

Thirroul Plaza Redevelopment

Planning considerations submission ideas

The following issues may help in formulating a submission on the proposal or as content for communications in email and/or letter writing to media, politicians etc.

TRAFFIC

- The development will add significant increase to the traffic flow on Lawrence Hargrave Drive and King Street.
- No alternate viable traffic routes through Thirroul are offered. This means the traffic issue cannot easily be remediated.
- The addition of traffic lights at King St Intersection will further impact an already strained network as identified by the Roads and Maritime Services through its recent studies of Bulli and Thirroul.
- The traffic studies in the DA were conducted on a quiet day and do not represent typical weekend and /or week day peak traffic flows through Thirroul village.
- Potential for a rat run along Redmond Ave.

PARKING

- The proposed traffic lights on the Lawrence Hargrave Drive and King Street intersection means removal of on-street parking from the Commonwealth bank to Raymond Road.
- The Thirroul Village feel and functionality is heavily dependent on the availability of street parking. The loss of this will i) reduce the amenity of the village for the community and visitors to the area; ii) impact local business viability and iii) affect resident access to existing services outside of the plaza development.

HEIGHTS

- Does not comply with Council's Development Control Plan Chapter D12 – Thirroul, which identifies a two storey height limit for the site (the proposal is three storeys).

URBAN DESIGN, VISUAL IMPACT and AMENITY

- Thirroul is characterised by its village feel and escarpment views along its linear main streetscape. The unsympathetic design of the proposed development, accompanied with its parking impacts, will have an adverse impact on the essential character of Thirroul Village.
- Heights compromise views to the escarpment from east side Lawrence Hargrave Drive and Raymond Road. The charm of the village and tourist interest is at risk.
- Most of the Thirroul village retail character at present is awnings from shop fronts over the footpath. The proposed development appears to be entirely out of step with this aesthetic. (The Wollongong Development Control Plan encourages development like this).

- Destruction of King Street as a village Street
 - King street is currently a quiet and accessible street for pedestrians. Many people quickly park and pop into the Chemist, the Doctors surgery, the bookshop and other King street and nearby Lawrence Hargrave Drive shops. The proposed development destroys this amenity; the loss of street parking; increased traffic flows are the significant contributors to this dramatic reduction in amenity for both local community members and visitors alike.

ZONING AND USES MIX

- The proposed development weights residential development over other uses (which are encouraged in this zone). It includes only retail and residential, with no commercial or public access community uses. For example, there are a diverse range of creative endeavours and schools in the Thirroul region, dance, drama, music etc. A creative space for these groups would be highly valuable for the local Thirroul community and enhance its capacity for creative education, an essential aspect of an innovative society.

ECONOMIC IMPACT

- Impact of removal of street parking to existing businesses on Lawrence Hargrave Drive.

HERITAGE IMPACT

- Scale of the development and how it competes with Anita's Theatre in terms of size, and that it blocks Illawarra Escarpment views (a state heritage item) from the main thoroughfare – Lawrence Hargrave Drive.
- Aboriginal Heritage poorly addressed and recommend consultation with the local Aboriginal community.

NOISE

- The noise impact from events at Anita's and Beaches has not been adequately addressed in the Noise Impact Study. How will future events at these venues be affected by 82 new adjacent residential dwellings?

SOLAR ACCESS

- Afternoon shadowing of Lawrence Hargrave Drive. is increased, especially affected are those on the southbound side from the Thai massage to Madam Choi.

COMMUNITY CONSULTATION

- Wollongong council's Community participation plan, 2019 does not seem to have been followed in in a formal sense or in the spirit of community participation. The community have not been consulted at all in this significant town centre development.

COMMUNITY AND RECREATIONAL FACILITY IMPACTS

- Community and recreational facilities – namely sportsground and schools are already at capacity. How will the development impact on the demand for these services?