

Neighbourhood Forum 5

Wollongong's Heartland



**Coniston, Figtree,
Gwynneville, Keiraville,
Mangerton, Mount
Keira, Mount St
Thomas, North
Wollongong, West
Wollongong,
Wollongong City.**

Neighbourhood Forum 5 Locality Plans

General

Council have identified a number of “Suburbs” and the Development Control Plan has statements of existing and desired future character for each, including the escarpment. They also have a number of “Precinct Plans” which relate to very small areas for which there existed a Development Control Plan to add controls to those imposed as conditions of development consent. In addition, they have controls which relate specifically to centres.

The suburbs all have very vague descriptions as to their boundaries, but appear to follow postal codes. Unfortunately, these, too, have many convoluted boundaries, for example Mangerton-Mt. St. Thomas-Coniston or Gwynneville-Keiraville and moreover change from time to time depending on operational requirements. Also, they don’t always coincide with generally understood boundaries. For example North Wollongong is described as “directly to the north of Wollongong City Centre and is a medium to high density residential suburb”. However, the post code is north of Bourke St and includes Montague St industrial area.

As a result the suburb plans require a radical re-appraisal to make them consistent, eliminate overlap with generic controls, clearly define the boundaries and be much more specific about mandatory and discretionary controls.

Localities

Proposals and the rationale for them are set out here.

- 1 To avoid confusion it is proposed to use the term “locality plan” rather than “precinct plan” or “suburb” for the six parts into which the Neighbourhood Forum 5 area has been subdivided.
- 2 Boundaries have been selected on the basis that they can be clearly identified and are likely to be permanent. Railways and arterial roads have been used except for the boundaries of the City Centre because detailed controls exist for that area.
- 3 For consistency with rest of the Development Control Plan a desired future character and aims and objectives for each locality, other than the city centre, has been proposed.

- 4 As general principle no statutory controls for any land should be covered by more than one site specific plan. So the Locality Plans incorporate the provisions of "Precinct Plans". It is also highly desirable that specific village centres are included to avoid duplication and potential conflicting controls. However, this would require a major structural change to the DCP so that this submission has conformed with it.
- 5 However, it is no longer possible to control development in a meaningful way through Development Control Plans. It has become necessary to change floor space ratios in the Local Environmental Plan and add a streetscape clause.
- 6 For some extraordinary reason land zoned in the Local Environmental Plan as a Neighbourhood Centre is designated Village Centre in the Development Control Plan. The Keiraville/Gwynneville Community Plan showed a clear preference for using village centre, and these proposals are directed primarily at the Development Control Plan, so village has been adopted here.

Neighbourhood Forum 5 has adopted 6 Localities: Fairy Creek;
Figtree;
Keira;
Kelly;
Mangerton; and
Wollongong.

There have been some small boundary adjustments and Mount Pleasant has been excluded because it has no access to the rest of the Forum area. Ideally the railway should be the eastern boundary of the Fairy Creek and Mangerton Localities but parts fall within the City Centre so those provisions are retained at this stage, although this could change in the future.



Roads data supplied by Wollongong City Council. Locality boundaries developed by NFS
Map prepared by E. Moylan on behalf of NFS, Oct 2010 File: Localities_NFS_dcp.mxd

Locality Boundaries for NF5

Development

There are two issues to be addressed. The first is to concentrate more intensive development in accessible locations (designated as Transition Areas). This should lead to reduction in the number vehicular trips as more people are more likely to walk to their destination, and to an increase in the use of public transport because more people live close to it. This would underpin the fundamental goal of ecological sustainability.

The second is to safeguard the community against the adverse impact of unsympathetic Medium Density Development (defined as all residential development except dwelling houses and secondary dwellings) so as to minimise resistance and give certainty to the development industry. This would underpin the fundamental goal of social sustainability.

Most of the new development will be on infill lots so the impact needs to be measured against the current situation. In 2006, separate houses in Wollongong averaged 3.45 people. For semi-detached, row or terrace, townhouse it was 2.03 and 1.79 for flats.

Lots vary in size but probably average around 650 m² (16m x40m) Two lots are required to meet the lot width standard and the floor space ratio is 0.5:1. Crucially, the floor space ratio for both houses and other dwellings is the same at 0.5:1. The average size of a new semi-detached, row or terrace, townhouse is around 140 m². So 4 dwellings can be built and 9 people will live there as against the current 7. For flats it is probably nearer 120m² and 10 people.

This suggests that there will be more building per lot – to 325m² from 245m² or 33% - and the number of people increases by 43% for flats and 28% for other medium density development (MDD). If the density for development were to be reduced to 0.3:1 the intensity of MDD in terms of people and buildings would be similar to houses.

Safeguarding the Community

The current controls are somewhat tighter than they used to be. Most medium density dwellings can only be on lots wider than 18m. However residential flats need a 24m wide lot and have a height limit of 11m. rather than a number of stories. There is also a whole raft of objectives and standards (eg. setbacks, landscape, overlooking) which also have to be complied with.

It is important that significant areas of the city comprise almost exclusively single family houses. Generally speaking these are remote from centres and permanent transport routes. In these areas medium density development and non-residential uses should only be developed to a scale, density and intensity of use of the immediate area.

To achieve this, but at the same time increase the opportunities for housing choice, Medium Density Development should be restricted to a floor space ratio reduced to 0.3:1 in all areas except the Transition Areas where it is increased to 0.6:1 . This requires a change to the Local Environmental Plan provisions.

At the same time there continues to be a problem with streetscapes in the areas which have not been selected for transition. This is because the Development Control Plan provisions appear to be impossible to implement. It is necessary, therefore to include a clause in the Local Environment Plan to require development in these areas to have the appearance of a detached houses facing the street.

Defining Accessible Areas

The criteria for selection of Transition Areas are generally:

- 1 a main thoroughfare likely to be retained as a bus route;
and/or
- 2 streets within 400m walking distance of a village centre, railway station, the university or the hospital; and:
- 3 usually already contains a significant amount of medium density development (often because they were in the old medium density zones), but are relatively free from flood or other hazards.

These are specified in each Locality Plan except Wollongong for which detailed controls already exist. The base maps are the Wollongong City Council Local Environment Plan 2009 zoning maps. North is up, but map scales vary.

Comparison

Obviously these proposals restrict the range of opportunities for Medium Density Development. However, these were increased to ridiculous levels by the new Local Environmental Plan, although this was mostly to places where there was unlikely to be much demand. A better comparison would be to the situation under the old Local Environmental Plan. It is estimated that the number of lots on which MDD at 0.5:1 can be built is comparable with the exception of the Mangerton Locality where a large homogeneous area of detached houses has remained.

A more detailed (but still very rough) assessment of the impact on the Keiraville/Gwynneville locality showed that the choice/opportunity is 100:1 or more – that is to say that there were 100 more sites potentially available for development than the trend demand required.

The Neighbourhood Forum 5 proposals represent a significant shift of development away from areas remote from services, to those in accessible places. Nevertheless the option has been retained for some infill of town houses, units, flats or boarding houses at densities comparable to dwelling houses in more remote areas should there be a market demand.

Conclusion

The result will be significant improvements to sustainability by:

Environmental benefits from reducing travel effort and greenhouse gas emissions;

Economic benefits from saving transport costs and increasing investment certainty;

Social benefits from reducing community conflict and increasing access to services;

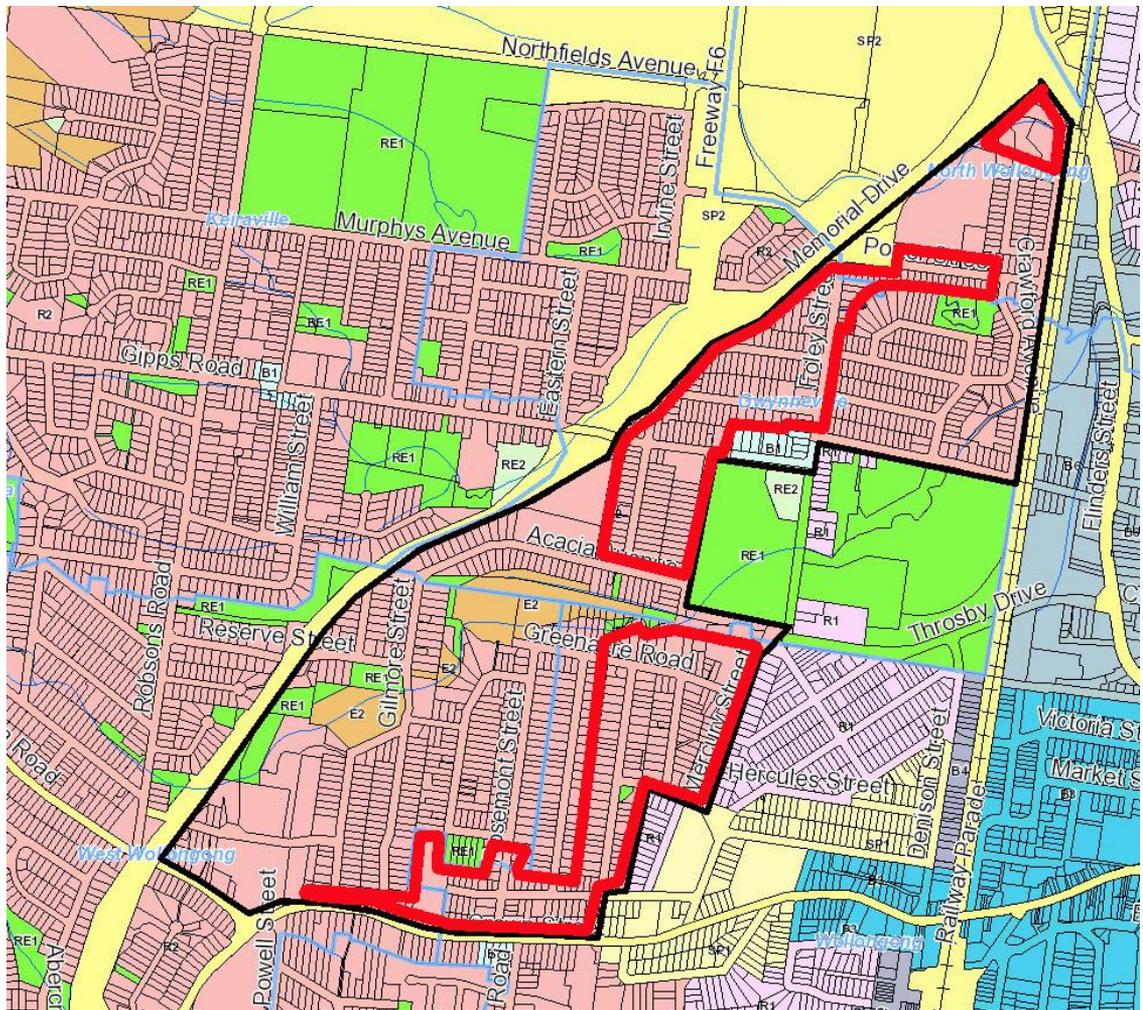
Design benefits from clarifying the urban structure.

The Locality Plans

Draft Fairy Creek Locality Plan

- 1 The desired future character of the locality
 - i single family housing with gardens over most of the Residential R2 zoned part of the locality, in an environment free from commercial and unsympathetic activities and buildings;
 - ii an admixture of two storey medium density dwellings in accessible places at a higher density;
 - iii the location of non-residential uses near others of a similar nature;
 - iv maintain and enhance the character of the Gwynneville Village Centre.

- 2 Land to which this plan applies



Transition Areas



3 Aims and Objectives

- i support development conforming to the desired future character of the locality.
- ii concentrate Medium Density Development in Transition Areas;
- iii concentrate non-residential development in Transition Areas, into the Gwynneville Village Centre and along Crown Street;
- iv concentrate businesses in the Gwynneville Village Centre and along Crown Street.

4 Development Controls and Standards

Medium Density Development is defined as all residential development (including boarding houses) except dwelling houses and secondary dwellings.

In the R2 zone, other than in Transition Areas:

- i the density of Medium Density Development shall not have a floor space ratio of more than 0.3:1, except for dual occupancies within 500 metres walking distance of a Business or Special Use zone;
- ii non-residential development shall not be approved unless it is within two lots of an existing non-residential building.
- iii a boarding house shall not be approved within 150 metres walking distance of an existing boarding house in the zone.

With these exceptions, the provisions of Chapter B1 of the DCP apply.

5 R1 High Density Zones

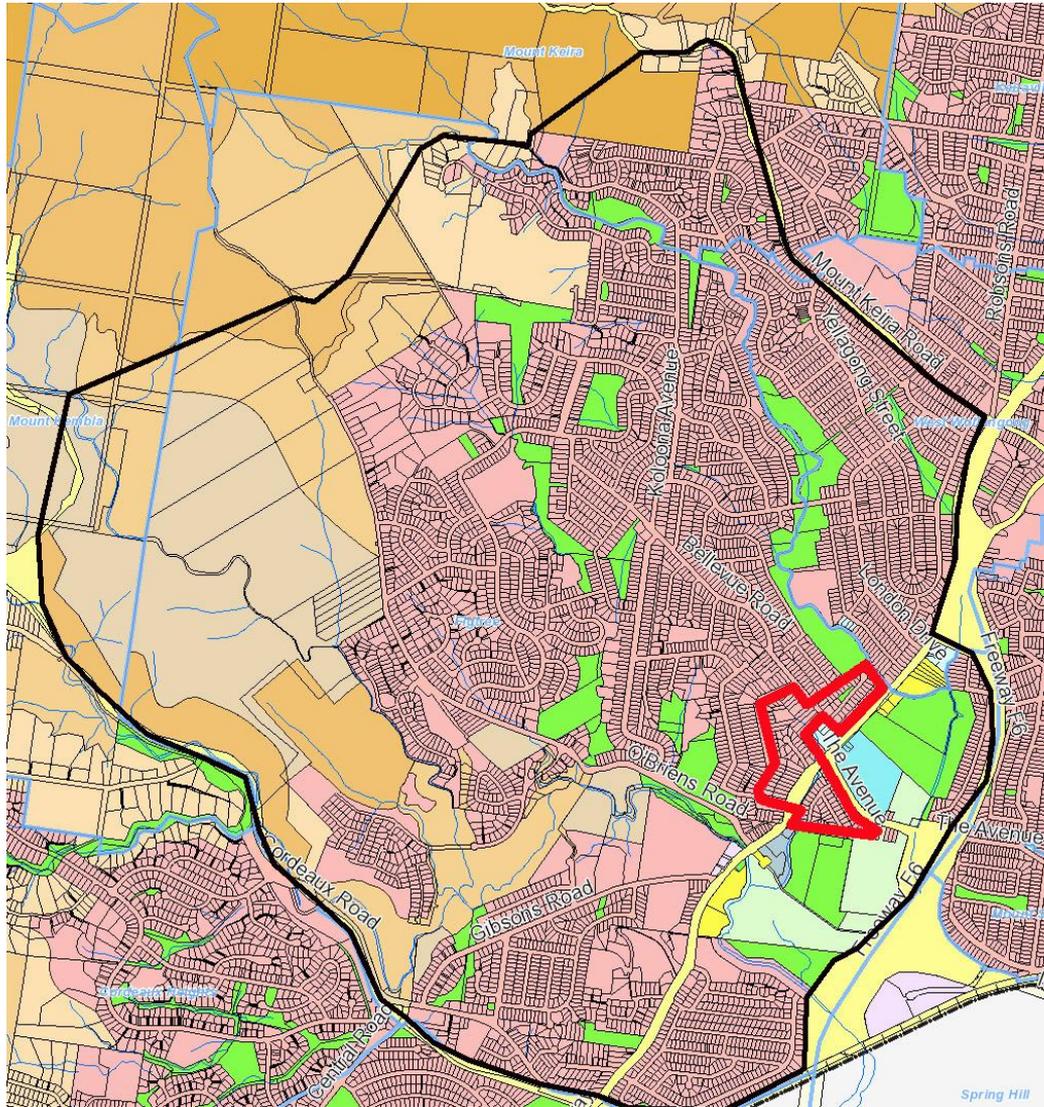
In addition, in the adjoining Garden Hill area development shall not be approved with a height greater than 3 storeys unless it is within two lots of an existing building with more than 3 storeys. That around Beaton Park should be a Transition Area.

Draft Figtree Locality Plan

1 The desired future character of the locality

- i single family housing with gardens over most of the Residential R2 zoned part of the locality, in an environment free from commercial and unsympathetic activities and buildings;
- ii decrease in residential intensity towards the escarpment.
- iii an admixture of two storey medium density dwellings in accessible places;
- iii a concentration of business uses in the Figtree centres;
- iv maintain and enhance the village centre character of Figtree Village Centre;
- v a town centre, rather than a shopping mall, at Figtree Westfields Local Centre;
- vi the location of non-residential uses near others of a similar nature.

2 Land to which this plan applies (excluding land on the Illawarra Escarpment)



Transition Areas 

3 Aims and Objectives

- i support development conforming to the desired future character of the locality;
- ii concentrate non-residential development into the Figtree centres and the Transition Areas;
- iii maintain and enhance the character of the Figtree Village Centre;
- iv transform the character of Figtree Westfields Local Centre from a shopping mall to town centre by introducing significant mid-rise housing elements and better access and parking arrangements
- v concentrate Medium Density Development in Transition Areas and into Figtree town centre;
- vi reduce the height, density and visual impact of development within 200 metres of the escarpment.

4 Development Controls and Standards

Medium Density Development is defined as all residential development (including boarding houses) except dwelling houses and secondary dwellings.

In the R2 zone, other than in Transition Areas:

- i the density of Medium Density Development shall not have a floor space ratio of more than 0.3:1, except for dual occupancies within 500 metres walking distance of a Business or Special Use zone;
- ii non-residential development shall not be approved unless it is within two lots of an existing non-residential building.

Development in or within 200 metres of an Environment or Rural zone shall comply with the provisions sections 2, 3, 5, 9 and 11 of Chapter B6 of this Plan.

(The provisions of Chapter D 10 (Valley Drive subdivision) would seem to be either incorporated into existing conditions of consent or covered by other provisions of this Plan. Any critical omissions should be added here.)

With these exceptions, the provisions of Chapter B1 of the DCP apply.

Draft Keiraville Locality Plan

1 The desired future character of the locality

- i single family housing with gardens over most of the residential areas, in an environment free from commercial and unsympathetic activities and buildings;
- ii increase in residential intensity towards the University and the Keiraville Village Centre and away from the escarpment;
- iii an admixture of two storey multi-household dwellings in accessible places;
- iii a concentration of business uses in the Keiraville Village Centre;
- v the location of non-residential uses near others of a similar nature.

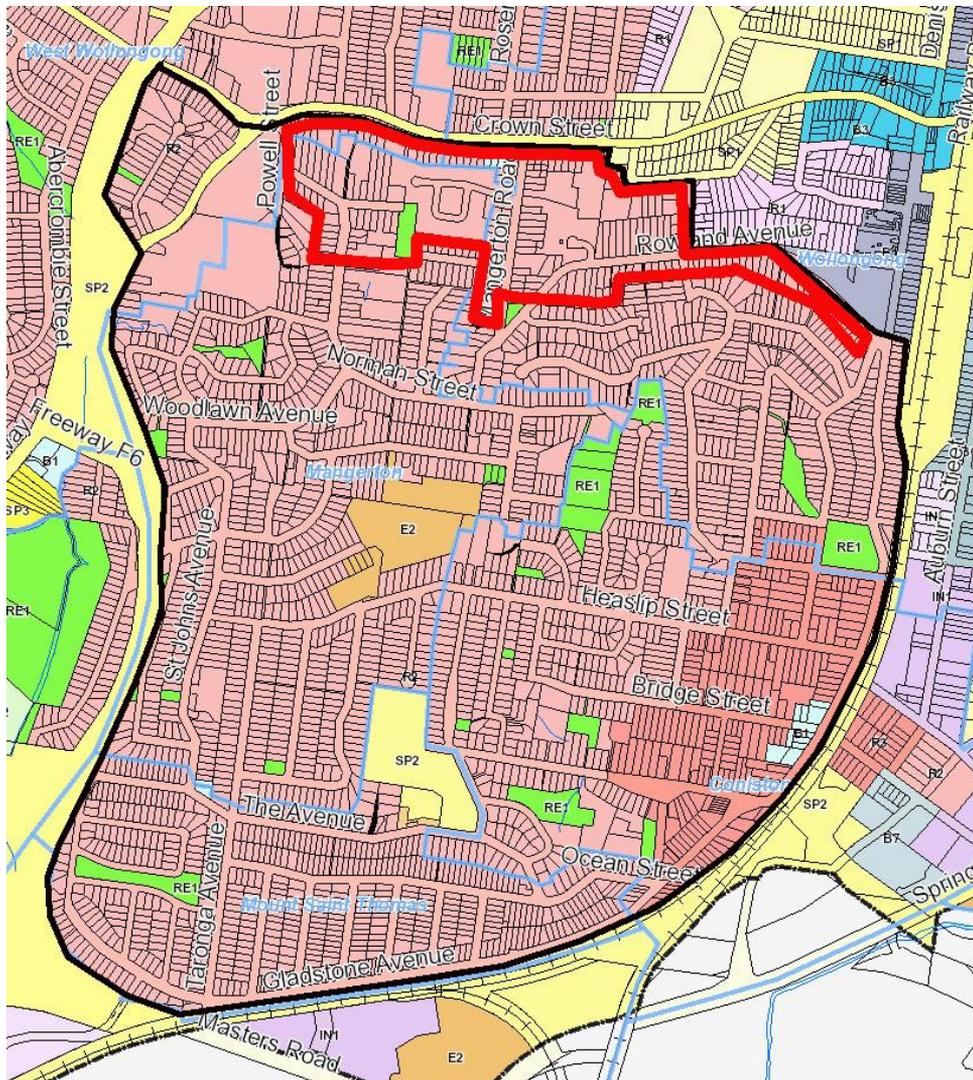
3 Aims and Objectives

- i support development conforming to the desired future character of the locality;
- ii concentrate non-residential development into the Keiraville Village Centre and the Transition Areas;
- iii maintain and enhance the village centre character of the Keiraville Village Centre;
- iv ensure the dominance of commercial, not residential, development in the Keiraville Village Centre;
- vi concentrate Medium Density Development in Transition Areas and into Keiraville Village Centre;
- vii reduce the height, density and visual impact of development within 200 metres of the escarpment.

Draft Mangerton Locality Plan

- 1 The desired future character of the locality
 - i single family housing with gardens over most of the Residential R2 zoned part of the locality, in an environment free from commercial and unsympathetic activities and buildings;
 - ii an admixture of two storey multi-household dwellings in accessible locations, and two or three storey buildings on land zones R3 Medium Density;
 - iii maintain and enhance the village centre characters of Coniston and West Wollongong Village Centres;
 - iv the location of non-residential uses near others of a similar nature;

- 2 Land to which this plan applies



Transition Areas



3 Aims and Objectives

- i support development conforming to the desired future character of the locality;
- ii concentrate Medium Density Development in Transition Areas and in the Medium Density zone;
- iii concentrate non-residential development in Transition Areas;
- iv a concentration of business uses in the Village Centres and along Crown Street.

4 Development Controls and Standards

Medium Density Development is defined as all residential development except dwelling houses and secondary dwellings.

In the R2 zone, other than in Transition Areas:

- i the density of Medium Density Development shall not have a floor space ratio of more than 0.3:1, except for dual occupancies within 500 metres walking distance of a Business or Special Use zone;
- ii non-residential development shall not be approved unless it is within two lots of an existing non-residential building.

In the R3 zones, development shall not be approved with a height greater than 2 storeys unless it is within two lots of an existing building with 3 storeys or more.

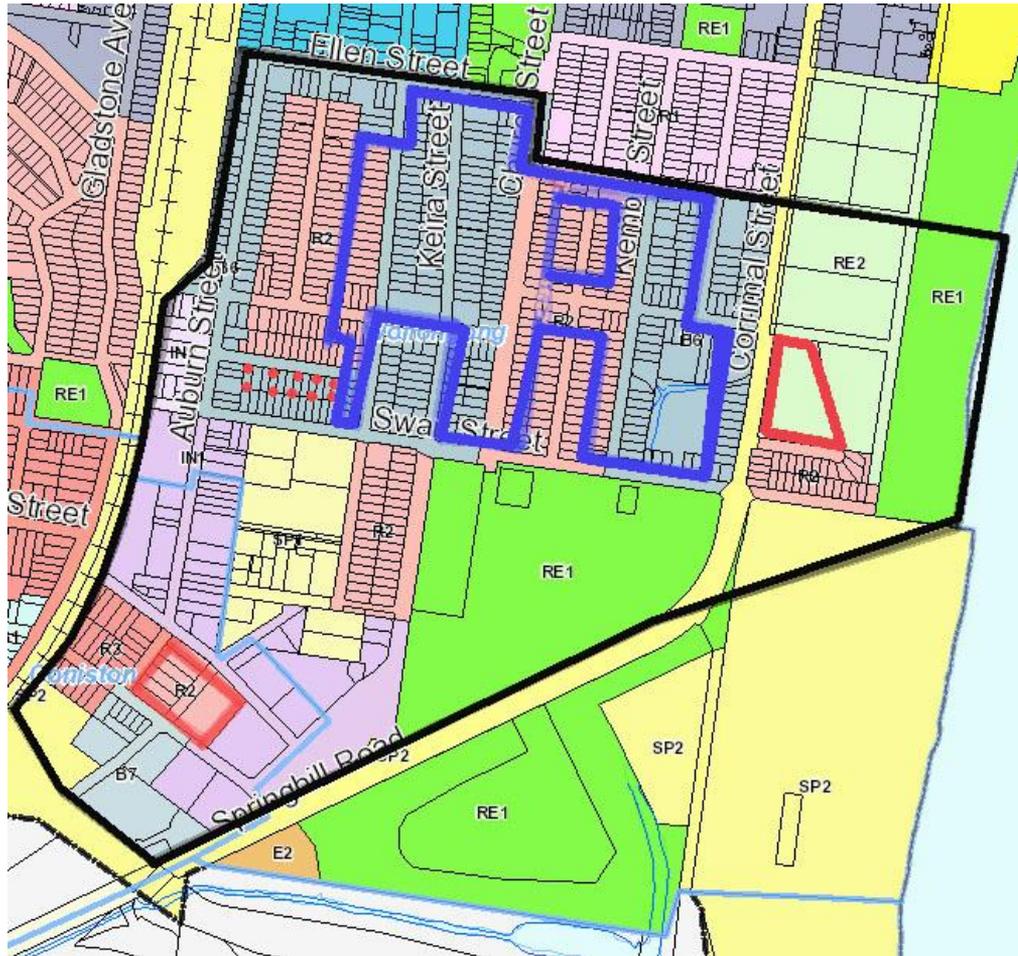
With these exceptions, the provisions of Chapter B1 of the DCP apply.

Draft Kelly Locality Plan

1 The desired future character of the locality

- i a rich mixed use locality, providing jobs, housing and open space;
- ii low residential density cores, primarily for single family housing with gardens, in areas zoned Residential R2;
- iii two to three storey medium density housing in limited areas including land zoned R3;
- iv light industrial and warehouse uses to the west along the South Coast Railway;
- v commercial development to the south near Coniston railway station and to the west off Corrimal Street;
- vi the maintenance of a green belt between the locality and the steelworks.

2 Land to which this plan applies



Transition Areas
Re-zone to B4 Mixed Use
Re-zone to R2 Residential



3 Aims and Objectives

- i support development conforming to the desired future character of the locality;
- ii reduce the impact of multi-household dwellings close to single storey houses.
- iv reduce the impact of Medium Density Development close to single storey houses.
- v encourage higher residential densities within 400 metres of Coniston railway station;
- vi support the consolidation of formal recreation facilities at JJ Kelly Park;
- vii re-zone Greenhouse Park to Environmental Conservation E2.

4 Development Controls and Standards

Medium Density Development is defined as all residential development except dwelling houses and secondary dwellings.

In the R2 zone, other than in Transition Areas:

- i the density of Medium Density Development shall not have a floor space ratio of more than 0.3:1, except for dual occupancies within 500 metres walking distance of a Business or Special Use zone;
- iii non-residential development shall not be approved unless it is within two lots of an existing non-residential building.

In the R3 zone, development shall not be approved with a height greater than 2 storeys unless it is within two lots of an existing building with 3 storeys or more.

With these exceptions, the provisions of Chapter B1 of the DCP apply.

Centres

As noted earlier it would be preferable for centre controls to be incorporated into the Locality Plans. For the sake of consistency with the rest of the DCP, proposals are set out separately .

A key factor is the requirement, other than at Figtree Westfields, to ensure that the residential component of any development is not greater than is permitted in the adjoining residential area.

Westfields needs to be converted from a shopping into a town centre. That requires the introduction of a significant residential component and the rationalisation of the parking and access arrangements, together with a large public space linked to Figtree Park.

Coniston should go to 3 storeys, not 2 as at present. The zone boundaries need adjusting to include the hotel car park and exclude the residential flats.

None of the West Wollongong, the Thomas Street centre at Figtree, nor either of the other Figtree village centres are controlled at present.

6.2.2 Figtree Westfield Local Centre

A Masterplan and statutory changes are required which allow and provide for:

- 1 Maximum building height of 6 storeys for residential development.
- 2 Two storeys of car parking with rational access arrangements;
- 3 An outdoor civic area linking the centre to Figtree Park.

8.10 Keiraville Village Centre

- 1 Maximum floor space ratio for all components of residential development – 0.6:1
- 2 Maximum Building Height (Max. Number of Storeys) - two storeys at any point above the original natural ground level

Setback Requirements

- 3 Zero setback to the frontage on the south side of Gipps Road
- 4 May be built to other street frontages beyond 3.5 metres of a residential zone

General

- 5 Where practical, the views of Mount Keira from the street to be retained.

8.17 Coniston Village Centre

- 1 Maximum floor space ratio for all components of residential development – 0.6:1
- 2 Maximum Building Height (Max. Number of Storeys) - three storeys at any point above the original natural ground level

Note the hotel car park should be re-zoned Neighbourhood Centre and block of units Residential R3.

8.19 West Wollongong Village Centre

- 1 Maximum floor space ratio for all components of residential development – 0.6:1
- 2 Development shall not exceed two storeys;

8.20 Thomas Street, Figtree, Village Centre

- 1 Maximum floor space ratio for all components of residential development – 0.3:1

Note this centre should be re-zoned residential.

8.21 Bellevue Avenue, Figtree, Village Centre

- 1 Maximum floor space ratio for all components of residential development – 0.6:1

8.22 Hellenic Centre, Figtree, Village Centre

- 1 Maximum floor space ratio for all components of residential development – 0.6:1
- 2 The heritage values of the site are paramount in any development proposal.

With the exceptions noted above, the other provisions of this DCP apply.