

urbaine design group

Project: IRT Woonona. SSSA Comments – Visual Impact.

Date: 31.10.2025

The purpose of this memo is to provide responses to Wollongong City Council SSSA and Department of Planning, Housing and Infrastructure comments.

The responses provided are intended to provide IRT with responses to the comments received from Wollongong City Council that relate to Visual Impact of the new development proposal.

Council Comment: The change to the alignment of Building C is noted as having been substantially amended to retain the view corridor from the Princes Highway to the North of the site (from Woonona Town Centre. This realignment is supported. However the height, scale and bulk of the proposed new built form which it is noted was not provided at PL, is required to be further considered in terms of the relating the scale to the ridgeline of the Church Building and retaining views both to the site when travelling along the Princes Highway and through the site west to the Illawarra Escarpment.

Urbaine Response:

View corridors from the north of the site benefit from the realignment of Building C. The visual impact of the revised built form is not significant from the approach to the site, where the upper roofline sits well below the distant ridgeline of the Illawarra Escarpment. At closer proximity, the proposed built form will marginally increase the visual impact, but this is limited in its observability, specifically being restricted to viewing locations directly to the east of the site, including the RSL Club. In this respect, the realignment is considered acceptable in relation to its visibility.

Council Comment: The Bonus LEP Height limits should be complied with additional height such as the screening for plant room on building C and D is in close proximity to the heritage item and will be highly visible from the public domain, contributing to the unsympathetic built form and scale that is visually dominating the ridgeline of the church building. The argument put forward in the Variation statement that a reduction in building footprint has retained viewed to the Escarpment is not supported by the Visual Impact Analysis. Views west to the Escarpment are blocked by the wall of built form for a significant length. The only corridor of the Church Building west again has in appropriate built form encroaching into the Church building to the northern elevation.

Urbaine Response:

The plant room screening serves to soften the edges of the built form at this upper level and any height exceedances can be seen as acceptable within the overall visual impact of the development. As with the previous response, the nature of the viewpoints from which this height exceedance can be observed is limited to the road and pavements within an area that can be reasonably described as transient. There are not locations from which views of the church, or escarpment would be considered necessary to preserve in their entirety.

Council Comment: The view corridors to the escarpment and the riparian corridor identified by the applicant on page 7 and 11 of the SDRP Response Report are not convincing. The café pavilion off the church, the south of Building B, and the port cochere awning structures connecting Building C with the RAC all impede or impact on the view lines through the site and towards the escarpment. It is also noted that the northwest corner of Building B disrupts view lines to the Riparian corridor. Some modifications to building footprints and/or alignments are recommended. Refer also to comments under Landscape

Urbaine Response:

The views to the east, through the subject site, are already limited with the existing buildings. Locations from which these views can be practically experienced are limited and would, for the mostpart, be dynamic views, from moving pedestrians or vehicular traffic. The impact of new elements should, consequently, be assessed against this and, in doing so, the visual obstructions cannot be assessed as significant

Council Comment: The view corridor to the heritage building from the north of Princes Hwy is successful, however the applicant is encouraged to also improve view lines to the heritage building from the south of Princes Hwy by potentially cutting back the north-eastern corner of Building D and increasing the amount of open space to the south-eastern side of the heritage building.

Urbaine Response:

As in earlier comments, any assessment of view corridors should include a review of potential viewing locations and how the site is experienced. From the south, views will be observed, predominantly, from moving vehicles. Pedestrian views are likely to be from the western or eastern pavements and, again, are likely to be dynamic. The likelihood of views of the heritage building being actively, and deliberately, sought is not significant and, if important, would likely be from adjacent locations, in close proximity, where the heritage building views would be unobstructed.

Council Comment: There are very little existing views to the Riparian Area from the public domain. This view is not identified in the HIS as significant and this retention of this view corridor is not discussed. These views would only be internal site views from a very specific location in the proposed entry forecourt. The merits of prioritising this view corridor above setting back Building D to Princes Highway and retaining views to the church when travelling North along Princes highway should be reconsidered.

Urbaine Response:

Comments, as previously, in relation to viewing locations and the nature of the observer also apply in this instance.

Council Comment: The Setback of Building D be increased to improve views travelling north to the Church Building and Illawarra Escarpment ridgeline.

Urbaine Response:

Comments, as previously, in relation to viewing locations and the nature of the observer also apply in this instance.

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Urbaine Response:

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