

STUDY LEP RECOMMENDATIONS

SHELLHARBOUR CITY CENTRE

SITE & ZONING

B3 Commercial Core – site bounded by Benson Avenue, Lamerton Crescent and College Avenue – currently used for car park

PROPOSED LEP CHANGES

Increase the building height from 15m and 18 m to 18m and 25m respectively. **See the Study pg. 17 onwards.**

ALBION PARK

SITE & ZONING

Two R2 Low Density Residential zoned parcels on east side of Terry Street opposite town centre

PROPOSED LEP CHANGES

Rezone to R3 Medium Density Residential with associated floor space ratio (FSR) increase from .5:1 to .7:1. Height remains at 9m. **See the Study pg. 24 onwards.**

ALBION PARK – TERRY STREET

SITE & ZONING

B1 Neighbourhood Centre zoned parcel west side of Terry Street, south of Wiley Street

PROPOSED LEP CHANGES

Increase FSR from 0.5:1 to 0.7:1
Building heights to remain at 9m. **See the Study pg. 29 onwards.**

Parcel of R2 Low Density Residential zoned land south of the B1 zoning

Rezone to R3 Medium Density Residential. Increase FSR from 0.5:1 to 0.7:1. Building heights to remain at 9m. **See the Study pg. 29 onwards.**

WARILLA WARILLA GROVE LAKE ILLAWARRA

SITE & ZONING

B2 Local Centre zoned parcel – the Warilla Grove shopping mall on Shellharbour Road

PROPOSED LEP CHANGES

Permit Residential Flat Buildings as an Additional Permitted Use along the Veronica Street frontage and around the corner on the southern end of Woolworths Avenue as well as the western end of the Woolworths Avenue frontage. **See the Study pg. 32 onwards.**

See also commentary directly below this table.

Introduce an active street frontage requirement (ground floor facing street must be used for business or retail) for the mixed use development proposed along Shellharbour Road and opposite the new Warilla Library. **See the Study pg.32 onwards.**

Increase heights from 12m to between 15m and 21 metres as described *in commentary at the end of this table.*

<p>B5 Business Development zoned parcel on Shellharbour Road Lake Illawarra - north of the Warilla Grove shopping mall</p> <p><i>See also commentary directly below this table.</i></p>	<p>Rezone part of the B5 parcel to B4 Mixed Use. Increase height over entirety of B5 parcel from 11m to 15m/12m. Increase FSR over entirety of B5 parcel from .5:1 to 1.8:1. See the Study pg. 32 onwards.</p>
<p>B5 Business Development zoned parcel on north – west corner of Shellharbour Road and Lake Entrance Road</p>	<p>Rezone part of the B5 parcel to B4 Mixed Use. Increase height over entirety of B5 parcel from 11m to 15m/12m. Increase FSR over entirety of B5 parcel from .5:1 to 1.8:1. See the Study pg. 32 onwards.</p>
<p>R2 Low Density Residential zoned land at Warilla Grove and Warilla/Lake Illawarra – various parcels from north to south as follows:</p> <ul style="list-style-type: none"> • Three parcels west side of Shellharbour Road between Reddall Parade and Howard Fowles Park • One parcel east side of Shellharbour Road between Reddall Parade and Pur Pur Avenue • One parcel west side of Shellharbour Road between Queen Street and Barnes Street • One parcel east side of Shellharbour Road between Veronica Street and Woodford Avenue • Two parcels on south side of Woodford Avenue between Joan Avenue and Shellharbour Road • One parcel on the east side of Beverley Avenue, north of Shacklock Lane • One parcel on south side of Shellharbour Road between Antrim and Belfast Avenues 	<p>Rezone from R2 Low Density Residential to R3 Medium Density Residential with associated FSR increase from .5:1 to .7:1</p> <p>Height remains at 9m. See the Study pg. 32 onwards.</p>

OAK FLATS	
SITE AND ZONING	PROPOSED LEP CHANGES
R2 Low Density Residential zoned parcels on Central Avenue between Wentworth and Parkes Street	Rezone from R2 Low Density Residential to R3 Medium Density Residential with associated FSR increase from .5:1 to .7:1 Height remains at 9m. See the Study pg. 46 onwards.
B4 Mixed Use zoned parcel bounded by the rail line/Oak Flats Train Station, Pioneer Drive and New Lake Entrance Road	Increase height from 15m to 29m and FSR from 1:1 to 3.5:1 for part(s) of the site to be determined, to facilitate mixed residential, retail/commercial development. See the Study pg. 51 onwards.

Two of the proposals are associated with private sector proponent driven concepts which were assessed as part of the Study and are described as follows:

1. For the B2 Local Centre zoned Warilla Grove site, the proponent's concept received June 2020 involves:

- Shop top housing - 4 complexes – two along Shellharbour Road (6 storey and 7 storey) & two opposite new library (6 storey and 7 storey)
- Residential flat buildings - 3 complexes – two along Veronica Street (4 storey and 5 storey) & one north of shopping mall on Woolworths Avenue (7 storey).
- Retain the existing shopping mall in centre

The proponent's concept received June 2020 is generally supported with the exceptions in the following commentary.

Apartment complexes along the Veronica Street frontage, proposed in the concept to be between 4 and 5 storeys with flat roofs, should be limited to no more than 12 to up to 15 metres, so as to be more conducive to 3 or 4 storeys with potentially articulated roofing and generous street setbacks. This would provide more compatibility with the scale of development possible in the R3 residential zoned land on the south side of Veronica Street, i.e. 9 metres and .7:1 floor space ratio.

Note that the concept shows flat roofs for all buildings proposed.

Along Shellharbour Road frontage, the concept proposes up to 7 storey mixed retail/residential. Given the centrality in the town centre, being in front of Warilla Grove mall, and the wide separation to the R2 zoned land (proposed for R3 as part of this study) on the other (west) side of Shellharbour Road, this site has the potential for landmark buildings. These may associate with a limit of up to 6 storeys (up to 21m) with potentially low pitch roof articulation and a higher floor to floor height for retail floors.

Other buildings proposed (on the northern and eastern boundaries) should also be limited to between up to 18 and 21 metres respectively, i.e. up to 6 storeys with the potential for low pitch articulated roofs.

2. B5 Business Development zoned site north of Warilla Grove:

This site was subject to a planning proposal which was not supported by Council in December 2019. The planning proposal proposed a height increase for part of the B5 parcel from 11m to between 26m and 34m with an associated floor space ratio increase from .5:1 to 2.3:1 and zone change to B4 Mixed Use. The B4 zone permits residential flat buildings (apartments). The concept associated with the planning proposal proposed residential flat building in the area proposed for B4 (the B5 zone does not permit residential flat buildings).

Reasons for lack of Council support included the need for a holistic, rather than site specific approach to any LEP changes for town centres. The Study is a holistic approach because it includes the entirety of select business zones and residential lands surrounding some of these.

The Study recommends rezoning part of the B5 parcel to B4 Mixed Use, increasing the height and FSR over all of the B5 parcel from 11m to 15m/12m and .5:1 to 1.8:1 respectively.

The area recommended for B4 is the same as that recommended in the Warilla Town Centres Plan, which also recommended no height increases and an FSR increase to 1.5:1 for all of the B5 parcel.