

Appendix A – Response to Wollongong City Council Submission

A detailed response to the matters raised in the submission of Wollongong City Council (**Council**) is provided in the table below.

Submission	Applicant Response	Appendix
Background and Staging		
<u>State Significant Development Applications (SSDA)</u> It is noted that Council has recently made a separate submission in relation to the SSDA for Stage 2A Built form (SSD-83789711). There are also several applications determined or under consideration for various parts of the broader former Cokeworks site, some of which also relate to the portion of the site to which this application pertains. The works proposed in this SSDA will need to be carried out prior to SSD-83789711 for the Stage 2A Built Form to ensure the lots are created/registered and the public roads are constructed and dedicated to Council.	The Applicant is committed to carrying out the works on site under the relevant approval(s) in accordance with relevant planning process and procedures. Importantly, all civil works proposed by the subject SSDA will be carried out in accordance with the Planning Agreement, including the delivery of the road network which will service Stage 2a and be delivered prior to Stage 2a.	N/A
<u>Approved Development Applications</u> Given the reliance of this SSD on previously approved bulk earthworks, flood mitigation works and site remediation and validation, Council emphasises the importance of sequencing, consistency, and certification controls being clearly enforced by the consent authority.	The Applicant is committed to carrying out the works on site under the relevant approval(s) in accordance with relevant planning process and procedures. In relation to Council's comment regarding DA-2025/388, a reasonable and appropriately worded condition of consent can be imposed that stipulates the requirement to transfer (as relevant) any existing covenants during the post determination stages.	N/A

There are a number of related approvals as outlined in the EIS. Consideration of the interactions between the proposed SSDA and various development consents are outlined below.

DA-2023/550 – Stage 1 Built Form

The Stage 1 Built Form development application (DA-2023/550) was approved by the Land and Environment Court. The Heritage Plaza is identified in the PA as being part of Stage 1 in the Staging Plan and is a critical component of the site's redevelopment and heritage conservation outcomes. The documents endorsed under DA-2023/550 include a commitment from the developer that the Heritage Plaza works in accordance with DA-2023/840 (yet to be determined) would be completed with the completion of Stage 2 of the development. Council emphasises the importance of requiring the delivery of the Heritage Plaza at the same time or before Stage 2 is completed to deliver on this commitment.

DA-2023/823 – Stages 2–4 Bulk Earthworks

- Bulk earthworks, flood mitigation works, creek realignment and associated flood modelling for Stages 2–4 have already been assessed and approved under DA-2023/823. The current SSD proposal relies on the approved bulk earthworks outcome and does not include any additional flood modelling on the basis that post-earthworks ground levels established under DA-2023/823 define the hydrologic and hydraulic baseline for this proposal.

Accordingly, Council considers it critical that the consent authority ensure:

- Consistency between the SSD civil works plans and the approved bulk earthworks design, levels, creek alignment, flood storage and mitigation works under DA-2023/823.
- Sequencing of approvals, such that no Construction Certificate (or equivalent enabling approval) is issued for the Stage 2–4 Civil Works

SSD until all works approved under DA2023/823 have been completed, certified, and an Occupation Certificate (or equivalent certification) has been issued.

- This sequencing is necessary to ensure that the flood risk assumptions, drainage design and site remediation relied upon by the SSD remain valid and implemented on the ground prior to civil works approved under SSD.

DA-2025/388 – 8 Lot Torrens Subdivision

- DA-2025/388 approved an 8 lot Torrens subdivision, which included the creation of 'Proposed Lot 8' which is shown as Proposed lot 303 under the current SSDA. This lot has been registered with a positive covenant on it in relation to ongoing funding for the maintenance of the Heritage Plaza, as required by DA-2023/550. It is noted that the proposed subdivision under this SSDA involves a minor boundary adjustment to this lot. The positive covenant (and all other easements) must be transferred across to proposed Lot 303 to ensure the outcomes for the Heritage Plaza are achieved and the commitments under DA-2023/550 are met. All relevant easements and restrictions should be shown on the Plan of Subdivision.

Planning

Planning Agreement, HPC and Development Contributions

- A Planning Agreement (PA) executed on 13 December 2022 applies to the site to provide the broader public benefits including heritage conservation/adaptive reuse, public open spaces, affordable housing and a focus on sustainable/alternative transport and linkages. The redevelopment involves significant assets being handed over to Council at various stages.

The requirements of the Planning Agreement and Section 7.12 contributions are acknowledged. Any future development application approval that results in development exceeding 550 dwellings will trigger the application of Section 7.12 contributions.

N/A

- The PA requires certain commitments to be met at certain stages of the development (Appendix X of the SSDA). Relevant to this SSDA are embellishment works and dedication of two public open space areas known as the central park and the southern park.
- Clause 3.1 of the PA precludes the levying of a s7.12 contribution for 'the Development' as defined in the Planning Agreement, which means "the residential and mixed-use redevelopment of the Land, generally in accordance with the Planning Proposal and Development Application." Utilising the available SSDA approval pathway with the associated uplift will increase the number of dwellings above the 550 dwellings endorsed under the Planning Proposal (i.e. 'the Development' as defined in the Planning Agreement). In this scenario, Council's position is that levying s7.12 contributions for future development (on lots the subject of this SSDA) is applicable once 'the Development' endorsed under the Planning Proposal is exceeded and a condition should be imposed requiring contributions under sec. 7.12 to be paid to Council.

DCP and Site-Specific Controls

While Council acknowledges that Development Control Plans do not strictly apply to SSDAs in the same manner as local DAs, Council recommends that the consent authority ensure the proposal is assessed having regard to, and demonstrates reasonable consistency with Wollongong DCP 2009, including:

- Chapter D19 – Former Corrimal Cokeworks Site (site-specific controls and intent)
- Chapter B1 – Residential Subdivisions
- Chapter E6 – Landscaping
- Chapter E7 – Waste Management

Notwithstanding that a Development Control Plan (**DCP**) does not have statutory application to State Significant Development, the proposed civil works have been designed to align with the intent and relevant provisions of Wollongong DCP 2009. The landscape design has been developed in general accordance with the objectives of the DCP, particularly in relation to streetscape character, urban canopy provision, and the use of locally appropriate vegetation.

Street tree and planting selections have been informed by Council's recommended species and inputs from the project ecologist and arborist.

Furthermore, engagement with the local Aboriginal community has guided the inclusion of species with cultural and ecological significance to Country, in addition to those known to occur on or be characteristic of the former Corrimal Coke works site and reflecting the gallery rainforest community associated with

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- Chapter E13 – Floodplain Management - Chapter E14 – Stormwater Management - Chapter E15 – Water Sensitive Urban Design	the south-eastern creek corridor. The proposed tree species represent a mix of suitable options to be refined and selected during detailed design, allowing flexibility to respond to final site conditions and design development. Detailed species selection and allocation by road hierarchy are documented within the landscape drawing set, including planting schedules and street typologies. The Civil Design Verification Statement (at Appendix G) demonstrates how the proposed civil works and subdivision respond to the relevant objectives and principles of the DCP (as applicable). On this basis, the proposal demonstrates reasonable consistency with the intent of the relevant DCP provisions, having regard to the SSD assessment framework and the scope of works proposed.
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Documentation

- The Staging Layout Plan (Dwg MKR00452-11-C0060 7) does not identify when the Southern Park will be delivered.
- The submitted Plan of Subdivision prepared by SDG only shows the subdivision of 4 lots, being proposed Lots 300-303 whereas the proposal is for the creation of 9 lots as part of Stages 2-4. The lot layout plans prepared by Maker (Dwg No. MKR00452-11-C0050) reflect the 9 lots proposed. It is unclear why the plans are inconsistent.
- Table 6: Site and Locality Description in the exhibited EIS excludes the Stage 4 commercial lot (Lot 303) from the red 'Stage 2-4 Civil Works SSDA' boundary whereas the submitted subdivision plans include this lot.

In response to the comments made by Council:

- Maker Engineering has updated the Staging Layout Plan (Drawing Number MKR00452-11-C0060) to clearly identify the location of the Southern Park and Central Park on the site. This plan includes additional notes which clarify that the parks will be delivered as follows and in alignment with the requirements of the PA:
 - The Central Park is to be completed prior to the first Occupation Certificate for Stage 2; and
 - The Southern Park is to be completed prior to the first Occupation Certificate for Stage 3.
- The proposed Plan of Subdivision (**Appendix F**) and the civil engineering drawings (**Appendix E**) have been updated to reflect the proposed subdivision. To confirm, the SSDA proposes subdivision for the creation of nine (9) new lots, including the commercial lot (referred to as Lot 303).

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Appendix F

Heritage

- DA-2025/388 approved an 8 lot Torrens subdivision, which included the creation of 'Proposed Lot 8' which is Proposed Lot 303 under the current SSDA. This lot has been registered with a positive covenant on it in relation to ongoing funding for the maintenance of the Heritage Plaza which was an outcome of the Court approved DA-2023/550 for the Stage 1 Built Form.

The current SSDA involves a minor boundary adjustment to this lot. The positive covenant (and all other easements) must be transferred across to proposed Lot 303 to ensure the outcomes for the Heritage Plaza are achieved and the commitments under DA-2023/550 are met. All relevant easements and restrictions should be shown on the Plan of Subdivision.

Note: This positive covenant has been omitted from Table 4: Restrictions and Covenants in the exhibited EIS.

- Any approval arising from the proposed SSD should be subject to conditions or requirements/commitments to ensure the delivery of all previously agreed Heritage Interpretation Works and Heritage Conservation outcomes for the project area. These are detailed within the Heritage Interpretation Plan and Conservation Management Strategy for the site. This is important as these Plans have effectively been endorsed by the NSW Heritage Council as part of their consideration of the State Heritage Listing and the various "Site Specific Exemptions" that resulted from negotiations with the developer. The works within these documents were agreed to be delivered at the various stages of the proposed development as a mitigation measure and compensatory outcome for the significant Heritage Impacts arising out of the broader proposal. These deliverables include various Heritage Interpretation Signs and other delivery outcomes committed to through the process including in

The Applicant is committed to carrying out the works on site under their relevant approval(s) in accordance with relevant planning process and procedures.

Not Applicable

response to the Aboriginal Cultural Heritage Assessment Report (ACHAR) and Connecting with Country Reporting processes for the broader site.

- Given the State Heritage Listing on the site, Heritage NSW should be invited to provide comment in relation to the management of the Heritage aspects of the site (if they haven't been already).
- It is noted that the site has been identified by the Local Aboriginal Community in previous discussions with Council as having a high level of cultural significance associated with Towradgi Creek. The cultural significance of the site should be considered in decision making in relation to the site.

Subdivision and Road Design

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| <ul style="list-style-type: none"> ▪ It must be ensured that all engineering plans are designed in accordance with Wollongong City Council's Subdivision Policy, AUSTROAD Guidelines and best engineering practice. | <p>Maker has prepared a Design Verification Statement in support of the revised civil Plans (Appendix G). The Statement notes that the drawing set is generally compliant with the AustRoads Guidelines and Council's Subdivision Policy.</p> | <p>Appendix E
Appendix G</p> |
| <ul style="list-style-type: none"> ▪ Retaining walls proposed to support roads are to be structurally designed and comprise of large stackstone blocks or similar of natural earthy tones. | <p>In addition, the Retaining Wall Layout Plan and Civil Details Plan has been revised to include a note which details all retaining walls are conceptually proposed to be a sandstone log typology with the exception of retaining wall 04 on the eastern boundary which will be a concrete sleeper system.</p> | |

Road Design

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| <ul style="list-style-type: none"> ▪ Shared paths away from the public roads must demonstrate adequate clearances to any solid obstructions as per the requirements of Austroads and if there is a drop-off from a raised section of path, barriers would be required which may need additional widening to ensure adequate clearances to bicycle handlebars. | <p>In response to Council's comments in relation to the road design:</p> <ul style="list-style-type: none"> ▪ Accurate fence positioning is now shown. All footpaths were checked for compliance with only a minor adjustment to footpath width being required near chainage 210 on Road 03. | <p>Appendix E</p> |
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- Signs and Lines (proposed timed parking, no stopping etc.) will need to be submitted to the Wollongong City Council Local Transport Forum for consideration by the technical committee prior to approval by Council.
- It is noted that several intersections are lacking pram ramps on some corners. All corners of intersections must have pram ramps for pedestrian connectivity and permeability throughout the site.
- The Applicant is willing to accept a reasonable and relevant condition which stipulates the requirement for subsequent consideration from Council's Local Transport Forum during the post approval stages.
- Additional pram ramps have been included in the updated civil design as per the comments raised by Council.

Flooding and Stormwater Quantity Management

Council notes that:

- Flood behaviour for the site has been assessed as part of the approved WCMS supporting DA2023/823.
- The Stage 2–4 Civil Works WCMS adopts those outcomes and does not propose additional onsite detention, consistent with previous approvals.

Given this reliance, Council recommends the consent authority ensure:

- Continued compliance with:
 - WDCP 2009 Chapter E13 – Floodplain Management
 - WDCP 2009 Chapter E14 – Stormwater Management
- Any conditions of consent clearly require that:
 - final civil design is consistent with the approved flood modelling assumptions,
 - finished surface levels, drainage infrastructure and overland flow paths do not compromise the adopted flood behaviour.

The comments made by Council in relation flooding and stormwater quantity management are noted. The Applicant will accept reasonable and relevant conditions in relation to this item as a part of the determination package.

Not Applicable

- Any future detailed design or certification process confirms that:
 - flood immunity of roads, public spaces and maintenance access is delivered as assumed in approved assessments.

Water Sensitive Urban Design (WSUD) and Water Quality

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| <ul style="list-style-type: none"> ▪ Council notes that water quality management relies on a combination of gross pollutant traps (GPTs), bioretention infrastructure and downstream treatment, as documented in the Water Cycle Management Strategy (WCMS). Treatment performance has been assessed through MUSIC modelling. ▪ Council recommends that the consent authority ensure that WSUD design and MUSIC modelling utilise MUSIC-Link for all final models submitted for certification and remain consistent with the modelling approaches and assumptions used in the WCMS. ▪ The proposal addresses and complies with WDCP 2009 Chapter E15 – Water Sensitive Urban Design, and Wollongong City Council's Water Sensitive Urban Design (WSUD) Guidebook for Developers (2025) (or the most current adopted version at the time of certification). ▪ Council requests that conditions of consent require submission and approval of final MUSIC models using MUSIC-link, demonstrating compliance prior to certification of civil works. | <p>The Applicant will accept reasonable and relevant conditions of consent in relation to this matter.</p> | <p>N/A</p> |
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Maintenance, Access and Long-Term Asset Management

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| <p>Council notes that the proposal includes a bioretention basin and associated drainage assets proposed within public open space. Council recommends that the consent authority ensure that:</p> | <p>The comments made by Council in relation maintenance, access, and long-term asset management are noted. The Applicant will accept a reasonable and appropriately worded condition of consent in relation to this matter.</p> | <p>N/A</p> |
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- A detailed maintenance and management plan is prepared and approved for all WSUD and stormwater assets, including:
 - inspection frequencies,
 - sediment and litter removal,
 - vegetation management,
 - responsibilities over time.
- The civil design provides:
 - safe and suitable vehicle access for all ongoing inspection, maintenance and renewal activities,
 - without reliance on temporary or ad-hoc arrangements.
- These requirements are addressed as part of the detailed design and certification process.

Street Trees

Street Tree Clearances – Non-Compliance With Council Standards

- The proposed street-tree planting layout does not comply with Council's minimum clearance requirements. Several trees are shown in conflict with driveways, intersections, streetlights, utilities and other public domain infrastructure.
- The Landscape plan requires amendment to demonstrate the following mandatory minimum clearances are met:

Infrastructure / Feature

 - Street intersection

In response to Council's street tree comments:

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- In relation to street tree clearances, and conflicts with stormwater infrastructure, Clouston Associates have revised the Landscape Design Package for the Stage 2-4 Streetscape. The revised package adjusts the tree planting layout to ensure that the street tree planting is compliant with the clearance zones. Additionally, the revised layout resolves the tree locations in conflict with the stormwater infrastructure.
- The utilities in relation to this SSDA are preliminary and subject to the relevant approval and detailed design process post determination. Further

- Streetlight / telegraph pole
- Stormwater inlet
- Major underground service junction
- Bus stop
- Driveways

Minimum Clearance Required

- 10 m from intersection kerb line
 - 5 m from centre of pole
 - 2 m from edge of inlet
 - 3 m from edge of junction box
 - No trees along length of stop
 - 4 m from vehicle crossing
- The revised layout must demonstrate full compliance with Council's street-tree planting standards.
 - The proposed locations of proposed soil vaults must be clearly indicate on the plans.

detailed design refinements including tree locations can be resolved post determination via reasonable and relevant conditions of consent.

These revisions have been updated across the landscape design package and civil engineering plans.

Conflicts With Stormwater Infrastructure

- Multiple proposed street-tree locations conflict with stormwater pits, pipes, service routes and underground infrastructure. The landscape plan must be amended to ensure all proposed trees are located clear of stormwater assets and underground services.

- Tree locations must be coordinated with the civil engineering plans to avoid structural conflicts, asset damage and future maintenance constraints.

Unsuitable Street-Tree Species •

- The proposed use of *Planchonella australis* is not supported due to the species' production of fleshy fruit, which attracts flying foxes and presents maintenance, safety and amenity issues in street environments.
- Provide an alternative street-tree species that is:
 - included in Council's approved street-tree palette; and
 suitable for verge planting in an urban public-domain setting.

In response to the comment regarding the proposed use of *Planchonella australis*. This species has been replaced with Grey Myrtle (*Backhousia myrtifolia*), which is included in the Council suggested species list.

Appendix I

Parks

- The PA requires delivery of the riparian corridor shared pedestrian / cycle path works which includes a bridge over Towradgi Creek linking to the shared pathway in the Southern Park. The bridge is outside the identified Stage 2-4 area and on Council land. The delivery of this bridge is required under the PA and is subject to separate approval process.
- The playgrounds should incorporate equipment and finishes of a bespoke nature including materials and finishes that reflect the surrounding natural landscape setting and/or industrial heritage. Natural or industrial inspired materials and finishes should be used in lieu of the brightly coloured plastic proprietary equipment currently proposed. This would strengthen the connection with the heritage plaza and surrounding natural landscape setting.

In response to Council's comments in relation to the parks:

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- The shared pedestrian / cycle path is proposed to be delivered partly as part of this SSDA and partly via a separate approval pathway. The portion of the shared path that sits within the site boundary is included in the SSDA proposal. A small southern section of the shared pedestrian / cycle path, including the bridge, is proposed to be delivered under a separate local development application. All documentation submitted with this SSDA has been reviewed and updated (where relevant) to clearly reflect this delineation.
- The playground equipment has been updated in the Landscape Design Package for the Central Park to annotate 'or equivalent'. Importantly, the final details on playground equipment, including colour and design can be resolved during the detailed design stages of the project.

<u>Turf Specification – Non-Compliance</u> Council requires TifTuf Hybrid Bermuda Grass for all public open-space turfed areas and the landscape documentation should be to specify TifTuf Hybrid Bermuda throughout.	The turf specification has been replaced with TifTuf Hybrid Bermuda Grass.	Appendix I Appendix H
<u>Lighting Design – Non-Compliant Fixture Types</u> - The submitted lighting design includes fittings not supported in public parks due to vandalism risk and poor long-term maintainability: - Buried uplights - Bollard-top lights - Spot spike lights - Ground or wall-mounted strip lights Revise the lighting design to utilise only: - pole mounted luminaires, - street-lighting circuits, and - maintainable, vandal-resistant public-park lighting solutions.	The proposed lighting design subject to the development has been reviewed in response to this item. The following is noted: - For Southern Park, the lighting design will be limited to pole-mounted luminaires connected to street-lighting circuits. These luminaires will incorporate vandal-resistant and maintainable public-park lighting solutions, consistent with best practice for public open space. - For Central Park, the lighting strategy will explore the inclusion of high-impact-resistant (IK10-rated) bollard lighting to achieve a distinct design outcome while maintaining durability and safety. Any bollard lighting proposed will be subject to detailed design and confirmation of its suitability in terms of maintenance, vandal resistance and operational performance. It is appropriate that a condition of consent require the final lighting design to be demonstrated as vandal-resistant, maintainable, and suitable for public open space, to the satisfaction of the relevant authority, prior to construction.	Appendix I Appendix H
<u>Fencing in Public Open Space Insufficient Detail</u> - Further details are required for fencing associated with: - multipurpose open-lawn areas - detention basins - retaining walls and level transitions.	The fencing design has been refined to respond to site-specific engineering, safety and constructability requirements. Three distinct fencing typologies are required across the site to address varying retaining wall conditions and risk profiles. The updated general arrangement plans now accurately reflect this approach, with fencing typologies clearly distinguished on Maker Drawings, Sheet C1600.	Appendix E

Fencing to Retaining Walls – Non-Compliance with Council Standards

- The proposed fencing approach does not meet Council's durability, safety or maintenance requirements. Revise fencing design to incorporate:
 - robust, durable materials with high-quality finishes
 - minimal ongoing maintenance requirements
 - vandal-resistant construction
 - 20-year service life expectations
- All fencing must comply with:
 - AS1170.1 (Table 3.3 – Barrier loadings, categories C3 and C5)
 - AS1170.2 – Wind Actions
 - Additional loadings associated with climbing, vandalism and site-specific risks.
- Design must reflect the local exposure classification and long-term environmental conditions.

As per the above, the fencing design has been reviewed and refined to respond to site-specific engineering, safety and constructability requirements. Three distinct fencing typologies are required across the site to address varying retaining wall conditions and risk profiles. The updated general arrangement plans now accurately reflect this approach, with fencing typologies clearly distinguished in the civil engineering drawings, at Sheet C1600 (at **Appendix E**).

All fencing will be designed and constructed to meet the relevant Australian Standards, including AS1170.1 and AS1170.2, as well as additional load considerations associated with climbing, vandalism and site-specific exposure conditions. Materials and finishes will be selected to ensure durability, vandal resistance, minimal maintenance requirements and an appropriate service life.

Should Council require specific fencing criteria that differ from the proposed design approach, it is appropriate that such requirements be imposed through a condition of consent. This would allow the detailed fencing design to be finalised at the subsequent detailed design and certification stage, while ensuring Council's performance expectations are met.

Appendix E

Central Park

- Fixed seating options should be provided within the playground area to be utilised by supervising parents/carers.
- Fixed shelters or pergola structures should be considered to offer shading options where possible.
- No publicly accessible amenities/toilets have been provided within the central park, however given the proximity to the heritage plaza,

Clouston Associates have revised the park design of the Southern Park and Central Park to include additional seating and picnic shelters (or equivalent structures). These amenities will enhance usability and visitor comfort.

In relation to the publicly accessible amenities, it is important to note that the Planning Agreement (**PA**) clearly sets out the agreed scope of works for the Central and Southern Parks, including design details, timing, and responsibility. Amenity buildings for both parks are not included within the agreed list. On that basis, the requirement for publicly accessible amenities is beyond the current specifications and terms of the PA. Notwithstanding, public amenities will be

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this could be accepted if sufficient facilities are provided as part of the heritage plaza (confirmation required).

provided within the future retail offering (to be located of Lot 8 DPI313981, known as Stage 4 under the master plan), which will be subject to a separate DA.

Southern Park

- Submitted civil plans do not document wall heights, materials, or required fencing details for retaining walls adjoining shared paths. Provide full retaining-wall design information, including:
 - wall heights and materials
 - fence types, heights and fixings
 - integration with adjacent pathways, levels and drainage
 - compliance with relevant Australian Standards.
- Southern Park Amphitheatre – Design Conflict. There is a significant conflict between:
 - the proposed concrete vehicle turning head (refuse/maintenance/emergency), and
 - the intended amphitheatre public-realm function (tiered seating, passive recreation, informal landscape finish).
 - Further design resolution is required demonstrating:
 - how vehicular infrastructure is integrated without compromising public-realm quality,
 - construction materials for walls and terraces, and
 - functional, safe coexistence of pedestrian and service-vehicle requirements.
- Mulch Selection for Nature Play

In direct response to Councils comments on the Southern Park:

Appendix J

Retaining Walls

- Detailed retaining wall information has been provided by Marker Engineering. Retaining wall layouts and long sections are included on Drawings C1600–C1652, with typical retaining wall typologies shown on Drawing C0351. Walls visible to the public realm are proposed as self-weight sandstone sleeper walls, with the exception of the western boundary wall (RW04), which will be a concrete sleeper wall concealed between future built form and the rail corridor. Notes have been added to the drawings to clarify wall typologies.
- Fence types, heights and locations are shown on Drawing C1600 and defined in the notes. Fencing is proposed where retaining walls are equal to or greater than one metre in height. Pathway clearances, levels and vertical relationships have been coordinated through submitted long sections to ensure a continuous and accessible path of travel.
- Subsoil drainage is proposed behind retaining walls, discharging to nearby pits. Where stormwater infrastructure intersects with retaining walls, stormwater is designed to pass beneath the wall with appropriate structural allowances. Retaining walls and fencing will be designed to comply with the relevant Australian Standards, which can be appropriately secured through a condition of consent.

Southern Park Amphitheatre – Design Resolution

- The turning head adjacent to the amphitheatre has been revised to use reinforced turf beyond the pedestrian path. This approach integrates the required maintenance and emergency vehicle access while maintaining

- Provide confirmation of mulch type, depth and specifications suitable for nature-play and public-use settings in accordance with safety and maintenance standards.
- Sand is not supported as a Softfall
- Recommend additional seating provided adjacent to play space.
 - Fixed seating options should be provided around various areas of the southern park, and intermittently along pathways.
 - Fixed seating options and shelter/pergola areas should also be considered around the nature-based play area to be utilised by small groups or parents supervising children.
- No publicly accessible amenities/toilets have been provided within the southern park, and there appears to be none proposed within the immediate vicinity which is a concern given the extensive program offered within this park and recreation area.

the intended landscaped and passive recreation function of the amphitheatre space.

- The area is relatively flat and will accommodate infrequent vehicle access only, primarily for basin maintenance. The use of reinforced turf provides a landscape compatible surface that achieves both functional and public realm objectives. A TurfPave (or approved equivalent) system is proposed.

Mulch Selection for Nature Play

- Nature play mulch type, depth and specifications have been added to the landscape plans. The selected mulch is suitable for public use and nature play settings and does not include sand as a softfall material.

Seating and Shelters

- Additional fixed seating has been incorporated adjacent to the play space, around key park areas and intermittently along pathways. Opportunities for shelter and pergola structures near the nature based play area have been identified and shown on the landscape plans.

Amenities / Toilets

As per the above, the Council PA clearly sets out the agreed scope of works for both the Central and Southern Parks on site. This scope includes details, timing and responsibility. Amenity buildings for both parks are not included within the agreed list. On that basis, the requirement for publicly accessible amenities falls outside what is required under the current PA. Notwithstanding, public amenities will be provided within the future retail offering (to be located of Lot 8 DPI313981, known as Stage 4 under the master plan), subject to a separate DA.

Environmental Matters

The southern park is to be located outside of the 50m buffer to the Grey Headed Flying Fox (GHFF) Camp as depicted in the DCP. There is currently

Section 5.13 of Chapter D19 was developed through the planning proposal process and supported by detailed investigation of the GHFF camp. The

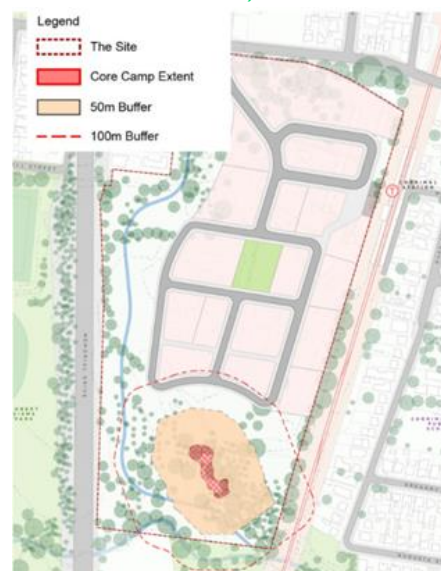
N/A

significant encroachment which impacts on both the GHFF and enjoyment and wellbeing of park users.

objectives of the Southern Recreation Park include providing a transition zone between the GHFF core camp and future residential development. This objective recognises that the park is intended to function as a managed interface.

Figures contained within the DCP, including Figure 17 (Grey-headed Flying-fox Camp), clearly identify the GHFF core camp extent as well as 50-metre and 100-metre buffers. Importantly, the indicative location of the Southern Recreation Park is shown within the buffer area. This confirms that the presence of the park within the 50-metre buffer was anticipated, assessed and deliberately incorporated into the site-specific planning framework.

Figure 1 Grey-headed Flying-fox Camp (Figure 17 of Wollongong DCP Chapter D19 Former Corimal Coke Works Site)



The DCP does not contain any provision that prohibits construction of the Southern Park within the GHFF buffer zones. Nor does it require public open space to be excluded from the 50-metre buffer. To the contrary, the park's location within this area directly implements the DCP's stated objective to create a transitional landscape between sensitive ecological values and urban development.

Council's suggestion that the park must be located entirely outside the 50-metre buffer is inconsistent with the adopted master planning outcomes and the DCP controls.

Accordingly, the proposed location of the Southern Park is consistent with the objectives, mapping and intent of Chapter D19 of Wollongong DCP 2009, and there is no planning basis to require its exclusion from the 50-metre GHFF buffer.

The proximity of the proposed bush tucker trail to the GHFF camp is insufficient. The alignment of the path is to be modified to maintain a minimum of 20m, from the camp boundary.

The Bushtucker Trail has been relocated to the Heritage Plaza connection. This is detailed in the revised landscape plans for the Southern Park (at **Appendix J**).

Appendix J

The amount of lighting in the southern park is of concern for the GHFF Camp. An analysis of any potential lighting impacts on the GHFF is recommended and reductions in lighting, or suitable mitigation measures proposed and implemented.

Wildlife-sensitive lighting design and a wildlife-sensitive lighting approach has been incorporated into the Southern Park to sensitively integrate with the GHFF Camp. This is detailed in the revised landscape plans for the Southern Park.

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The proposed lighting approach includes the use of low-intensity, warm/amber park lighting to minimise disturbance and reduced light spill into adjacent GHFF habitats. These measures align with the wildlife lighting design objectives outlined in Section 13.0 (Wildlife Sensitive Lighting Design Recommendations), ensuring that potential impacts on the GHFF are minimised.

A Threatened Species Licence will be required prior to the commencement of any works.

Noted.

Not Applicable.

All plans and works are to be in with the Grey Headed Flying Fox Management Plan, prepared by Eco Logical Australia and date 24 September 2024. Noted.

Not Applicable.

Site Contamination Remediation and a Site Audit Report and Statement are required prior to the Subdivision Certificate. No contaminated material is to be kept on site and Council will not accept the use of containment cells in land to be dedicated to Council. Noted.

Not Applicable.