

0.2 Constraints and Opportunities

The site of the proposed Life City Wollongong proposal is **constrained** by the following –

- The electricity easement along the southern and south-eastern boundaries of the subject site is not suited to the development of structures due to the elevated high voltage transmission lines. Some limited roads, vehicular access for maintenance, bushfire control and servicing, weed removal and replanting/landscaping is proposed within the guidelines of the Electricity Authority.
- Some portions of the site are considered too steep to provide appropriate development.
- That Warwick Street is not likely to be able to support the total traffic generation arising from the proposal.
- That residential development should be excluded from the major western catchment due to its poor quality outlook, and undesirable drainage and noise impacts from the freeway.
- Endangered species
- Geotech studies
- Bushfire

The site of the proposed Life City Wollongong proposal provides the following **opportunities** –

- *Good road **access** from the F6 Freeway and existing road system*
- *Potential to improve the existing bus service in terms of **increased viability and sustainability***
- *Potential for the **rehabilitation** of the remanent natural vegetation and habitat on the subject site including an area suited to the restoration of the original rainforest species.*
- *Potential to **relocate** the residential portion from the existing R2 zone to that portion of the site that provides improved aspect, orientation and amenity*
- *A unique site that can support a **Holistic Health Facility** and ancillary facilities that are associated with the nearby Wollongong University and TAFE*
- *A more environmental sustainable transport system including the bus service*
- ***Increased** healthcare and ancillary employment and training*
- *Ancillary housing and seniors **housing choice***
- *A site that can benefit from overall and **comprehensive master planning**.*

•**Quality of life**, through a planned, multi-use development that creates **COMMUNITY** where old and young live and work, immerse in nature.