction.

Permeability describes the ease to which people can move through the urban environment. The street structure provides the framework for a permeable city, and this is supported by finer grain connections created by pedestrian links including: through-site links; through-block links; laneways; arcades; and shared zones.



1. Existing laneways are retained and enhanced
2. Wider spaces provide opportunities for people to dwell
3. Narrow width of existing laneway creates an intimate and human-scale pedestrian experience
4. Presence of public art adds visual amenity and helps foster a "lived-in" atmosphere
5. Retail activation provides activity and entices pedestrian traffic
6. Windows opening onto laneway provide passive surveillance.
7. Clear visual connection through the laneway identifies it as a pedestrian connection and not a service passage
8. Views to the sky boost laneway brightness and amenity
9. Ample lighting adds to safety at night
10. Greening enhances the intimate pedestrian experience and amenity

Figure 13: Pedestrian link – indicative sketch (Pig Alley)

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3.4.1 Objectives

- a) Contribute to a network of pedestrian links throughout the City Centre by providing through-site links; through-block links; laneways; arcades; and shared zones.
- b) Retain existing through-block links, laneways, arcades shared zones.
- c) Provide new pedestrian links that connect private and public open space to existing pedestrian and cycle networks, public facilities and dwellings.
- d) Promote the use of through-site links through their design and operation.
- e) Ensure pedestrian links are welcoming and have a public character.
- f) Ensure pedestrian links are safe, well lit and accessible.
- g) Maximise low angle (eye-level) views between buildings to allow orientation throughout the City Centre and to reduce the effects of visual enclosure.
- h) Ensure pedestrian links are well designed and activated.
- i) Ensure pedestrian links respond to the scale of adjacent developments.
- j) Support vehicle access and servicing via rear lanes to protect pedestrian amenity on streets.
- k) Ensure visual permeability at ground level in commercial buildings through the design of open floor layouts and transparent materials.

3.4.2 Development Controls

- 1) Existing pedestrian links are to be retained.
- 2) New through-site links are to be provided:
 - i) in the locations identified on Figure 16: Through site links
 - ii) within a development site where site analysis indicates the need for, or desirability of, a through-site link.
- 3) Through-site links are to be an easement on title unless identified for dedication to Council.
- 4) New through-site links are to be designed to:
 - i) have a clear height of at least 6m;
 - ii) have a minimum width of 6m, unless built form analysis of the scale of the adjacent built form justifies a narrower width;
 - iii) be direct and publicly accessible, allow visibility along the length of the link to the public domain;
 - iv) be easily identified by users and have a public character;
 - v) be clearly distinguished from vehicle accessways;
 - vi) include active uses and opportunities for natural surveillance;
 - vii) include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant;
 - viii) ensure no structures (for example, electricity substations, carpark exhaust vents, etc) are

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constructed in the through-site link; and

ix) be accessible 24 hours a day

5) Through-site links are only to pass through or under a building where:

i) the building's height is greater than 3 storeys; and

ii) the distance of the link under any structure is less than 50% of its total length to a maximum length of 18m.

6) In addition to complying with the above controls, internal components of a through-site link must be:

i) able to maintain access to natural light;

ii) open at each end or, where air conditioned, provide entry doors that are glazed and comprise a minimum 50% of the width of the entrance;

7) Where residential development fronts a through-site link, windows, doors, verandahs and courtyards are to front the through-site link at ground level. Privacy is to be managed through level changes, threshold areas and landscape.

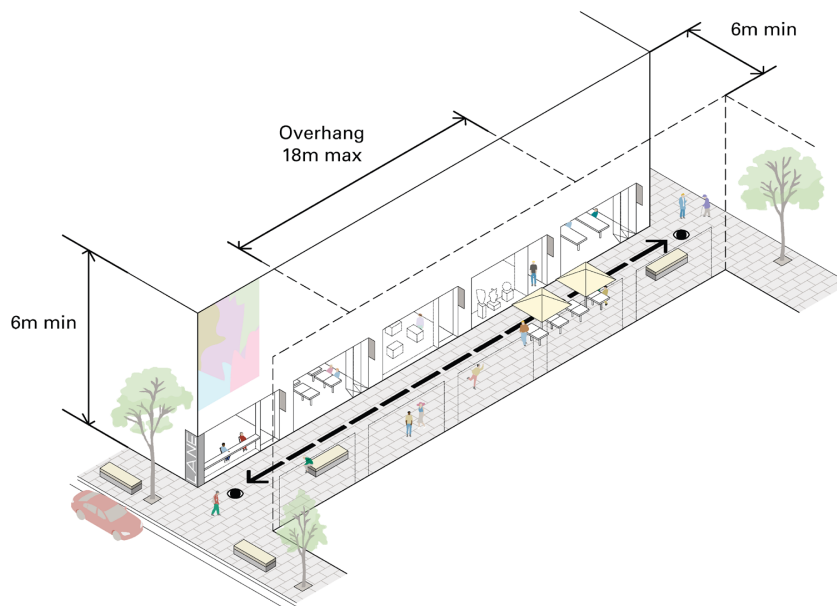


Figure 14: Through site link diagram

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Figure 15: Existing and proposed through site links and lanes

Legend

- Proposed lane
- ↔ Existing pedestrian through site link
- ↔ Proposed pedestrian through site link
- Existing pedestrian priority areas

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3.5 Heritage

Heritage items are identified in Schedule 5 of the Wollongong Local Environmental Plan 2009. Works to listed heritage items, or development on listed heritage sites, or within Heritage Conservation Areas, are subject to the provisions of Clause 5.10 of the Wollongong LEP 2009.

3.5.1 Objectives

- a) To facilitate the conservation and protection of heritage items and Heritage Conservation Areas and their settings.
- b) To reinforce the special attributes and qualities of heritage items by ensuring that development has regard to the fabric and prevailing character of the item or special area e.g., scale, proportions, materials and finishes.
- c) To conserve, maintain and enhance existing views and vistas to buildings and places of historic and aesthetic significance.

3.5.2 Development Controls

- 1) All Development:
 - of listed Heritage items,
 - within Heritage Conservation Areas,
 - within the curtilage of a listed item or a Heritage Conservation Area,
 - which will impact upon the setting of a heritage item or Heritage Conservation Areamust address the following:
 - i) Heritage provisions in the Wollongong LEP 2009
 - ii) Wollongong DCP 2009 – Chapter E11 Heritage Conservation and Chapter E10 Aboriginal Heritage
 - iii) Heritage objectives as listed in 3.5.1 of this DCP Chapter
 - iv) The relevant Statement of Significance for each item
 - v) The relevant development principles and controls contained in this DCP
 - vi) Any conservation management plan, heritage impact statement or study required by the consent authority in response to proposed development of these areas
- 2) For development specified in 1) information addressing 1) i) to vi) must be included in a Statement of Heritage Impact submitted with the development application.
- 3) Some city centre sites may contain significant Archaeology relating to Aboriginal occupation or the development of the City Centre. This archaeology is to be investigated, conserved, managed (including retention in situ) and interpreted as part of development.

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4. BUILT FORM

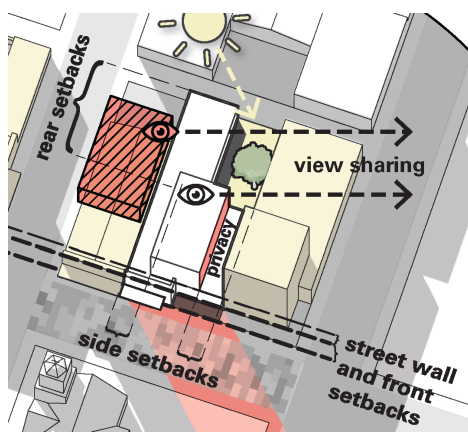
4.1 General

Built form describes the collection of individual building design elements that contribute to the overall character and performance of the built environment. New built form in Wollongong City Centre will be contextual, sustainable and functional, design in place to enhance the experience of that place for people.

Built form has a high impact on people. Building users, those occupying adjacent buildings and people in the public domain are all impacted by a building's design. New built form in Wollongong City Centre will be people-oriented, catering for the individual and the community.

Built form presents an image of place, demonstrating the values and aspirations of a community. New built form in the City Centre will respond to the beautiful natural setting with high quality urban and architectural design, appropriate for a significant regional city.

4.2 Building setbacks – General



A building setback is the distance between the building and a defined site boundary or object. Building setbacks are important because they:

- relieve the scale of a building;
- manage amenity between sites;
- protect areas for landscaping;
- and create interest in the street.

Building setbacks may create a separation from:

- the street boundary;
- a neighbouring site or an adjacent built form;
- a rear boundary ;
- a heritage building;
- an open space.

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4.2.1 General Objectives

The following objectives apply to all building setbacks:

- a) Provide amenity to the site, neighbouring sites, adjacent public domain and pedestrians. This includes their access to sunlight, views, wind mitigation, ventilation and breezes, noise attenuation, safety and privacy.
- b) Reinforce the desired function and built character of the street.
- c) Give curtilage to significant buildings and places.
- d) Maximise view corridors to significant landscape and built form to enable orientation and way-finding, and protect and enhance the City Centre's scenic character.
- e) Provide room for tree planting.

4.3 Front Setbacks at Ground Floor

4.3.1 Objectives

- a) Front street setbacks for public domain (publicly accessible) are well designed for active use by pedestrians.
- b) Front setbacks for private use (private domain) include well designed landscaping to provide an appropriate threshold between the footpath and building line.
- c) 0m setbacks and setbacks for public domain (publicly accessible) promote active streets with excellent visual and physical connection between the footpath and building functions.
- d) Building alignment responds to the character and role of the street.
- e) Front setbacks assist in retaining solar access to the public domain.

4.3.2 Development Controls

- 1) Comply with the setback controls in Figure 17.
- 2) Setbacks required in this control are in addition to any road widening or acquisition applied to the land. Applicants are encouraged to seek advice via a Planning Certificate if acquisitions or road widening applies to their property.
- 3) Front setbacks at ground floor in the R1 General Residential zone are to be a minimum of 4m (for private domain) unless mapped differently in Figure 17.
- 4) Front building setbacks at ground floor in the SP1 Special Activates zone are to be a minimum of 4m (for public domain) unless mapped differently in Figure 17.
- 5) Front setbacks at ground floor are to be deep soil and contain no parking structures at or below ground.
- 6) Balconies may project up to 600mm into the front building setbacks, provided the cumulative width of all balconies at that level is no more than 50% of the horizontal width of the building facade measured at that level. This control does not apply to buildings with 0m build to alignment setback.
- 7) Where towers to ground are permitted and realised, an additional front setback at ground floor is required equal to the required setback above street wall.
- 8) A 3m by 3m chamfered setback must be provided from the site boundary up to street frontage

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height at the intersection of streets to allow for the future increase to the radius of the kerb.

9) Notwithstanding the requirements of Figure 17, where:

- i) the site is adjacent to a heritage building which is setback, or in a precinct with significant heritage character the new building should respond to the setback of the heritage building and/or streetscape and justify the setback configuration in a Heritage Impact Statement.
- ii) a setback in excess of the requirement contributes an appropriate public space at the street frontage this should be justified through an urban design analysis.
- iii) the street frontage includes existing street trees these are to be maintained in place which may require site specific setbacks.

10) 'Publicly accessible' setbacks are to comply with 5.9 Publicly Accessible Spaces.

11) Where private open space faces the street any front fencing must be of a design and/or height which allows for passive surveillance of the street.

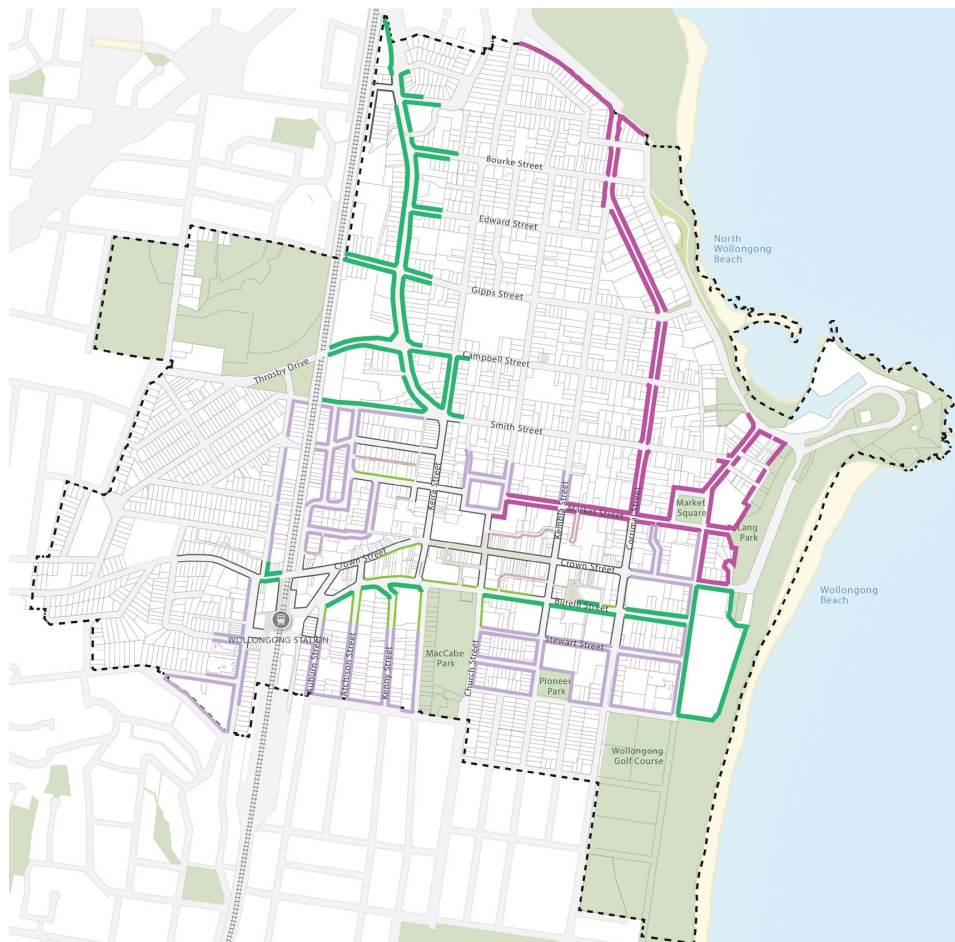


Figure 16: Front setbacks at ground floor

Legend

- 0m setback
- 2m setback – publicly accessible
- 3m setback – private domain
- 4m setback – publicly accessible
- 4m setback – private domain
- 2m setback - for footpath access

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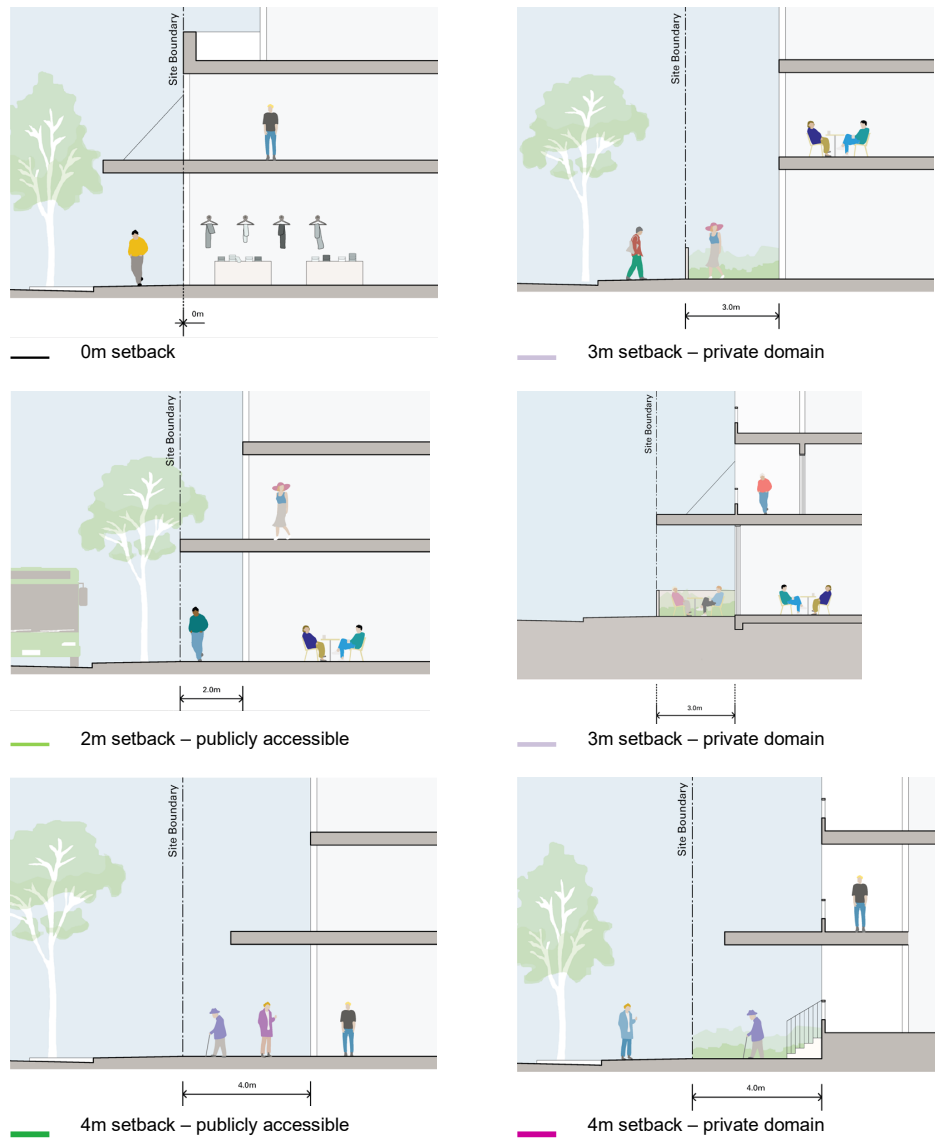


Figure 17: (including 6 sections) Front setbacks at ground floor

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4.4 Side and Rear Setbacks

4.4.1 Objectives

- Ensure side setbacks preserve amenity between adjacent buildings and allow solar access and views to the sky from the street.
- Ensure rear setbacks provide deep soil and private recreation zones.
- Provide sufficient mid-block pedestrian connections to ensure walkability.

4.4.2 Development Controls

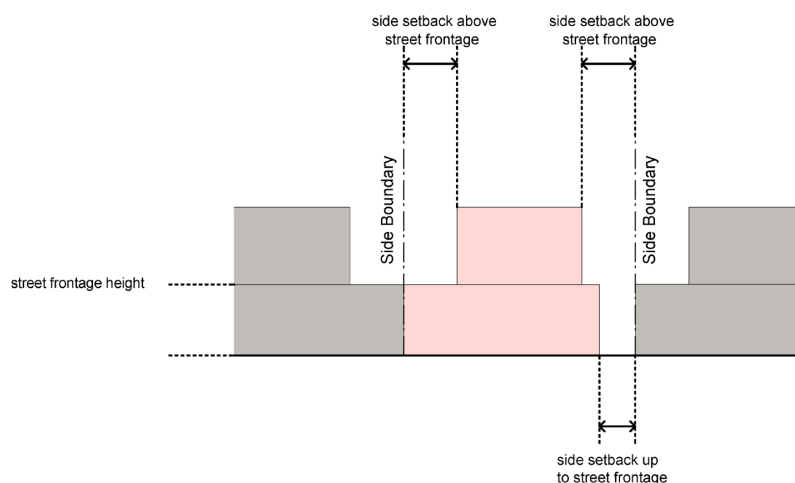


Figure 18: side setbacks diagram

- 1) Comply with the setback controls in Table 2.
- 2) Residential setbacks are to achieve the building separation requirements of the Apartment Design Guideline unless this DCP imposes an increase.
- 3) Rear setbacks are to be deep soil and contain no parking structures at or below ground.

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Table 2: Minimum Side and rear setback controls

		Minimum Side Setback from boundary (m)	Minimum Rear setback from boundary (m)
Non-residential Uses			
Up to Street Frontage Height	In other zones	3 Zero side boundary setback is not permitted in any circumstance	0
	In Commercial Centre Zone	0 or 3m either side of street frontages over 55m in length or as required to establish a publicly accessible open space or through site link	0
Above street frontage height and less than 45m	In E2 Commercial Centre	6	6
	In other zones		12
Above street frontage height and over 45m	In other zones	12	12
Residential Uses (subject to ADG building separation requirements)			
Up to 4 storeys (approx 12m)	In area east of Corrimal St and In area bound by Church St, Stewart St, Corrimal St and Bank St	3 Zero side boundary setback is not permitted in any circumstance	4.5
Up to 12m (4 storeys)	In other areas	0 or 3m either side of street frontages over 55m in length	4.5
12 - 25m (5-8 storeys)	In all areas	4.5	4.5
Over 25m (9+ storeys)	In all areas	6	6

4.5 Street Frontage Heights and Setbacks

The 'street frontage height' is the part of a building that directly addresses the street, from the ground level up to the first building setback.

Street frontages have a direct impact on the experience of the street for pedestrians. They bring a larger building down to the human scale at the street level, contributing to a sense of enclosure whilst maintaining access to sunlight and reducing the impacts of wind downdrafts from tall towers.

Street frontages also influence the character of the street. Uniform street wall height creates a consistent built form typology amongst a mix of uses, building ages and styles.

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4.5.1 Objectives

- Protect and enhance the character and historic streetscape quality and character of Crown Street Mall, Crown Street, Keira Street and Market Street.
- Promote the civic character of the Burelli Street commercial spine.
- Ensure a human scale interface with MacCabe Park
- Ensure a transition in height to low scale areas
- Ensure street frontage lengths and permeability are consistent with precinct character, and promote pedestrian walkability
- Protect the solar amenity of public spaces and streets
- Provide for open views of the sky and prevent 'canyoning'.
- Provide higher heights at corners to mark breaks in the street pattern.

4.5.2 Controls

- Comply with the setback controls in Figure 21.
- Notwithstanding the maximum street frontage heights and setbacks shown in Figure 21 buildings may need to have a lower street frontage height or greater setbacks for contextual reasons including compliance with LEP Sun Plane provisions.
- Minor variations under the maximum street frontage height on Crown Street and Keira Street (where 2 storey street wall heights apply) are encouraged to realise modulation and visual interest in the street frontage, as consistent with the established streetscape character of diverse parapet walls.

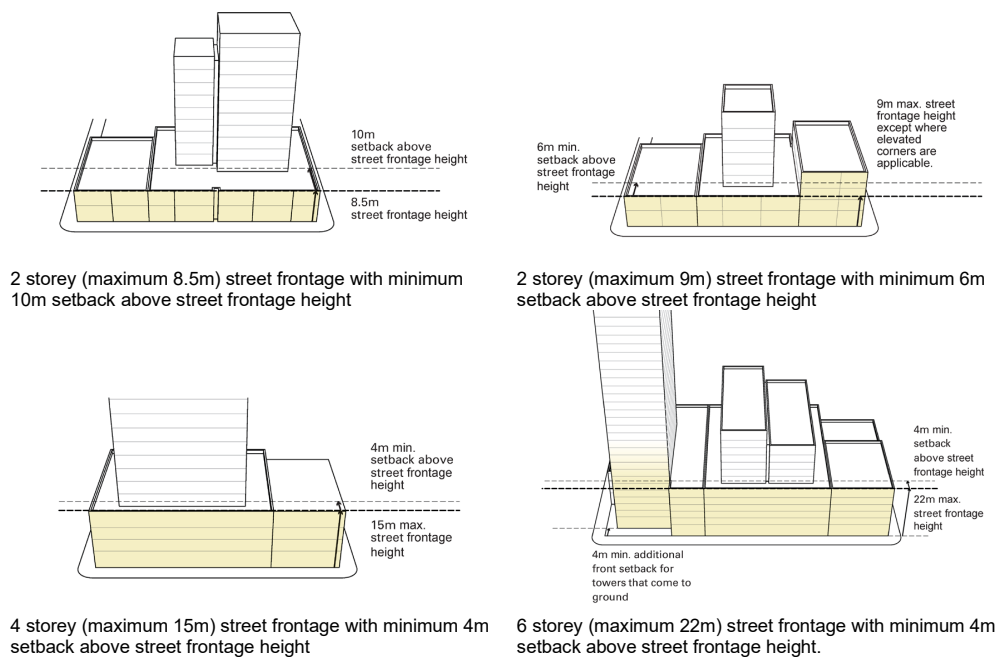


Figure 19: Street frontage height and setback diagrams

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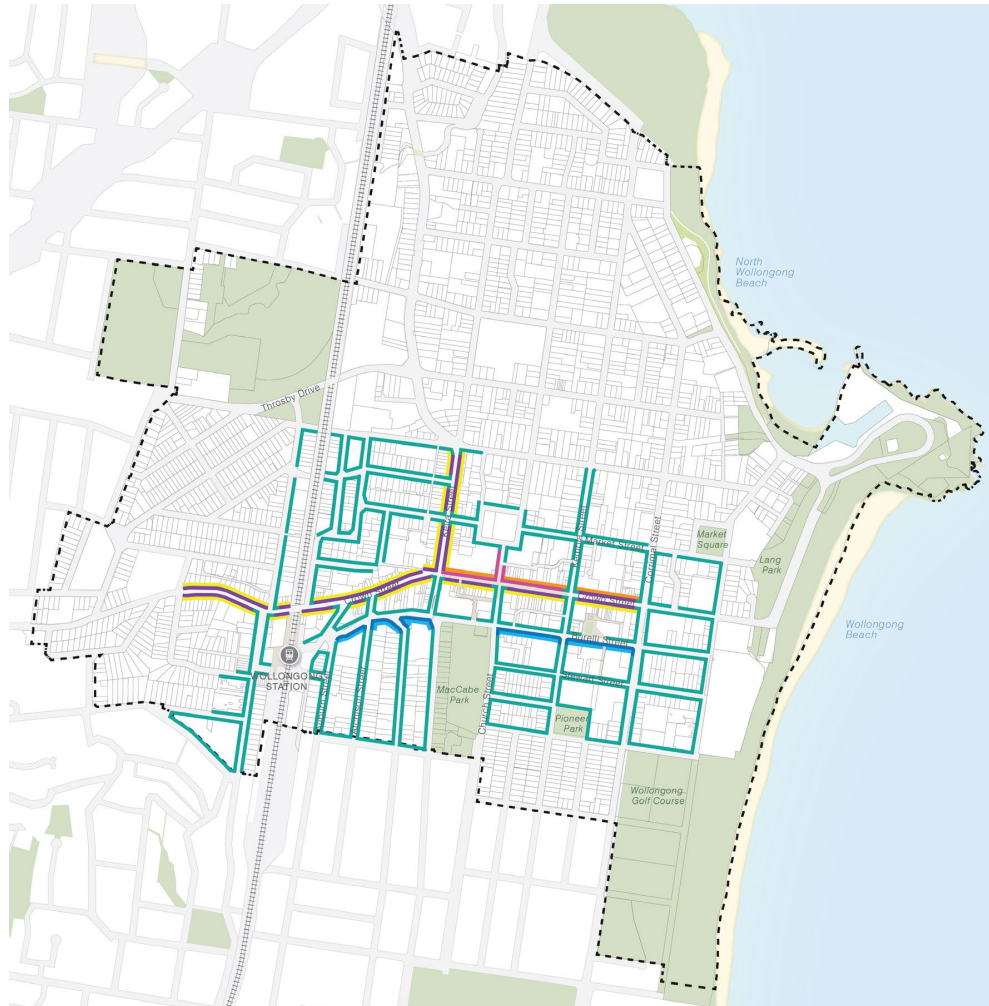


Figure 20: Street frontage heights and setbacks above street frontage height

Legend

- Maximum 6 storey (22m) street frontage height with 4m setback above street frontage height or towers permitted to ground
- Maximum 4 storey (15m) street frontage height with 4m setback above street frontage height
- Maximum 2 storey (8.5m) continuous street frontage height to align with prevailing heritage parapet with 10m setback above street frontage height
- Maximum 2 storey (9m) street frontage height to align with prevailing heritage parapet with 10m setback above street frontage height
- Maximum 2 storey (9m) street frontage height to align with prevailing heritage parapet with 6m setback above street frontage height

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4.6 Street Frontage Massing and Form

4.6.1 Objectives

- a) Achieve high amenity for streets and open spaces by preserving access to sunlight and views to the sky.
- b) Respond to opportunities to improve pedestrian permeability or access to open space.
- c) Preserve and open up public views of significant built form, open spaces and natural features available from and around the site.
- d) Achieve high quality streets for pedestrians.
- e) Create a strong and interesting street edge to City Centre Streets.
- f) Reinforce corner locations.
- g) Respond to the character created by dominant street wall heights and setbacks.
- h) Protect and enhance adjacent heritage or character items.
- i) Minimise the visual and amenity impacts of large scale buildings on the public domain.
- j) Clearly define the adjoining streets, street corners and public spaces and avoid ambiguous external spaces with poor pedestrian amenity and security.

4.6.2 Development Controls

- 1) Buildings with street frontages greater than 55m in length are not permitted. Where a development site frontage is in excess of 55m in length, two or more buildings with different architectural expressions should be developed to front the street or public domain with a building separation of not less than 6m for the full height of the building.
- 2) Where two different street wall conditions meet at a corner the higher street wall frontage will wrap around the corner. The higher street wall frontage will turn the corner for a length that is the lesser of 30m or 2.5 times the lower street wall height.
- 3) Towers on corners are encouraged to come to ground, adopting an additional ground floor setback equal to the corresponding setback above street frontage height.

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Figure 21: The street frontage responds to the texture and scale of the street

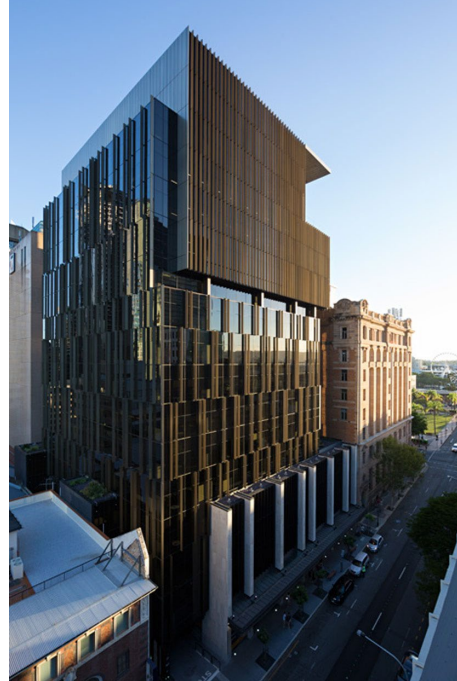


Figure 22: Large commercial buildings are modulated to the street through the articulation of a street frontage which responds to the scale and detailing of adjacent buildings.

4.7 Street Frontage Modulation and Articulation

Modulation and Articulation refers to those design elements that bring interest, character and a sense of scale to the streetscape and broader built environment. Ground floor articulation and modulation is essential to create welcoming and vibrant streets for people.

4.7.1 Objectives

- a) Achieve diversity and interest in the architectural character of the streetscape.
- b) Provide identity for residents in large developments by visually differentiating groups of dwellings.
- c) Developments respond to the existing built form and grain of surrounding facades to reinforce a sense of address and a cohesive street character, without being the same in design.
- d) Maintain and develop fine grain modulation and articulation along Crown and Keira Streets. Existing fine grain buildings are retained and contribute to the character of place and inform surrounding new development.
- e) Buildings express their different functions through modulation and allow the public to read and connect with the building's function.
- f) Introduce fine grain built form and varied architectural character in large developments.

4.7.2 Development Controls

- 1) All building facades throughout the City Centre are to be articulated into smaller elements at a

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scale or grain that reflects:

- i) the use of the building and the various components of the building;
 - ii) the details and building elements including building entries, ground floor, lower floors, top floor and roof.
 - iii) the positive elements of the character of the street and/ or precinct.
- 2) Articulate each facade so that it addresses what is adjacent, including the street, through site links, and side and rear boundaries. Each facade should respond appropriately to its context, this may be through adding visual interest or receding visually to maintain the prominence of an adjacent feature.
 - 3) Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as:
 - i) Expressed cornice lines that assist in enhancing the streetscape,
 - ii) Projections such as entry canopies that add visual interest and amenity, and
 - iii) Provided that the projections do not detract from significant views and vistas
 - 4) Within larger developments, built elements are to be limited in length, have a variety of facades, articulation, physical breaks at ground, massing and architectural character so the street block presents as a group of buildings rather than a single building.
 - 5) Buildings may have a single architectural character provided that the facade elements establish a 'fine grain' vertical articulation.
 - 6) Separate buildings on the same development site must have a different architectural character.

Area specific controls

- 7) The traditional shop-front pattern of 6-12m should be maintained and reinforced in new developments on Keira Street between Burelli and Smith Streets, and Crown Street between the Railway line and Corrimal Street.

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Figure 23: Street frontage heights and setbacks above street frontage height

4.8 Tower Massing and Form

Tower massing and form describes the overall three-dimensional configuration of the upper elements of a building. In most cases this refers to the portion of the building that sits above the street frontage height.

Tower massing will be realised differently across the different city precincts, responding to their different characters. Tall, slender commercial buildings are concentrated in a spine of height in the Burelli Street commercial precinct, signaling the importance of this area to the City Centre. The historic low scale, fine grain form is maintained to the street along the key retail streets of Crown and Keira with upper-level forms set back and discrete. Narrow tower floorplates and generous side setbacks preserve views of the landscape and ocean at the Foreshore.

4.8.1 Objectives

- Achieve an attractive city skyline which is informed by the topography, natural setting, character and particular activity of the precinct.
- Preserve and open up public views of significant built form, open spaces and natural features available from and around the site.
- Achieve high amenity for streets and open spaces by preserving access to sunlight and views to the sky.
- Reduce the shadowing impacts of towers,
- Minimise the visual and amenity impacts of large scale buildings on the public domain.
- Proportion floor plates to allow for high internal amenity and minimise floor plate length to maintain oblique views across the city and views of the sky.

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- g) Ensure that the fine-grain evident in frontages is carried through to the skyline character through differentiation in urban modelling.

4.8.2 Development Controls

- 1) Comply with Table 3. This control relates to building floor plates above street frontage (podium) height. Where tower to ground forms (no setback above street frontage height) are proposed, the maximum floor plate size must be taken from ground. Note that in some cases, site and urban design analysis, as well as other building envelope controls will prevent the realisation of these maximum floorplates. Where the unique circumstances of a site demonstrate that a more skillful design can achieve improved outcomes or public domain views and public amenity, variation from strict application of this control, where appropriately justified, may be possible.

Table 3: Tower floor plate maximum dimensions

	Tower floor plate maximum dimensions		
	Maximum Area	Maximum shorter dimension (depth)	Maximum longer dimension (length)
	(GBA*)	(m)	(m)
Commercial	1,410	30	47
Residential	1,000	21 (max 18 glassline to glassline as per ADG)	47

Note: The building depth or length includes the internal floor plate, external walls, balconies, external circulation and articulation such as recesses and steps in plan and section

* GBA (Gross Building Area) is defined as the area of the building at all building levels, measured between the normal outside face of any enclosing walls (or the centre line of common walls between different properties), balustrades and supports. The enclosed and unenclosed areas are usually shown separately and added together to give the total GBA.

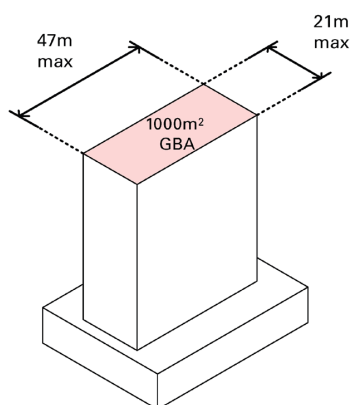


Figure 24: Maximum residential tower floorplate dimensions

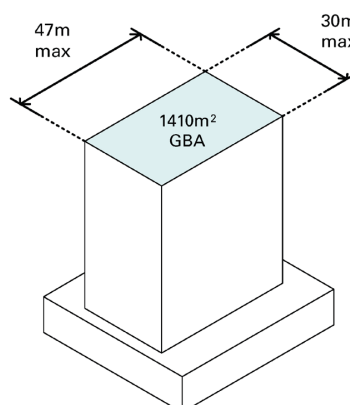


Figure 25: Maximum commercial tower floorplate dimensions

- 2) Separate building elements to visually differentiate large building mass, rather than building mass being uniform. Towers with a length over 30m should be expressed as two vertical forms

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with a clear break of at least 2m wide and 1m deep extending the full height of the tower. A stepped height difference of a minimum of two storeys is to be applied to the two forms. See Figure 27.

- 3) On larger sites with more than one tower, there is to be a minimum 15% difference between tower heights above ground level. See Figure 28.
- 4) Towers should be designed 'in the round' - to be seen from all sides. Walls facing side and rear boundaries should have equal design consideration to the street facing wall.
- 5) Roof spaces and their forms should be treated as a considered aspect of the overall building form - effectively a fifth elevation.

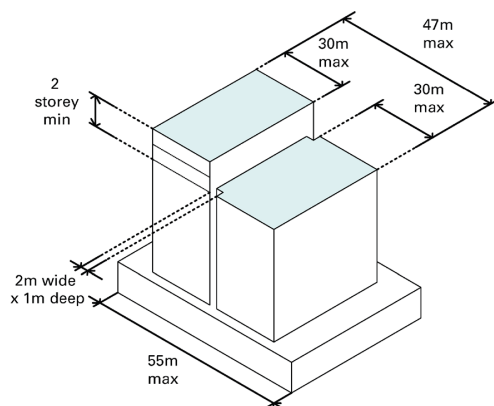


Figure 26: Towers with a length over 30m should be expressed as two vertical forms

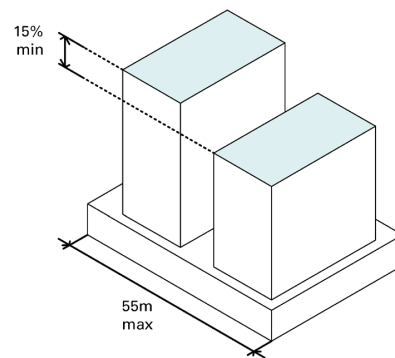


Figure 27: minimum 15% difference between tower heights above ground level

4.9 Wind Effects

Wind effects are the positive and negative impacts of built form on the wind conditions of the surrounding area.

The useability of the street, open elevated terraces and balcony spaces is somewhat dependent on comfortable wind conditions being achieved. Moderate breezes can enhance pedestrian comfort and disperse vehicle emissions and air-conditioning plant exhausts. Conversely, windy conditions can cause discomfort and danger to pedestrians and downdraughts from buildings can inhibit the growth of street trees.

4.9.1 Objectives

- a) New developments maintain comfortable street level conditions for pedestrians and encourage the growth of street trees.
- b) New developments provide comfortable upper level conditions for users of balconies and other elevated outdoor areas.

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Table 4: Wind speed impacts

Annual Maximum Gust speed	Impact on perceived Pedestrian Comfort
>23m/s	Unsafe (frail pedestrians knocked over)
<16m/s	Acceptable for Walking (unsteady steps for some pedestrians)
<13m/s	Acceptable for standing (window shopping, vehicle drop off, queuing)
<10m/s	Acceptable for Sitting (outdoor cafes, pool areas, parks and gardens)

4.9.2 Development Controls

- 1) To ensure public safety and comfort the following maximum wind criteria are to be met by new buildings:
 - i) 10 metres/second in retail streets,
 - ii) 13 metres/second along major pedestrian streets, parks and public places, and
 - iii) 16 metres/second in all other streets.
- 2) Site design for tall buildings (over 32m) should:
 - i) Set tower forms back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the building,
 - ii) Ensure that tower forms are well spaced from each other to allow breezes to penetrate City Centre,
 - iii) Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level, and
 - iv) Ensure usability of open terraces and balconies.
- 3) A Wind Effects Report is to be submitted with the DA for all buildings greater than 32m in height,
- 4) For buildings over 50m in height, results of a wind tunnel test are to be included in the report.

5. PUBLIC INTERFACE

5.1 Activity and Program

Building activity and program describes the position and configuration of uses inside building. The relationship between these uses and the public domain must contribute positively to a people's experience of the city by creating spaces that are attractive, interesting, comfortable, safe, functional and accessible for all.

5.1.1 Objectives

- a) The arrangement of internal uses promote a safe and high quality interface between the public and private realm

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- b) Position active uses to address main streets, streets and laneway frontages
- c) The lower levels of the building are designed to accommodate a range of tenancy sizes including smaller tenancies
- d) Buildings are designed for future adaptation.
- e) Internal communal areas or rooftop-podium spaces should be positioned and designed to maximise surveillance of and interaction with the public realm.
- f) Maximise the number of pedestrian building entries along street and laneway frontages to provide for public interaction and long term flexibility of tenancies.
- g) Parking and servicing does not negatively impact the public realm.



Rooftop spaces maximise surveillance of and interaction with the public realm

5.1.2 Development Controls

- 1) Design floorplates and floor to floor heights on the first two levels to allow for future adaptation.
- 2) Position active uses to address main streets, streets and laneways.
- 3) Car parking is located away from the street frontage and appropriately integrated into the building.
- 4) Locate site services and facilities satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures
 - i) Away from the street frontage,
 - ii) Integrated into the roof scape design and in a position where such facilities will not become a skyline feature at the top of any building, and

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- iii) Adequately setback from the perimeter wall or roof edge of buildings.
- 5) Provide elements of visual interest, such as display cases, or creative use of materials where fire escapes, service doors and equipment hatches cannot be avoided.
- 6) Where it is not possible to provide basement car parking, car parking may be located above ground.
 - i) Above ground parking is not to be visible from any boundary.
 - ii) At the front boundary, Car parking areas at or above ground level must be concealed by other uses with a minimum depth of 6m which front and activate the street.
 - iii) At side or rear boundaries Car parking areas at or above ground level must either be sleeved by other uses or concealed with high-quality facade treatments.
- 7) Carparking areas at ground must not detract from achieving pedestrian through site links

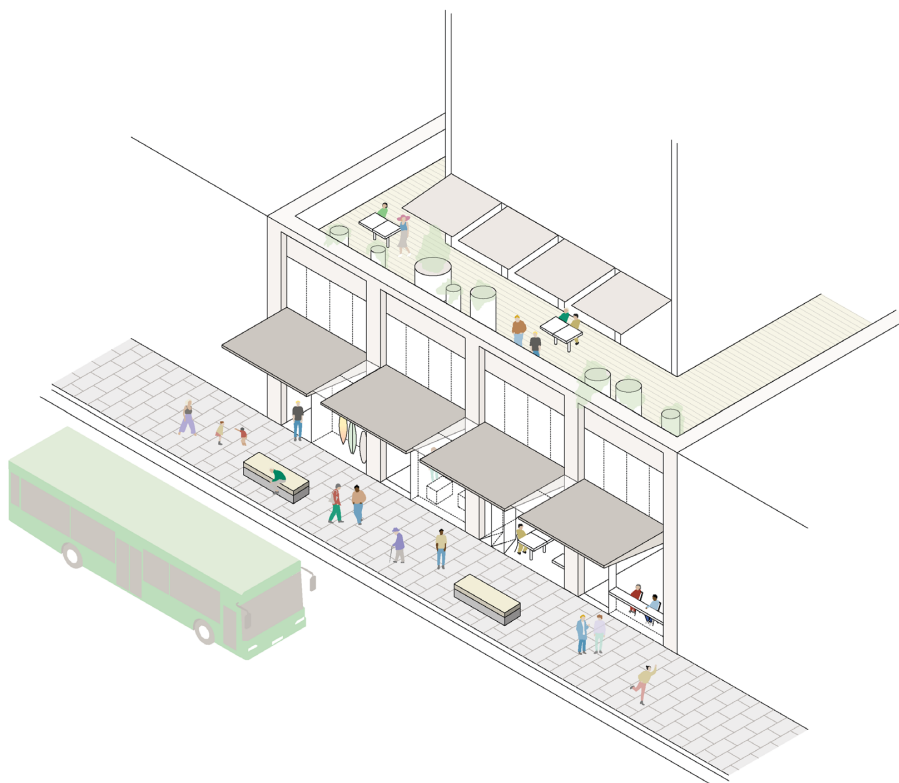


Figure 28: The relationship between the uses and the public domain must contribute positively to a people's experience of the city by creating spaces that are attractive, interesting, comfortable, safe, functional and accessible for all

5.2 Active street frontages

All development in the City Centre must address the street. A positive building address to the street improves the functionality of the building and the quality of the public domain for people. All uses

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can activate the street, however non-residential uses such as shops, studios, offices, cafes, recreation and community facilities tend to create the most active street fronts.

The Wollongong LEP 2009 requires non-residential active frontages throughout the City Centre's key retail and commercial streets and precincts. These are defined in the Wollongong LEP 2009 Active Frontages Map.

All ground floor frontages in the City Centre, including those outside the Wollongong LEP 2009 mapped zone, must add to the liveliness and vitality of the street, displaying active frontages which may be retail, commercial or residential.



Figure 29: A positive building address to the street improves the functionality of the building and the quality of the public domain for people

5.2.1 Objectives

- The City Centre's streets are lively and active places of social, civic and economic interaction.
- The space between the public street and the built form invites interaction and engagement providing both a seamless transition and an extension of the public domain.
- The street frontage and ground floor of buildings is prioritised for active use by people.
- Building frontages contribute to the use, activity, safety and interest of the public realm.
- Development allows for unobstructed views into the ground floor of buildings
- Development presents welcoming, engaging and active edges to streets and other public spaces at ground floor and the street frontages of lower storeys.

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No:

- Dark glazing or opaque transfers to façade conceals activity inside
- Raised entrances for commercial tenancies are not inclusive or accessible
- Awnings that don't shelter pedestrians
- Ramps protrude into public domain
- Lack of differentiation in materials to highlight ground floor



Yes:

- Clear glazing and operable facades
- Opportunities for passive surveillance
- Visually interesting activities and objects visible from the street
- Awnings which shelter pedestrians

Figure 30: Active frontages: improving the interface with the public domain

5.2.2 Development Controls

- 1) Non-residential uses are to be provided on the ground floor in the locations nominated on the Wollongong LEP 2009 Active Frontages map.
- 2) Non-residential frontages are to be designed with the ground floor level at the same level as the footpath. Entrances are accessed directly off the street, and not via an off street lobby or foyer.
- 3) Entrances to buildings with multiple tenancies are distributed along the street, rather than consolidated into a single entrance.
- 4) Development addresses the street with frontages at ground and on upper floors with physical openings including doorways, verandahs, terraces, windows and balconies.
- 5) Publicly accessible built form elements at ground are scaled for a positive human experience and provide amenity to pedestrians in the form of weather protection, seating and visual interest.
- 6) Colours, lighting and materials contribute to the vibrancy of the street and respond to the context.

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- 7) Ground floor tenancies are transparent and permeable and provide a seamless transition between public and private places and invite interaction and engagement.
- 8) Where non-residential floor plates must be elevated above street level for flood resilience, access between the street level and floor plate level shall be accommodated within the building footprint so that all ramps, stairs and associated handrails for the level transition occur behind the building facade and are not located in the public domain. This may also assist in the articulation of facades at street level
- 9) Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.
- 10) Provide adequate lighting of all pedestrian access ways, parking areas and building entries.
- 11) Comply with Table 5

Table 5: Active frontage controls

Location	Nominated on the Wollongong LEP 2009 Active Frontages Map	Not nominated on the Active Frontages Map
Uses on public domain frontage	Entries or display windows to shops and/or food and drink premises; open and transparent lobbies to commercial offices	Entries to shops, commercial offices or residential properties. Note: residential developments at ground are to provide individual entries to ground floor dwellings.
Transparency	A minimum of 70% of the ground floor frontage is to be clear glazing with a predominantly unobstructed view from the adjacent footpath to at least a depth of 6m within the building	No requirement
Preferred ground floor tenancy grain and width on Keira and Crown Streets	Fine grain: 6 - 12m (8-16 separate tenancy entries per 100m.	Grain is to reflect precinct character and be reflected in the modulation and materiality of the building.
Minimum ground floor floor-to-ceiling height	4m	3.3m
Provide Awnings	Fixed	As appropriate

5.3 Residential Frontages at Ground

Paired with commercial and retail uses residential can contribute positively to the activation of streets by providing a clear street address, direct access from the street, passive surveillance on to the street and landscaping.

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Figure 31: In the mixed use and residential zones residential development at ground contributes positively to the activation and safety of the street

5.3.1 Objectives

- Residential frontages contribute to the use, activity, safety and interest of the public realm.
- Residential interfaces are high quality and durable and add value to the public domain.
- Development sets a fine-grain rhythm and character to residential streets.
- A diversity in housing types and architectural styles creates an interesting and varied streetscape
- Residential development provides a clear distinction between private and public space
- New development brings life to the street with individual entries to ground floor dwellings, to provide passive surveillance and opportunities for social interaction.
- Planting or landscaped areas visually extend open areas at the lower levels.



Figure 32: Residential ground floors are raised for privacy



Figure 33: Individual entries activate the street.
Source: Toronto Draft Townhouse and Low-Rise Apartment Guidelines October 2015

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5.3.2 Development Controls

- 1) Ground and first floor residential uses should be designed as split level apartments or two-storey terrace houses with individual entries to the street and elevated for visual privacy
- 2) Ground setbacks should be designed to provide privacy and amenity at ground with abundant, quality landscaping. Residential at ground floor levels should be raised 0.6 - 1.4m above street level to provide visual privacy.
- 3) Basements are not to encroach forward of the building setback so that landscape areas can provide adequate soil volume for successful tree growth.
- 4) Building setbacks of new developments are to accommodate existing street trees.
- 5) Private open spaces addressing the street may be raised or at street level. The top of any fencing to private open space is not to exceed 2m above street level so as not to obstruct casual surveillance.
- 6) Locate communal access points perpendicular to the street
- 7) Dwellings are to be designed and laid out so that every 6m a dwelling, communal space or other high use space provides opportunities for direct surveillance of the adjacent street or public domain.
- 8) Provision for bin storage is to be provided in a concealed location which does not face the street.

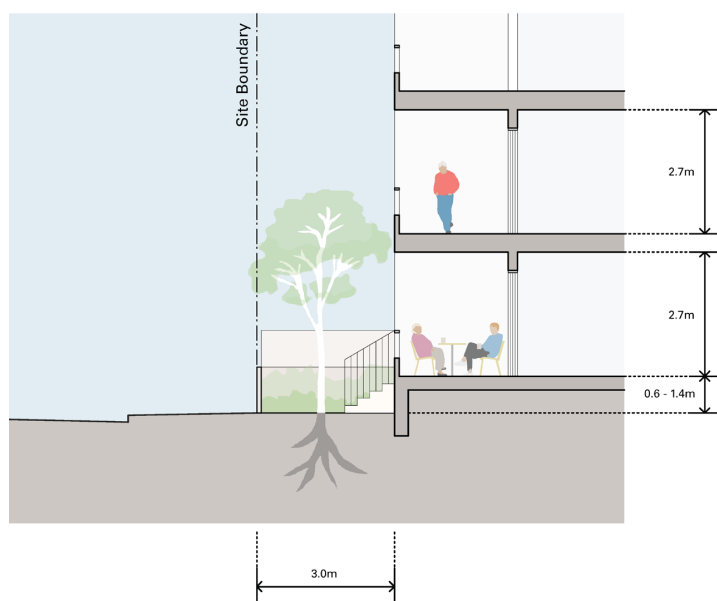


Figure 34: Residential at ground floor levels should be raised 0.6 - 1.4m above street level to provide visual privacy

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5.4 Materials - Character

Wollongong's cityscape and public domain is defined by its buildings, streets and public places. The quality of these places is influenced by the character and performance of the materials that make up the built fabric.

5.4.1 Objectives

To ensure that new buildings in Wollongong:

- a) contribute positively to the streetscape and public domain by means of high quality architecture and robust selection of materials and finishes.
- b) provide richness of detail and architectural interest especially at visually prominent parts of buildings such as lower levels and roof tops.
- c) present appropriate design responses to nearby development that complement the streetscape.
- d) maintain a pedestrian scale in the articulation and detailing of the lower levels of the building.

5.4.2 Development Controls

- 1) A materials sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge.
- 2) Material choice must reflect the character of the precinct.
- 3) Materials and finishes selection is to be appropriate to adjoining buildings (particularly heritage buildings).
- 4) External walls should be constructed of high quality and durable materials and finishes with 'self- cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.
- 5) To assist articulation and visual interest, avoid expanses of any single material.
- 6) Limit opaque or blank walls for ground floor uses to 30% of the street frontage.
- 7) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.
- 8) Glass at street level is to be clear to allow visual connection between inside and outside. Tinted glass of any kind will not be accepted at ground level.
- 9) The materials and design of service elements such as plant rooms, lift overruns and service entries is to be integrated into the overall architecture of the building.

5.5 Materials – Reflectivity

Reflective materials used on the exterior of buildings can result in undesirable glare for pedestrians and potentially hazardous glare for motorists. Reflective materials can also impose additional heat load on other buildings. The excessive use of highly reflective glass should be discouraged. Buildings with a glazed roof, façade or awning should be designed to minimise hazardous or uncomfortable glare arising from reflected sunlight.

5.5.1 Objectives

- a) Development is to restrict the reflection of sunlight from buildings to surrounding areas and

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buildings.

5.5.2 Development Controls

- 1) New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
- 2) Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%.
- 3) Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.
- 4) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level

5.6 Materials –Sustainable Buildings

5.6.1 Objectives

- a) Building components are to be designed for, in order of priority, longevity, adaptation, disassembly, re-use and recycling.
- b) Development must use materials that are environmentally sustainable whenever available.
- c) The amount of materials used in the construction of a building is to be minimised.

5.6.2 Development Controls

- 1) Development is to prioritise the use of building materials, fittings and finishes that:
 - i) have been recycled;
 - ii) are made from or incorporate recycled materials; and
 - iii) have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme.
- 2) The amount of material required for a building are to be minimised through:
 - i) exposing structures to reduce the use of floor, ceiling and wall cladding and finishes;
 - ii) naturally ventilating buildings to reduce ductwork;
 - iii) providing waterless urinals to reduce piping;
 - iv) using prefabricated components for internal fit outs;
- 3) Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment are to be avoided.

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5.7 Awnings

Awnings are roof structures that project over the footpath to provide weather projection for passing pedestrians, entries to buildings and outdoor activities such as dining. They encourage pedestrian activity along streets and, in conjunction with active edges, support and enhance the pedestrian experience.



Figure 35: Awnings encourage pedestrian movement and staying activities by providing shelter

5.7.1 Objectives

- a) Encourage pedestrian activity along streets to support and enhance the vitality of the local area.
- b) Increase the usability and amenity of footpaths by providing a consistent and safe path of travel with shelter to pedestrians from sun and rain.
- c) Ensure street awning designs provide reasonable levels of natural and/or artificial lighting to footpaths and to ground floor spaces within buildings.
- d) Ensure street awning designs are of a high architectural merit, are consistent with surrounding streetscape elements, reduce visual clutter and provide visual continuity to the streetscape.
- e) Encourage the conservation, restoration, reconstruction or reinstatement of street awnings that are of heritage significance

5.7.2 Development Controls

- 1) Awnings are to be provided along the streets mapped as Active Frontages on the Wollongong LEP 2009 Active Frontages Map
- 2) Notwithstanding the extent of awnings required by the Active Frontages Map, where the building is sited on a street corner, awnings must wrap around corners for a minimum 6m.
- 3) New awnings are to be compatible with the scale and architectural features of the building and adjacent buildings to maintain continuity along the entire street.
- 4) Reconstruction or renovation of existing awnings must retain any significant fabric, for example pressed metal soffits
- 5) Where the provision of an awning would have a major adverse impact on the consistency of

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development within a heritage conservation area or adjacent to a heritage item, they may not be required, as determined in consultation with the determining authority.

- 6) Awnings are to be cantilevered and non-trafficable.
- 7) Provide under awning lighting to facilitate night use and to improve public safety. Lighting fixtures are to be recessed into the awning. All wiring and conduits are to be concealed.
- 8) Gutters are to be concealed from the footpath. Downpipes are to be fully concealed within the ground floor frontage of the building.
- 9) Steeply sloped, arched or barrel-vaulted awnings are not permitted.
- 10) The conversion of awnings to verandahs or balconies is not permitted.
- 11) Awnings are to:
 - i) be horizontal in form
 - ii) have a minimum soffit height of 3.2m and maximum of 4.2 metres above the footpath,
 - iii) be a minimum of 2.4 metres deep (dependent on footpath width),
 - iv) ensure steps for design articulation or to accommodate sloping streets are integral with the building design and do not exceed 700mm,
 - v) be low profile, with slim vertical fascias or eaves (generally not to exceed 350mm height)
 - vi) have a maximum slope of 5 degrees sloped towards the building so that gutters and downpipes are not required at the street edge.
 - vii) be setback at least 1.2m from the back of the kerb to accommodate street tree.

5.8 Landscaping and Greening on Structures

Landscaping includes the planning, design, construction and maintenance of all utility, open space and garden areas. Greening on structures includes green roofs and walls and other landscaping not on natural ground. Good landscaping provides breathing space and enhances air quality in City Centres. More importantly it delivers passive and active recreational opportunities and an improved public realm experience by activating streets, through-site links and public spaces. It is fundamental to the amenity and quality of life for residents and workers.

Greening in our urban environment can reduce energy consumption and carbon emissions, increase the value of residential property, and is key to attracting high value commercial investment to our city.

5.8.1 Objectives

- a) Ensure landscaping is part of the design process from the outset to ensure it is a fully integrated part of the development.
- b) Reduce urban heat load, increase canopy coverage, and ground absorption of water.
- c) Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.
- d) Improve the microclimate of open space within developments.
- e) Ensure the landscape design is appropriate for the use of the building function and creates a variety of functional spaces that allow a flexibility of program for users.

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- f) Ensure landscaped areas are useable and maintainable spaces that contribute to the existing landscape character of the street.
- g) Encourage the establishment and healthy growth of trees in urban areas.
- h) Use landscaping to contribute to the quality and amenity of the public and private domain.

5.8.2 Development Controls

- 1) Development is to comply with the provisions of the Wollongong DCP 2009 Chapter E6 Landscaping and E17 Preservation and Management of Trees and Other Vegetation.
- 2) Development including the public Domain is to comply with the provisions of the Wollongong City Centre Public Domain Manual.
- 3) Provision of all landscape components of residential apartment development shall comply with the requirements of the Apartment Design Guide.
- 4) In addition to requirements set out elsewhere in this DCP, Landscape Plans and supporting documents must demonstrate:
 - i) How the design and location of landscaped spaces responds to the availability of summer shade and winter sun and that chosen vegetation complements this seasonal change
 - ii) How impervious areas have been minimised to facilitate rainwater infiltration.
 - iii) How landscaping and tree placement in public or communal areas facilitates safe movement and use by people.
 - iv) How tree selection and placement of trees in public footpaths has considered the preservation of key views along streets
- 5) Where non-residential components of mixed-use development result in full site coverage and there is no capacity for water infiltration, the deep soil component must be provided on structure, in accordance with the provisions of DCP Chapter B3 Mixed Use Development Section 4.12.2. In such cases, compensatory stormwater management measures must be integrated within the development to minimise stormwater runoff.
- 6) Where setbacks from side and/or rear boundaries are required at ground, landscaping is to be included within these setbacks to reduce urban heat, increase canopy cover, facilitate water filtration, improve the microclimate and enhance biodiversity. This landscaping is to be designed to compliment the active users of these spaces, including pedestrian and vehicle movements where relevant.
- 7) Existing trees and vegetation are to be retained and protected wherever practical by locating built elements, paved areas, underground services and external structures where there will be minimum impact on the growing conditions needed by those trees.
- 8) A long-term landscape management plan must be provided for all landscaped areas, particularly any deep soil landscape zone. The plan must outline how landscaped areas are to be maintained for the life of the development, considering`.
- 9) On Key Sites and sites with frontages exceeding 55m in width, existing underground services within the footpath shall be relocated to ensure adequate space for new street trees behind the kerb.

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5.9 Publicly accessible spaces

The urban environment is shaped by a complex interrelationship between a wide range of stakeholders – public and private. The public domain includes streets, footpaths, parks, plazas and some publicly owned buildings. Many publicly accessible private spaces in the city act as de-facto public domain, and extend the amenity and spatial dimension of the public domain. These spaces include building forecourts, colonnades, arcades, through site links and publicly accessible courtyards that have a connection to the street.

Good public spaces make people feel safe and secure. They are healthy and vibrant environments for people to enjoy. Publicly accessible areas of private developments, as well as the footpaths, lanes and other open spaces they interface with, must be positive extensions of the public domain.

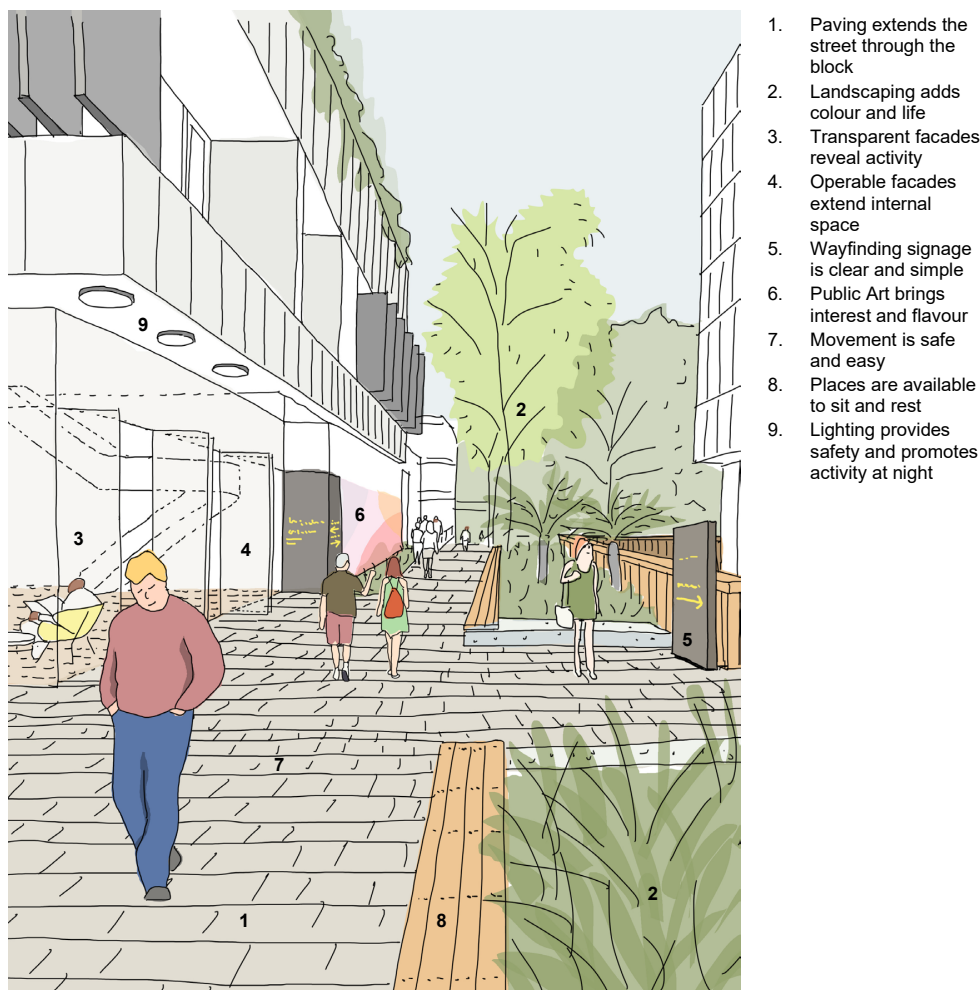


Figure 36: Publicly accessible spaces are healthy and vibrant environments for people to enjoy.

5.9.1 Objectives

- a) Achieve desirable publicly accessible open spaces with high levels of amenity and design quality.
- b) Achieve publicly accessible open spaces that are inclusive of needs and desires of key community groups such as children, young people, older people, people on low incomes and

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people with a disability.

- c) Achieve publicly accessible open spaces that are safe.
- d) Achieve publicly accessible open spaces that reinforce and increase the permeability of the City Centre to increase walkability.
- e) Publicly accessible private spaces visually and physically extend the street.
- f) Achieve publicly accessible open spaces that are activated throughout the day and night.
- g) Achieve publicly accessible open spaces that are attractive aesthetically.
- h) Achieve publicly accessible open spaces that are attractive functionally to allow casual meeting, socialising, various activities and events.
- i) Achieve publicly accessible open spaces that have an appropriate mix of hard and soft landscaping based on the character of the development and precinct in which they sit.

5.9.2 Development Controls

- 1) Any development requiring works to be carried out in the public domain in Wollongong City Centre will be subject to compliance with the requirements of the City Centre Public Domain Technical Manual.
- 2) Publicly accessible open spaces include clear, accessible, safe and convenient linkages to each other
- 3) Publicly accessible open spaces restrict vehicular movements except for public transit, emergency vehicles, servicing and vehicular drop-off, and special events.
- 4) The paving treatment of publicly accessible private spaces is to comply with the City Centre Public Domain Technical Manual.



- 1. Paving extends the street into the site
- 2. Landscaping adds colour and life
- 3. Transparent facades reveal activity
- 4. Movement is safe and easy
- 5. The building alignment clearly communicates the publicly accessible area

Figure 37: Publicly accessible spaces are healthy and vibrant environments for people to enjoy.

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5.10 Public Art

Public Art enhances the visual quality and cultural influence of both the private and public domain. It contributes to people feeling positive about their surroundings.

Public art is a defining quality of dynamic, interesting and successful cities. The City recognises the cultural and economic benefits by integrating public art into the urban fabric. Well- integrated ecologically sustainable public art is encouraged in new development within the City Centre. Developers, architects, landscape architects and artists play a key role in shaping the city and should be involved in producing public artworks.



Figure 38: Public art enhances the visual quality and cultural influence of the public domain. Artist credit: Mike Hewson



Figure 39: Artist credit: SMUG (demolished 2025)

5.10.1 Objectives

- To promote the inclusion and integration of site specific public artworks within developments which are accessible to the public, make a positive contribution to the urban environment and add to the culture of the City.
- Contribute to the physical attractiveness and diversity the public realm of Wollongong City Centre.
- Increase the number of high-quality public artworks in private developments.
- Ensure that public art is an integrated and cohesive part of new development.
- Deliver essential infrastructure in creative and innovative ways through the use of public art.
- Provide the opportunity to interpret and express Wollongong's historical and cultural themes.

5.10.2 Development Controls

- Public Art, or publicly accessible spaces for the exhibition of art, are required in developments valued at \$3,000,000 or more on key sites and sites of 5,000m² or more.
- A detailed Public Art Plan is to be submitted with development applications where Public Art is required.

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- 3) Public Art must comply with the Wollongong City Council Public Art Council Policy (available on request).
- 4) The Public Art Plan is to demonstrate how high-quality artworks will be included within the development in a publicly accessible or visible location.
- 5) Public Art is to be site-specific with ideas generated as a result of a deep understanding of the site, based on research and analysis, and must therefore enhance the particular site of the development as well as the city as a whole.
- 6) Public Art is to be visible to the broader community and enrich both the public and private domain.
- 7) Public Art is to be well designed and visually interesting and made by artists or organisations that are skilled in the selected field.
- 8) Construct Public Art of materials that are hard wearing, resistant to vandalism and require minimal maintenance.

5.11 Acoustic Privacy

Acoustic privacy is a measure of sound insulation between parts of a building and between external and internal spaces.

Late night trading premises are an important part of Wollongong's social and cultural life and play an important role in contributing to the City Centre's economic growth. City Centre development supports the growth of the night time economy through good design which enables both a vibrant night time economy and acoustic amenity for residents.

5.11.1 Objectives

- a) ensure a high level of acoustic amenity for occupants within residential apartments and / or serviced apartments.
- b) ensure that the City Centre's evening economy is supported by well designed buildings which mitigate against acoustic impacts

5.11.2 Development Controls

- 1) Residential apartments should be arranged to minimise noise transition between apartments by:
 - a) Locating busy, noisy areas next to each other and quieter areas, next to other quieter areas (eg living rooms with living rooms and bedrooms with bedrooms);
 - b) Using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; and
 - c) Minimising the amount of party (shared) walls with other apartments.
- 2) All residential apartments should be designed and constructed with double-glazed windows and / or laminated windows, solid walls, sealing of air gaps around doors and windows as well as insulating building elements for doors, walls, roofs and ceilings etc; to provide satisfactory acoustic privacy and amenity levels for occupants within the residential and / or serviced apartment(s).
- 3) Noise transmission from common corridors or outside the building is to be minimised by providing seals at entry doors.
- 4) To assist acoustic control of sound transmission between units:

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- a) A common wall shall have a Field Sound Transmission Class (FSTC) of not less than 50 if it separates;
 - i) Sole occupancy units,
 - ii) A sole occupancy unit from a plant room, stairway, public corridor, hallway or the like.
 - b) A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, shall have an FSTC of not less than 55.
 - c) A floor separating sole occupancy units must not have an FSTC less than 50.
- 5) To assist acoustic control of impact noise between units:
- a) A floor shall have an Impact Isolation Class (IIC) of not less than 50 if it separates;
 - i) Habitable rooms of sole occupancy units
 - ii) A sole occupancy unit from a plant room, stairway, public corridor, hallway or the like.
 - b) A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, shall have an FSTC of not less than 55.
 - c) Walls between sole occupancy units shall comply with the impact sound resistance standards specified in the NCC.
- 6) All residential buildings and serviced apartments are to be constructed so that the repeatable maximum L Aeq (1 hour) level not does exceed the following levels:
- a) In a naturally ventilated - windows closed condition:
 - i) Sleeping areas (night time only: Hours - 2200-0700) - 35dB (ii) Living areas (24 hours) - 45dB
 - b) In a naturally ventilated - windows open condition, (ie, windows open up to 5% of the floor area, or attenuated natural ventilation open to 5% of the floor area):
 - i) Sleeping areas (night time only: Hours - 2200-0700) - 45dB
 - ii) Living areas (24 hours) - 55dB
 - c) The following repeatable maximum L Aeq (1 hour) levels shall not be exceeded when doors and windows are shut and mechanical ventilation or air conditioning is operating:
 - i) Sleeping areas (night time only: Hours - 2200-0700) - 38dB
 - ii) Living areas (24 hours) - 46dB
- Note:** These levels correspond to the combined measured level of external sources and the ventilation system operating normally.
- 7) The Statement of Environmental Effects (SEE) accompanying the development application must demonstrate that the abovementioned noise criteria for windows to sleeping areas and living areas, and Field Sound Transmission Class (FSTC) criteria for walls and floors, have been met for each residential apartment or serviced apartment in the development through the provision of appropriate acoustic treatment measures.
- 8) The proposed acoustic measures must also be shown on the required architectural floor layout and elevation plans for the development. Alternatively, the Statement of Environmental Effects

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(SEE) may include an acoustic impact assessment study which outlines alternative acoustic treatment measures for any residential apartments and / or serviced apartments in the development. The acoustic impact assessment study must be carried out by a suitably qualified and experienced acoustic consultant (ie a person who is a Member of the Australian Acoustical Society, the Institution of Engineers or the Association of Australian Acoustical Consultants).

5.12 Car parking requirements

High volume traffic affects a number of streets, placing pressure on the City Centre and decreasing the quality of streets for people. Movement in the City Centre is to prioritise pedestrians and their access to public and active transport.

5.12.1 Objectives

- a) Prioritise the City Centre for pedestrians.
- b) Reduce the number of vehicles using the core of the City Centre.
- c) Encourage mode shift to public and active transport.
- d) Provide car parking spaces that are adaptable to future uses.

5.12.2 Development Controls

- 1) Parking rates for cars, motorcycles and bicycles for developments within the City Centre are to be provided as per Part E3 of this DCP.
- 2) Notwithstanding the above control;
 - i) car parking rates on sites incorporating the adaptive use of heritage listed buildings may be subject to a reduction at the discretion of the determining authority (applied to the uses within the heritage building only).
- 3) Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking.
- 4) Car parking areas are to be integrated into the design of the building.
- 5) Car parking is not to be visible at ground level, or on any level up to street frontage height, from any street frontage.
- 6) Above ground carparking levels are to have floor to floor heights that will allow them to facilitate other uses in the future. Any car parking levels provided in a mixed-use building at ground or first floor level are to facilitate a potential future floor to ceiling height of 3.3m. Carparking levels above the first floor are to facilitate future floor to ceiling heights of 2.7m.
- 7) Vehicle access is to meet the requirements of Vehicular Footpath Crossings.
- 8) Ventilation grilles and associated elements are to be:
 - i) integrated into the overall façade and landscape design of the development,
 - ii) not located on the primary street façade, and
 - iii) oriented away from windows of habitable rooms and private opens space areas.

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5.13 Vehicular Footpath Crossings

A vehicular footpath crossing includes any driveway or other vehicle access-way that crosses a paved pedestrian footpath.

Footpaths in the City Centre are prioritised for pedestrians. The design and location of vehicle access points should promote safe walkability and maintain the visual continuity of the streetscape.

5.13.1 Objectives

- a) Vehicle access points prioritise pedestrian movement
- b) Vehicle access points minimise disruptions to pedestrian movement
- c) Vehicle entry points do not dominate the design of buildings

5.13.2 Development Controls

- 1) No additional vehicle entry points will be permitted along the streets mapped as Active Frontages on the Wollongong LEP 2009 Active Frontages Map.
- 2) Redevelopment of sites with a dual frontage including one frontage impacted by the restrictions made by the above control, and one not impacted, are to remove existing entries where restrictions apply and locate entries on the alternate street frontage.
- 3) In all areas not mapped as Active Frontages, a maximum of one vehicle access point will be permitted.
- 4) Vehicle access is to be provided off lanes and minor streets rather than primary street frontages to limit conflicts with pedestrian and cyclist activity.
- 5) Vehicle access to heritage building will be assessed on a case-by-case basis by the determining authority.
- 6) Vehicle access driveways and ramps are to be perpendicular to the kerb alignment.
- 7) Driveway grades to be consistent with adjoining footpaths to ensure a continuous path of travel for pedestrians.
- 8) Changes in driveway grade may commence inside the site boundary except where a ground floor setback for wider footpaths and/or street planting is imposed. In these cases the driveway grade must be consistent with the footpath for the extent of the setback.
- 9) Any development requiring works to be carried out in the public domain will be subject to compliance with the requirements of the City Centre Public Domain Technical Manual.
- 10) All driveways and vehicle ramps shall comply with the relevant Australian Standards and the requirements of the Wollongong City Council Standard Engineering Drawings.
- 11) Where practicable, adjoining buildings are to share or amalgamate vehicle access points. Internal on-site signal equipment is to be used to allow shared access. Where appropriate, new buildings should provide vehicle access points so that they are capable of shared access at a later date
- 12) If adjacent to a residential development setback a minimum of 1.5m from the relevant side property boundary.

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6. ENERGY MANAGEMENT

6.1 General

This section deals with energy use and efficiency.

6.1.1 Objectives

To satisfy the aims of the Wollongong LEP 2009, support the achievement of design excellence, reinforce the objectives of Wollongong DCP Chapter A2 Ecologically Sustainable Development, this section aims to;

- a) Support the achievement of design excellence
- b) Ensure environmental impacts related to energy use are managed in a sustainable and economical way,
- c) Ensure a healthy internal and external environment,
- d) Support a sustainable supply of energy resources, and
- e) Contribute to the achievement of Net Zero carbon emissions by 2050

6.2 Energy efficiency

The ability of development to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of the buildings, provide increased amenity to occupants and reduce carbon emissions and, with them, the cost of supplying energy.

6.2.1 Objectives

- a) To reduce the necessity for mechanical heating and cooling.
- b) To minimise carbon emissions.
- c) To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sun.

6.2.2 Development Controls

- 1) Development is to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures. These may include:
 - i) building orientation,
 - ii) location and thermal properties of glazing,
 - iii) natural ventilation,
 - iv) appropriate use of thermal mass and insulation and
 - v) external shading, including vegetation.
- 2) Development is to be designed to enable the efficient operation of:
 - i) mechanical space heating and cooling
 - ii) hot water reticulation

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iii) artificial lighting

- 3) Development Applications for relevant non- residential developments must demonstrate compliance with SEPP Sustainable Buildings energy performance standards by providing a NABERS Commitment to Rate or Commitment Agreement or equivalent.
- 4) Development Applications for residential development must demonstrate compliance with SEPP Sustainable Buildings energy performance standards by providing a BASIX certificate.

6.3 Energy supply

All electric buildings are more energy efficient, economical and healthier for occupants.

All electric buildings reduce construction and operating costs through the elimination of gas pipes and metering and ongoing connection and usage charges.

The combustion of natural gas in homes for cooking and space heating is linked to 12% of asthma cases in Australia (Knibbs et.al.,2018). Using alternative energy sources such as electricity improves indoor air quality and has enduring health benefits for occupants.

6.3.1 Objectives

- a) To improve air quality within the built environment and promote health by reducing exposure to air pollutants.
- b) To ensure new development is energy efficient and therefore cost effective for occupants over the long term, and can avoid future costs of electrification or remaining on the fossil fuel gas network.

6.3.2 Development Controls

- 1) Development applications for new buildings submitted after June 30 2026 are to demonstrate that they will only use electricity (grid provided and on-site renewables) for all energy requirements associated with normal operations.
- 2) Where it is demonstrated that the intended use of the building requires a process or equipment that is not able to be served by electricity or other renewable energy source, fossil fuels (such as gas) may be provided to operate that service only. Evidence shall be provided with the application to confirm that an adequate alternative is not technically possible or feasible.

7. WATER CONSERVATION

The integration of water-saving and reuse measures into development design is critical for reducing the reliance on potable water supplies, supporting climate adaptation, and lowering long-term operational costs for property owners. By incorporating water conservation and Water Sensitive Urban Design (WSUD) principles, development will deliver measurable benefits to building occupants, the environment, and the broader community.

7.1.1 Development Controls

- 1) Water efficiency and WSUD measures shall be provided in accordance with the requirements stated in the Chapter E15 – Water Sensitive Urban Design (WSUD) in Part E of this DCP.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Land Use		
Findings		
<ul style="list-style-type: none"> Current land use controls could result in a City filled with residential development, compromising long term employment growth. The retail core is spread out too far, which results in empty shopfronts and creates inactive streets. The City's cultural identity is diversifying to support City life. 		
Objectives		
<p><i>A vibrant and growing Regional City</i></p> <p>Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth supports Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.</p>		
Directions	Strategies	Implementation Actions and Notes
1 Prioritise jobs growth and establish a resilient commercial core	1.1 Define and strengthen the role of the E2 Commercial Centre Zone for employment	<p>1.1.1 LEP: Amend the boundaries for the E4 and MU1 zones for the City Centre based on <i>Commercial Core Diagram</i> Pg68 UDF (with zone names amended to current)</p> <p>1.1.2 LEP: Introduce a provision to retain the existing quantum of employment generating floorspace (certain uses) upon redevelopment to protect existing employment generating floorspace supply.</p> <p>Notes</p> <p>A The UDF recommendation to remove high density residential development from the objectives of the E2 Commercial Centre zone was implemented by the State Government during the Employment Zones Reform, strengthening the role of E2 for employment. The Employment Zones Reform amended the names, objectives and land use tables of the former Business and Industrial Zones.</p> <p>B The UDF recommendation to introduce of a minimum 30% non-residential FSR in the E2 zone was cautioned by subsequent analysis by SGS during the Wollongong Retail and Business Centres Strategy. Vertical Mixed Use developments (residential on top of office) have been observed to have limited leasing and operational success. This recommendation will not be pursued.</p>
	1.2 Safeguard land for an A-Grade Office Towers	<p>Notes</p> <p>C The UDF recommendation to quarantine a portion of land for non-residential development where medium and large-scale commercial outcomes are incentivised to provide a critical mass of commercial activity was supported by subsequent analysis by SGS during the Wollongong Retail and Business Centres Strategy. The location of this precinct/s is subject to further analysis to determine the impact of recent mixed use development approvals in the area previously proposed, and the potential of clusters created by recent office development approvals and construction elsewhere. Further analysis is also needed to determine the current and future demand for office floorspace subsequent to 30,000sqm delivered in last 4 years and changes to office requirements post COVID. Progress in subsequent package.</p> <p>D The UDF recommendation to align height and floorspace controls in the above quarantined area will not be pursued until the location is confirmed.</p>
	1.3 Pursue incentives for commercial development	<p>1.3.1 Development Contributions Plan: Apply a discount of 1% on Development Contributions for Commercial Developments in the City Centre Levy area (reduced from 2%).</p> <p>1.3.2 Delay the payment of contributions for Office premises development over \$20M until occupation certificate</p> <p>Notes:</p> <p>E The UDF recommended reducing the requirement for car parking in commercial office and business developments in the E2 Commercial Centre to a minimum of one space per 120 m2 (from one space per 60 m2) and a maximum of 1 space per 60m2. The City Centre Movement and Place Plan is in development, which was endorsed for exhibition on 24 June 2024. The current draft document recommends reducing parking rates in alignment with 1.3.1. This action has been completed as part of the update to DCP Chapter E3, adopted 26 May 2025, in force 10 June 2025.</p>
2 Develop active commercial streets that respond to character	2.1 Promote commercial diversity in buildings while protecting the character of historic retail streets and precincts	<p>2.1.1 DCP: Amend DCP to include Precinct character statements and objectives including for streets.</p> <p>2.1.2 DCP: Protect the character of historic retail streets and precincts with new built form controls including for street frontage heights.</p> <p>2.1.3 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone.</p>

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Land Use		
		<p>Notes</p> <p>E The UDF proposed to define the desired future character for key retail streets and precincts by amending built form controls and heritage listings (connected to Direction 4). The amendments proposed above in 2.1.1 - 2.1.3 are to be included in this phase of implementation. No changes to Height and FSR (as proposed through Direction 4) have been included in this phase of amendments. Note also that a number of new City Centre Heritage listings informed by the UDF were proposed and exhibited, then included in the LEP on 12 August 2022. See notes on Strategy 4.3.</p>
	2.2 Only require non-residential ground floors on key active City Centre streets	<p>2.2.1 LEP: Include an Active Frontages map for the City Centre area in the WLEP. The map will be linked to Clause 7.19 which will provide the requirements for developments with this mapping, including non-residential uses at ground. This will then over-ride Clause 7.13 which currently requires a non-residential ground floor throughout the E2 and MU1 zones.</p>
	2.3 Develop planning controls that support a balance between night-time economy and residential city living	<p>Notes</p> <p>F The Wollongong CBD Night Time Economy Council Policy was updated in 2023. Various State Government incentives are now available via the Vibrancy Reforms. Council is participating in ongoing consultation in relation to these reforms. Draft DCP controls for night-time economy and residential colocation need to re-evaluated against these policies. This work will be ongoing.</p>
3 Plan for a variety of housing to support a lively and inclusive city	3.1 Guide residential development in the right locations	<p>3.1.1 LEP: To achieve additional housing supply around the City Centre a amend the LEP to permit residential flat buildings to be delivered in the MU1 Mixed Use zone where there is no active frontage control. Amend the LEP to outline that Clause 7.13 does not apply to the Wollongong City Centre.</p> <p>3.1.2 DCP: Introduce a new section in the Wollongong City Centre DCP to address the design of residential uses at ground. This should be clearly separated from the requirements of the active frontage control under the LEP and consider the appearance of buildings, contribution to the streetscape, activation of the public domain, privacy and gardens.</p> <p>Notes</p> <p>G The implementation action 1.1.1 to amend the boundary of the E2 and MU1 zones is also linked to this Strategy</p>
	3.2 Leverage opportunities for public benefit improvements through development	<p>Notes</p> <p>H The UDF recommended leveraging residential development contributions to deliver public domain improvements, new connections and open space. Amending the EP&A regs and City Wide Development Contribution Plan to expand the additional 1% City Centre Levy Development Contribution area to include the extent of the amended E2 and MU1 zones has been considered. The 2025/26 review of the City Wide Development Contribution Plan will test the proposed amendment in the current development climate and review the references to the retired Civic Improvement Plan and related planning in relation to this levy.</p>
	3.3 Encourage a diversity of housing including Affordable Rental Housing and Student Housing	<p>Notes</p> <p>I The UDF recommended preparing an affordable housing scheme for the City Centre. Council has since endorsed a draft Affordable Housing Policy and Procedures, and endorsed an Affordable Housing Development Contributions Scheme which will apply to the LGA, superseding this action.</p> <p>J The UDF recommended Council engage with student housing providers to identify and implement incentives for development in the City Centre. Since adoption of the UDF the UOW has divested several off-site student housing properties, choosing to consolidate most accommodation on the main campus site. The LEP permits Student Housing throughout the City Centre.</p>

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
Findings		
<ul style="list-style-type: none"> General development controls don't respond to the character and historic qualities of places in the City. The planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City. The City's development controls do not promote development that defines a city skyline or enhances the unique natural setting. Developments favour maximising building development controls over design quality, producing a less attractive City. 		
Objectives		
<p><i>An attractive and diverse city in a unique natural and historic setting</i></p> <p>Clear planning controls preserve the unique historic character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline, celebrates the natural setting and is human scale.</p>		
Directions	Strategies	Implementation Actions and Notes
4 Grow a legible city that supports a distinctive and evolving character	4.1 Plan for diversity in form and renewal at all scales	<p>4.1.1 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone.</p> <p>4.1.2 LEP: Amend Clause 7.14 Minimum site width with reference to Residential Flat Buildings from 24m to 21m to bring it into alignment with the SEPP (Housing) 2021 (TOD amendment)</p>
		<p>Notes</p> <p>K The UDF recommended amendments to the floor space ratio map and Clause 4.4A to introduce a place based approach to FSR controls (rather than a land use and site size approach). These amendments are being reviewed in light of development approvals in place since the adoption of the UDF, and the range of State Government Policies now in place seeking to uplift floorspace controls for residential development.</p>
	4.2 Plan for building envelopes that preserve amenity and support the desired future character	<p>Notes</p> <p>J The UDF recommended amending LEP height of building controls to:</p> <ul style="list-style-type: none"> a Create a prominent commercial spine. b Transition heights down to the Foreshore and lower scale city fringe. c Maintain views to the escarpment from key locations. d Respond to the desired built form character. e Align with development potential (FSR and lot size). <p>These amendments are being reviewed in light of development approvals in place since the adoption of the UDF, and the range of State Government Policies now in place seeking to uplift height of building controls for residential development.</p>
	4.3 Preserve buildings and places of significant character values for the enjoyment of future generations	<p>Notes</p> <p>K The UDF recommended preparing a Wollongong City Centre Heritage Study to identify additional items for listing in the LEP. After adoption of the UDF 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. This proposal recommended listing additional local heritage items in the City Centre. The Planning Proposal was exhibited in Sept 2021 and On 6 June 2022, Council resolved to prepare a final planning proposal to submit to the Department of Planning to amend Schedule 5 of the Wollongong Local Environmental Plan (LEP) 2009 and associated Heritage Maps to list an additional 15 heritage items. The Local Environmental Plan amendment was notified on 12 August 2022. This notice formally brought the local heritage listings into effect. One listing was delayed and is addressed in action 4.3.1 below.</p>
		<p>4.3.1 LEP: Progress listing of 100-120 Keira Street which was removed from the wider Wollongong City Centre heritage listings project (2022) in order to resolve related ownership and lot boundary issues.</p>
	4.4 Preserve views to the escarpment, ocean, natural and built heritage.	<p>4.4.1 DCP: Update the Wollongong City Centre DCP key views diagram and controls to consolidate existing controls spread through the document and maximise key view corridors within the constraints of the existing height controls.</p> <p>4.4.2 DCP: Amend built form controls including side setbacks and setbacks above street wall preserve views between buildings to significant natural landscape and built form.</p>

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
5 Strengthen and simplify planning controls to promote built form diversity in response to people and place	5.1 Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks	<p>5.1.1 DCP: Update the Wollongong DCP minimum side and rear setbacks table to preserve and open up public views of significant built form, open spaces and natural features available from and around the site, and improve visual permeability along longer blocks.</p> <p>5.1.2 DCP: Update the Wollongong DCP to amend maximum floor plates and building depths. Retain existing maximum floor plate sizes for commercial (1,200m² GFA) but increase maximum building depth to 30m to allow for greater variety of tower forms. Decrease maximum floor plate size for residential development to 750m² GFA to ensure tower slenderness. Increase maximum building depth to 21m to allow for a typical residential apartment layout.</p> <p>5.1.3 LEP: Update the Wollongong LEP to remove the minimum building separation distances for residential development (deferring to the ADG) and to remove the requirement for 0m separation below street wall in the E2 Commercial Centre zone.</p>
	5.2 Develop controls for floor to ceiling heights that ensure good amenity and adaptability	<p>5.2.1 DCP: Update the Wollongong DCP to include following recommended minimum floor-to-ceiling heights to achieve a high level of internal and external amenity and flexibility at ground floors.</p> <ul style="list-style-type: none"> i Ground: minimum 4m for all ground floor uses in active frontage areas. 3.3m for all other areas. As per ADG for residential. ii Level 1 and above: 3.3m for commercial. As per ADG for residential.
	5.3 Develop controls that provide guidance on site amalgamation and isolation.	5.3.1 LEP/DCP: Update Wollongong LEP and DCP to provide flexibility to allow for the development of isolated sites (4.11).
	5.4 Develop controls for fine grain frontages to ensure human-scale development.	5.4.1 DCP: Update the Wollongong DCP to include detailed controls for Street Frontage Heights and Active Frontages, especially in existing fine grain areas.
	5.5 Develop ground setback controls that provide attractive interfaces and functional streetscapes.	5.5.1 DCP: Update the Wollongong DCP ground floor setbacks map to reflect the new land use zone boundaries, provide generous publicly accessible setbacks on key streets and adequate private domain setbacks for residential uses at ground.
	5.6 Develop street Frontage height controls that respond to character and human scale.	<p>5.6.1 DCP: Update the Wollongong DCP to include a map indicating street frontage heights and setbacks behind street frontage.</p> <p>5.6.2 LEP: Include Design Excellence requirements for developments that exceed street frontage height.</p> <p>5.6.3 DCP: Update the Wollongong DCP to include a maximum continuous street frontage length of 55m in all areas apart from Crown Street Mall, Crown Street and Keira Street.</p>
6 Elevate the importance of design quality in the City Centre	6.1 Strengthen the commitment to design excellence	<p>6.1.1 LEP: Update the LEP Design Excellence Clauses to -</p> <ul style="list-style-type: none"> i refer to additional Key Sites including those identified in the UDF. ii Consider relevant requirements of applicable development control plans. iii Increase emphasis on public art outcomes <p>6.1.2 DCP: Amend Wollongong DCP to outline that in addition to the LEP requirements for review by DRP, applicants are encouraged to seek additional review, including at pre-lodgement stage.</p> <p>6.1.3 DCP: Update the DCP to include requirements for a Public Art supported by a Public Art Plan to be provided with all developments on Key sites and developments on sites over 5,000m², with a estimated development cost over \$3,000,000</p>

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
		<p>Notes</p> <p>L The UDF recommended large or key sites should be subject to a master planning process and further design excellence processes. The draft Planning Strategy proposed that this would be introduced via an amendment to the LEP Design Excellence clause to require developments on key sites and sites of 2,500m² or more, having a capital investment value of \$1,000,000 or more, would be subject to a requirement for a site specific DCP (or alternately a Concept DA). This was intended reduce redundant application and assessment time associated with numerous revisions to documents, by bringing forward the resolution of major master-planning (site structure and built form envelopes) prior to the more detailed resolution that is required as part of a standard DA. The NSW State Government has since amended the Environmental Planning and Assessment Act 1979 to weaken (make more flexible) Concept Development Approvals. Given this change it is not considered efficacious to introduce this new requirement. Reinforcement of the existing Design Excellence requirements and Design Review Panel process will be progressed with this phase of implementation.</p> <p>M The UDF recommended updating the LEP Design Excellence clause to increase emphasis on landscape and streetscape. The Design Excellence clause was amended as part of the Wilga Street Block Corrimal Planning Proposal (2024) to include the additional references to landscape and streetscape outcomes.</p>
	6.2 Encourage innovation and design quality in the local design and development industry	<p>Notes</p> <p>N The UDF recommended the introduction of Design Competitions for Key Sites and large sites. Council may choose to develop its own experience and expand capacity to manage design competitions by piloting the process on Council Projects. Design Competitions will not be mandated through the LEP in this round of implementation.</p>
	6.3 Provide clarity and improve outcomes through a strong assessment process	<p>6.3.1 DCP: Update the DCP with City Centre specific site analysis requirements, linked to the proposed precinct visions and controls. <u>Site Analysis requirements for LGA wide developments were updated in DCP A1 Chapter, adopted 24 Feb 2025 and in force 5 March 2025. These will apply to the City Centre and are referenced in the draft DCP.</u></p>
	6.4 Prepare design guidelines that communicate better design outcomes	<p>6.4.1 DCP: Amend the DCP to incorporate more design guidance. Where relevant, refer to existing design quality policies prepared by the Government Architect NSW.</p>
	6.5 Develop specific design guidelines that demonstrate better built form outcomes on flood prone lands	<p>Notes</p> <p>O The UDF recommended a range of design principles to inform design of buildings in flood affected areas of the City Centre. Council is developing the Wollongong City Flood Precinct Flood Risk Management Study and Plan including informing guidance for planning control changes. Amendments to the DCP in relation to these design issues will occur once the FRMSP is finalised.</p>

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Public Domain and Connections		
Findings		
<ul style="list-style-type: none"> The City lacks clear physical and visual connections to key places which makes wayfinding difficult and discourages walking. Arrival into the City Centre is confusing and provides an underwhelming first impression of Wollongong. Public open spaces are valued but do not yet realise their full potential. Key public spaces are at risk of overshadowing by surrounding buildings. Tree canopy cover in the City Centre is inadequate. 		
Objectives		
<p><i>A green and walkable city</i></p> <p>The city street grid is clear and facilitates walking. Revitalised public spaces are a catalyst for growth and support an active, healthy community. A significant increase to the City's tree canopy contributes to a green and sustainable city.</p>		
Directions	Strategies	Implementation Actions and Notes
7 <i>Strengthen the structure of the City through a permeable grid that prioritises pedestrians</i>	7.1 Define the role and function of streets in the City	Notes P The City Centre Movement and Place is in development. This document will inform the mapping of the role and function of City Centre Streets
	7.2 Create a permeable city grid for pedestrians	7.2.1 LEP: Amend CI 8.2.2 to remove the requirement for no separation from ground to street frontage height between neighbouring buildings to enable the creation of through site links; align with side setback requirements in the DCP for development in the Mixed Use Zone 7.2.2 DCP: Update Figure 3.1 Permeability in the DCP to reflect current structure, approved DAs and desires new links
	7.3 Deliver active transport infrastructure	Notes Q Council continues to deliver active transport infrastructure in the City Centre in alignment with the Pedestrian Plan and Cycling Strategy.
	7.4 Enable the mode shift from cars to public transport	Notes R Council will continue to advocate for improved public transport infrastructure and servicing and link public and active transport to improve attractiveness and usability.
	7.5 Identify roads for vehicular traffic and servicing	7.5.1 DCP: Update DCP to restrict driveway access on key streets with active frontages (as mapped in LEP)
8 <i>Create a green network of open spaces for a sustainable, healthy and attractive city</i>	8.1 Reinforce the character of key streets and precincts with appropriate tree planting	Notes S As an action of the Urban Greening Strategy Council has completed a full suite of Technical Guidelines to inform tree selection, species, procurement, planting, replacement, maintenance, removal, risk management, habitat retention and relocation, and best practice management.
	8.2 Define and implement a 35% minimum canopy target on key walking streets by 2037	Notes T As an action of the Urban Greening Strategy Council has committed to investigate and promote all opportunities to increase canopy cover in the private realm. The specific increase to cover on key walking streets in the City Centre will be explored in future implementation rounds.
	8.3 Prepare a City Centre Street Tree Masterplan	Notes U This UDF recommended the preparation of a Street Tree Masterplan. Under the Urban Greening Strategy the existing distribution and condition of trees, and the identification of priority areas have been defined as actions. The creation of a Masterplan for the City Centre has not been identified as a priority. This action will be explored in future implementation rounds.
	8.4 Establish a tree-centric approach to deliver greening in response to existing constraints	Notes V The UDF recommended preparing a detailed, consolidated services map to identify locations available for tree planting on public land within the City and plan for more flexible service infrastructure in the future. This action will be explored in future implementation rounds.
	8.5 Leverage new development to offset the cost of greening	Notes W The Urban Greening Strategy included an action to establish improved planning and management outcomes between public and private entities including utilities, service providers and asset managers with major tree resources or programs. Council continues to require street tree planting in conjunction with public domain upgrades associated with approved developments.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Public Domain and Connections		
	8.6 Identify and prioritise public domain projects to catalyse renewal and encourage investment in the city	<p>Notes</p> <p>X The UDF recommended amending the DCP to link Key Site developments to the delivery of public domain. The review of the City Wide Development Contributions Plan and City Centre Levy will interrogate this recommendation.</p> <p>Notes:</p> <p>X The UDF recommended a range of public domain projects including specific catalyst projects at Wollongong Station, MacCabe Park and the Foreshore. Council is working collaboratively with State Government Agencies on the delivery of masterplans for the Station and the Entertainment and Sporting sites at the Foreshore. Council is currently developing a masterplan for Lang Park. Funding has been allocated to begin early feasibility studies and master planning on MacCabe Park.</p>
9 <i>Protect sunlight to key public spaces</i>	9.1 Protect solar access to key public spaces to maximise amenity	<p>9.1.1 LEP: Update the solar access controls in the LEP to ensure:</p> <ul style="list-style-type: none"> i The existing solar access planes to MacCabe Park, Pioneer Park, Market Square and Civic Square are retained and amended to reflect best practice methodology. ii New solar access controls are provided in the Wollongong LEP to define solar access planes for: <ul style="list-style-type: none"> • Arts Precinct: 9am - 3pm • Crown Street Mall: 12am - 2pm • Church St (Mall): 11am - 1pm <p>9.1.2 DCP: Update the Wollongong DCP to:</p> <ul style="list-style-type: none"> i Introduce controls and guidance to support the LEP clauses for the protection of solar access to new public spaces. ii Introduce controls to guide the protection of solar access to communal open spaces in commercial developments.

Proposed amendments to Wollongong City-Wide Development Contributions Plan

- 1. Amendment to exempt development for the purpose of Commercial Premises in the E2 Commercial Centre zone from paying the additional 10% Commercial Core levy**

Part A – Schedules

- 2. Schedule 2 – Wollongong City Centre Commercial Levy Rates**

Add red text after the table:

To incentivise the construction of new Commercial Premises in the E2 Commercial Centre zone, on XXXX Council resolved that a total contribution rate of 1% will apply to new Commercial Premises development (including as part of a mixed use development) in the Wollongong City Centre E2 Commercial Centre Zone (as mapped in the LEP). This rate reduction does not apply to developments approved prior to the creation of this plan.

- 2. Amendment to delay the payment of development contributions for Office Premises in the E2 Commercial Centre zone with an estimate development cost of \$20,000,000**

Part C – Administration and Operation of the Plan

- 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 following requirements:

Add a new bullet point after the relevant point:

- A Development Application involving the construction of a new Office Premises in the E2 Commercial Centre zone within the Wollongong City Centre with an estimate development cost of more than \$20,000,000 – prior to the issue of an Occupation Certificate. This applies only to the portion of a development that is or relates to the office premises.*