

ITEM 1 PUBLIC EXHIBITION - DRAFT WOLLONGONG HOUSING STRATEGY

On 19 July 2021, Council resolved to progress the development of a draft Housing Strategy, following the consideration of submissions commenting on the draft Housing and Affordable Housing Options Paper.

The draft Wollongong Housing Strategy has been prepared to address a range of housing issues, including housing supply and demand, emergency housing, social housing, housing for disabled persons and affordable housing. As detailed data and supporting background material is publicly available from a range of sources, the draft Strategy has been developed as a succinct action plan to guide Council's programs and activities to support improved housing outcomes.

Many housing issues are beyond the control of Council, such as taxation settings, interest rates, the funding of social housing and the provision of key infrastructure. The draft Housing Strategy concentrates on measures that Council can control and influence including planning controls, development contributions, fees and charges, education and advocacy.

It is recommended that the draft Wollongong Housing Strategy (graphic design version to be prepared) be exhibited for a minimum period of eight (8) weeks to enable sufficient community and stakeholder input.

RECOMMENDATION

The draft Wollongong Housing Strategy be exhibited for community and stakeholder input for a minimum of eight (8) weeks.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 The draft Wollongong Housing Strategy

BACKGROUND

Council's current Housing Strategy was prepared in 2005 and was used to inform the preparation of the draft Wollongong Local Environmental Plan (LEP) 2009. In 2005 the LGA had an estimated population of 190,909 persons and this has now grown to over 214,657 persons (2021 census). The Housing Strategy has been used to guide housing developments to serve the increasing population. This has included the rezoning of 12,000 lots in the West Dapto Urban Release Area, 1,000 lots at Tallawarra, and the approval of over 9,500 dwellings in the LGA, including some 2,700 residential units in the Wollongong City Centre.

In 2021 Council approved the redevelopment of the former Corrimal Coke Works site, which when developed is proposed to contain 550 dwellings. Council has also resolved to exhibit draft Planning Proposals for a further 3,000 residential lots at West Dapto and a medium density residential development on the former Port Kembla School site.

During 2019-20 the draft Housing and Affordable Housing Options Paper (Options Paper) was prepared. The draft Paper identified that Council's existing planning controls and strategies will cater for the projected demand. However, a greater proportion of smaller dwellings (1-2 bedrooms) is required to address the projected demand for smaller household sizes.

The draft Options Paper also provides further evidence for the LGA to be included in an Affordable Housing Contributions Scheme. Households on very low, low and moderate income cannot afford to buy a house in the LGA and there are only a few small residential units available. Additionally, there are few properties available to rent for households on very low and low incomes. There is a strong need to

increase the number of affordable properties available to rent and purchase. The draft Options Paper presented options to address these and other housing challenges

On 16 March 2020, Council considered a report on the draft Options Paper and endorsed it for exhibition. The draft paper was available from 19 March 2020, with the formal exhibition period being from 5 May 2020 to 10 July 2020. In response to the exhibition, Council received 18 written submissions (letters and emails), 51 on-line survey responses and 41 on-line comments (in reaction to 3 social media posts).

On 19 July 2021, Council considered a report on the outcomes of the exhibition of the draft Options Paper and resolved that -

- 1 *The community feedback received during the exhibition of the draft Housing and Affordable Housing Options Paper be noted.*
- 2 *The feedback be used to guide the preparation of the draft Housing and Affordable Housing Strategy.*
- 3 *The draft Housing and Affordable Housing Strategy be reported to Council for endorsement prior to exhibition.*

Other resolutions that relate to the draft Housing Strategy are -

On 31 May 2021, Council considered a Notice of Motion on Protecting the character and heritage of Thirroul Village and resolved that -

- 1 *Council develop a Thirroul Town Centre Plan in collaboration with the community to identify a community vision for the village and to develop planning controls to achieve that vision.*
- 2 *Council conduct a Thirroul heritage review, with the aim of achieving heritage listings for buildings and streetscapes with heritage values, acknowledging that Council is mid-way through reviewing the heritage items for the whole of the city.*
- 3 *A Draft Planning Proposal be prepared to change the current LEP, to ensure there is a 'Village' plan for the local communities north of Bulli Pass.*
- 4 *The Draft Planning Proposal should look at but not be limited to, having a maximum height of 9 metres and other tools such as lot sizes and floor space ratios to enable the current 'Village' communities to be maintained.*
- 5 *The Draft Planning Proposal be presented to Council for resolution to formally prepare the Planning Proposal to forward to the Department of Planning Industry and Environment for a Gateway determination.*

The Delivery Program 2022-26 includes a budget allocation for this project in the 2024-26 financial years. This will enable the completion of the City-wide policy work, prior to examining individual locations. In addition, the implementation of the draft Housing Strategy may address some of the community concerns about development north of Thirroul.

On 28 June 2021, as part of the consideration of the Operational Plan 2021-2022, Council resolved (in part) that -

- 8 *A Councillor Briefing be held to explore how DCP character statements can be used to reflect and support suburbs' future desired character, that the briefing outline the mechanisms and timelines to amend, develop and implement such DCP chapters.*

The Councillor briefing occurred on 14 February 2022. The draft Housing Strategy is one of the key documents that will be used to prepare draft character statements.

On 1 November 2021, Council considered a Notice of Motion on Affordable Housing Targets and resolved that -

Council work to put the policy frameworks in place to enable Council to maximise affordable housing targets.

Measures to address affordable housing are part of the draft Housing Strategy. The draft Housing Strategy also considers a range of other housing sectors that require support.

Wollongong has recently been incorporated into the newly formed Greater Cities Commission, along with the other Illawarra-Shoalhaven Councils. The Commission will work with Council in developing a new Region Plan and City Plan for Illawarra-Shoalhaven over the next two years. Under the proposed City Plan, Council will be required to include 5, 10 and 20 year housing targets and other policies to address housing mix, affordable housing and delivery of housing are expected to be considerations. The draft Housing Strategy will provide a basis for Council's input to the Commission on the City Plan.

PROPOSAL

This report presents a draft Wollongong Housing Strategy for Council's consideration and endorsement to exhibit.

The draft Strategy has been developed from the options exhibited in the draft Options Paper and the community and stakeholder feedback received. It is a succinct, action focussed Strategy to guide Council's programs, activities and planning reforms.

Since the preparation of the draft Options Paper, the legislative framework and regional planning strategies have changed.

- The Illawarra Shoalhaven Regional Plan 2041 (2021) identifies that Wollongong's population will increase by 55,375 persons by 2041 and there will be a need to provide an additional 28,000 dwellings. The Plan also identifies the need to provide more smaller dwellings (1-2 bedrooms) to provide housing choice and diversity.
- In May 2021, Housing 2041, the State's Housing Strategy was released. Housing 2041 is the Government's 20-year vision for housing in NSW. It aims to deliver housing in the right locations, housing that suits diverse needs and housing that feels like home.
- In November 2021 the State consolidated the State Environmental Planning Policies and released the Housing SEPP, which incorporated SEPP 70 Affordable Rental Housing Schemes, SEPP Affordable Rental Housing (including Short-term Rental Accommodation), SEPP No 21—Caravan Parks and SEPP No 36—Manufactured Home Estates into a single policy.
- In March 2022 Wollongong was incorporated into the Greater Cities Commission six cities region. The Commission is preparing a Discussion Paper and will be preparing a new Regional Plan for the six cities, and individual City Plans. The draft Housing Strategy will inform Council's input into the future Plans.
- The Department of Planning and Environment's 2022 population projections slightly increase the forecast population increase in 2041 to an additional 56,661 persons. The Department's projects are reasonably consistent with the ones used by Council prepared by iD and available on Council's Population Forecast webpage.

In June 2022, the first release of the 2021 census was published. The census occurred in August 2021 during the COVID lockdown and has produced some interesting results. Further data releases will occur over the coming months. Of particular note, is that the LGA's Estimated Residential Population has dropped from 220,000 persons to 214,657 persons and is very similar to the Census night Enumerated Population of 213,468 persons. It is understood that the total NSW Estimated Residential Population declined by 95,000 persons. During COVID, the number of international students living in Wollongong was reduced, which would account for some of the change. It is understood that the occupancy of new dwellings may not have been as high as forecasted by the ABS. The effect has been the annual population estimates have been adjusted for the period back to the previous 2016 census.

The draft Housing Strategy is a result of a comprehensive review of housing issues in the LGA. It proposes a combination of continuing several existing strategies, modification of others and the introduction of new strategies to better address the housing needs of the LGA.

The draft Housing Strategy proposes the following vision for Housing in the LGA -

- *Housing will respond to Wollongong's unique environmental setting and heritage.*
- *New housing will continue to diversify supply and provide choice for residents. Diversity will be provided through a variety of housing types, sizes, configurations, and features, to cater for a wide range of residential needs and price-points. Focus for diversity will be on affordable, smaller, and / or adaptable housing located throughout the Wollongong LGA to cater for a range of incomes and abilities.*
- *Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.*
- *Urban Release areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure.*
- *Town and village centres, and land zoned for medium density residential development will promote their distinctive character, whilst planning for and facilitating growth and high quality design in desired locations.*
- *Wollongong will strive to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population.*

The draft Housing Strategy proposes the continuation of the following strategies -

- Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres, supporting infrastructure
- Provide sufficient zoned land and housing approvals to meet the 5 year (+7000 dwellings), 10 year (+14,000 dwellings) and 20 year (+28,000 dwellings) overall targets that will be required by Greater Cities Commission based on the Department of Planning and Environment's projections
- Provide predominantly detached dwelling houses in Urban Release Areas, supplemented by increased densities and housing mix around planned town centres - West Dapto Release Area, Tallawarra and Calderwood (the part within the Wollongong LGA)
- Encourage land owners and developers of zoned and serviced land in the release areas to release land for housing development to increase supply
- Provide residential units in the Wollongong City Centre, appropriately designed and located, having regard to other functions of the City Centre
- Retain Industrial zoned land for employment opportunities, and not for residential outcomes
- Retain the Illawarra Escarpment as a conservation area, with very limited opportunity for additional dwellings
- Retain the Sydney Drinking Water Catchment area as a conservation area, with no additional housing opportunities
- Protect the Illawarra Escarpment, Hacking River catchment, significant bushland and ecological areas, floodplains, coastline and other sensitive locations from inappropriate housing development
- Review the opportunity to provide of additional housing in key Town Centres, to be undertaken following the completion of the Retail and Business Centres Strategy
- Review development controls to increase the sustainability and energy efficiency of dwellings. Council has recently exhibited the Climate Friendly Planning Framework Discussion Paper and is considering feedback received.

The draft Housing Strategy proposes a number of strategies and actions to assist in the provision of emergency housing, social housing, housing for the disabled and affordable rental housing, including -

- The waiving of Development Application fees and Development Contributions
- The preparation of a draft Affordable Housing Contribution Scheme to apply to precincts and sites where the residential development density is proposed to increase through planning proposals or significant residential development
- The possible leasing of Council operational land zoned for residential development for use as housing
- Council remains open to investigating innovative partnership opportunities
- Advocacy to increase funding to these housing support sectors.

The Housing Options Paper, census data and other reports, shows that new housing is dominated by larger 3-4 bedroom dwellings. Whereas we need to encourage more smaller 1-2 bedroom dwellings that provide housing choice and a more affordable product. The draft Housing Strategy proposes -

- Increasing the proportion of smaller dwellings in residential flat buildings and shop-top housing development
- Introducing planning controls and development standards for villas and Fonzie flats.

The draft Housing Options Paper and recent experience with a number of development applications have highlighted the need to review residential zonings on large lots in constrained areas such as the Illawarra Escarpment and Northern Villages, some of the existing controls date back to the 1950s. In this regard, the draft Housing Strategy proposes -

- A review of the planning controls that apply to large residential zoned lots in the Illawarra Escarpment foothills to reduce residential development potential on constrained lots
- A review of the planning controls that apply to the northern villages (north of Thirroul to Stanwell Tops) to reduce residential development potential in the infrastructure and topographically constrained precinct
- An increase in the minimum lot size required for subdivision, dual occupancy and multi-unit housing development in the Illawarra Escarpment foothills to reduce residential development potential on constrained lots
- A reduction in the development potential of the high and moderate flood constrained areas at Windang and Fairy Meadow.

To increase housing supply in some locations, the draft Housing Strategy proposes -

- A review of the floor space ratio and building height in the R3 Medium Density Residential zone
- Not allowing a single dwelling to be replaced by a single dwelling in the R3 Medium Density Residential zone
- A review of floor space ratios and building height in some town centres
- A review of the zonings around some town centres.

The proposed actions will be implemented via a number of draft Planning Proposals and amendments to the Wollongong DCP, the Development Contributions Plans and Council's Fees and Charges policy. The proposed amendments will be supported by additional investigations and reported to Council prior to exhibition.

Recent reports

The following reports which have implications for housing were released after the draft Housing Strategy was prepared. The implications of the recommendations will be considered during the exhibition period -

- Response to major flooding across NSW in 2022. NSW Legislative Council Select Committee on the response to major flooding across NSW in 2022 (report published 9 August 2022)
- NSW Independent 2022 Flood Inquiry, and NSW Government Response (reports published 17 August 2022)
- Options to improve access to existing and alternate accommodation to address social housing shortage. NSW Legislative Assembly Committee on Community Services (report published 18 August 2022)

Site specific rezoning proposals

Submissions received during and after the exhibition of the draft Options Paper, nominated the following sites for review -

- **218 Princes Highway, Bulli (Lot 360 DP 1214993) (Former Bulli Bowling Club)**

The site is currently zoned RE2 Private Recreation has an area of 8,301m² and is surrounded by the Council owned Bulli Showground, tennis courts and community centre zoned RE1 Public Recreation. In 1967 Council sold the site to the Bulli Bowling Club. The Bowling Club closed in 2013. The site was purchased by the current owners in 2016.

In 2019 a draft Planning Proposal request to rezone this site and to increase the maximum building height and floor space ratio, to permit 99 residential units and commercial development, including 5 Affordable Rental dwellings, was lodged with Council. On 1 February 2021 Council considered the request and resolved not to support the preparation of a draft Planning Proposal as the proposal was considered premature and did not have strategic merit.

The site is part of the Old Bulli (or Slacky Flat) Heritage Conservation Area and has flood constraints. The site is located approximately 160m to the north of the Bulli Town Centre and 400m from the Bulli Rail Station. The site was proposed to be considered as part of the proposed Bulli Town Centre Study which has been deferred due to other priorities, including the need to prepare the draft Housing Strategy. The draft Bulli Showground Masterplan is in preparation.

The Illawarra Shoalhaven Regional Plan 2041 does not identify Bulli as a growth suburb, although objective 18 is to provide housing supply in the right locations, including encouraging new housing in strategic centres. Objective 19 is to deliver housing that is more diverse and affordable through the provision of a mix of housing types and sizes.

The draft Housing Options Paper and draft Housing Strategy, shows there is demand for additional housing opportunities in most suburbs. Bulli is dominated by detached dwelling houses (79%), with only 19.8% medium density and 0.6% high density, and by 3 bedroom dwellings (36.8%) and 4 bedroom dwellings (22.8%) (id Community profile - 2021 census). The provision of smaller dwellings (1, 2 and 3 bedrooms) would provide some additional housing choice.

Access to the site from the Princes Highway, would be via Grevillea Park Road, which also serves the Bulli Showground and residential development in the former Bulli Brickworks site. The intersection with the Princes Highway has traffic lights, although access from the north is constrained through the absence of a right-turn lane. The traffic study submitted with the rezoning request indicated that the proposal would generate a net maximum of 117 movements in the AM (49 in, 68 out) peak hour and 64 trips in the PM (34 in, 30 out) peak hour. The report indicated that this level of traffic will not have a noticeable impact on the performance of the existing road network and the Level of Service of nearby intersections.

While there is some merit to permit residential development on the site, it is considered that the site is not suitable for residential development as it is located within an established recreational precinct. The current RE2 Private Recreation zone remains appropriate. Future residential development could also limit the recreation uses within the Showground. It is recommended that any future Planning Proposal request proposing residential or commercial development on this site, not be supported due to a lack of site-specific strategic merit.

- **25 O'Briens Road, Figtree**

This site is owned by the Churches of Christ Property Trust and is currently zoned RU2 Rural Landscapes. It is surrounded by land zoned R2 Low Density Residential. The RU2 Rural Landscapes zone is no longer appropriate. A draft Planning Proposal request proposing a low density residential zone, consistent with the surrounding area, and addressing any site constraints, could be considered by Council. A medium density residential zone, remote from a town centre would unlikely be supported.

- **6-8 Grand View Parade, Lake Heights**

This site is owned by NSW Land and Housing Corporation, is zoned R2 Low Density Residential and contains a large heritage listed fig tree. Neighbourhood Forum 5 suggested that it should be zoned RE1 Public Recreation. There is on-going discussions with NSW Land and Housing Corporation on this site and other sites. At this stage there is no proposal to change the zoning and planning controls.

- **14 Cosgrove Avenue, Keiraville**

This site is privately owned and has an area of 4.19 hectares. The property was created in 1960 as part of the subdivision of land to the west of Robsons Road, which created 105 lots in Georgina Ave, Andrew Ave and Cedar Grove. The majority of the site is zoned R2 Low Density Residential (3.52 hectares), with the remaining portion zoned C2 Environmental Conservation.

The site has been subject to a number of historic development applications, and the following 2 recent development applications -

- DA-2020/4 for 47 multi-unit dwellings was refused by the Local Planning Panel and an appeal to the Land and Environment Court was withdrawn by the applicant.
- DA-2022/469 for 42 multi-unit dwellings which is currently under assessment

Neighbourhood Forum 5 submitted a request to rezone this privately owned site and a second request for Council to rezone it.

This site is one of a number of large properties zoned R2 Low Density Residential along the foothills of the Illawarra Escarpment where the zoning does not reflect the site constraints. Previous reviews including the Illawarra Escarpment Commission of Inquiry (1999) and Illawarra Escarpment Strategic Management Plan (2008, 2015) excluded land with a residential zone. The current zoning of this site and a number of other properties are relics from the Illawarra Planning Scheme Ordinance (1968) where the zoning aligned with property boundaries and does require review. Due to high land prices and reduced land supply these larger steep lots are under increasing development pressure. The draft Housing Strategy includes the review of planning controls of this and other similar sites. Work on this review has commenced and will be separately reported to Council.

CONSULTATION AND COMMUNICATION

The draft Options Paper was made available for comment from 19 March 2020, but due to COVID 19 the formal exhibition period was from 5 May 2020 to 10 July 2020. As a consequence of the exhibition, Council received 18 written submissions (letters and emails), 51 on-line survey responses and 41 on-line comments (generated from 3 social media posts). On 19 July 2021 Council considered a report on the feedback on the draft Options Paper.

It is proposed that a graphic design version of the draft Housing Strategy be exhibited for a minimum eight (8) week period to sufficiently enable community and stakeholder input. The draft Strategy will be exhibited through Council's standard processes and meetings will be offered to key stakeholders. Following the exhibition, a report on submissions to assist the finalisation of the strategy will be reported to Council.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal – 1 We value and protect our environment.

It specifically delivers on core business activities as detailed in the Land Use Planning Service Plan 2022-23.

Finalise the development of the Housing Strategy and commence implementation on initial priorities

Illawarra Shoalhaven Regional Plan 2041

The draft Housing Strategy is consistent with the housing targets and housing objectives of the Illawarra Shoalhaven Regional Plan 2041.

Council strategies

The draft Housing Strategy has been informed by numerous Council strategies and studies, including -

- Wollongong Local Strategic Planning Statement 2020
- West Dapto Vision 2018
- Wollongong City Centre Urban Design Framework
- Various Town and Village Plans
- Sustainable Wollongong 2030
- Urban Greening Strategy 2017-2037
- Illawarra Escarpment Strategic Management Plan 2015
- Coastal Zone Management Plan 2017
- Climate Change Mitigation Plan 2020
- Climate Change Adaption Plan 2022
- Lake Illawarra Coastal Management Program 2020-2030
- Various Floodplain Risk Management Studies and Plans
- Ageing Plan 2018-2022
- Disability Inclusion and Action Plan 2020-2025
- Wollongong City Cycling Strategy 2030
- Planning Proposal Policy 2022

CONCLUSION

On 19 July 2021 Council considered the feedback received on the draft Housing and Affordable Housing Options Paper and endorsed the progression of the preparation of the draft Housing Strategy.

The draft Housing Strategy proposes a continuation of the LGA wide housing strategies that have been in place since 2005 that have encouraged development in West Dapto and the Wollongong City Centre and discouraged development in the Illawarra Escarpment.

The draft Housing Strategy proposes additional measures to reduce housing in constrained locations and increase housing supply in other well-serviced locations. The draft Housing Strategy also proposes a range of actions for a more nuanced housing strategy rather than the current generic standards, including to reduce dwelling sizes, to provide housing choice and a more affordable product. The draft Housing Strategy also proposes a range of actions to assist in the provision of emergency, social, accessible and affordable housing.

It is recommended that the draft Wollongong Housing Strategy be exhibited for community and stakeholder input, prior to reporting back to Council for finalisation and implementation.

DRAFT

WOLLONGONG HOUSING STRATEGY

Delivering Growth, Diversity and Affordable Housing



August 2022

Wollongong City Council

ACKNOWLEDGEMENT OF COUNTRY

Wollongong City Council would like to show their respect and acknowledge the Traditional Custodians of the Land, of Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

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1. Introduction

In 2005, Council endorsed the *Wollongong City Housing Study 2005*. This study examined key demographic trends to determine the future housing needs of the Wollongong Local Government Area (LGA). This study informed the preparation of the draft Wollongong Local Environmental Plan 2009 (LEP).

The draft Housing Strategy has been prepared to guide the future housing directions within the Wollongong Local Government Area for the next 10-20 years. The draft Strategy builds on the previous work, including the *Housing Our Community discussion paper*, the *Housing and Affordable Housing Options Paper* and community input.

The draft Housing Strategy addresses overall housing supply and demand, as well as examining various housing sectors that are in need of support, including the homeless, social housing, affordable housing and accessible or supportive housing.

Council is committed to ensuring our community has access to appropriate housing opportunities now and into the future. Council has a role to play in the local housing market, through planning controls, development assessment, local infrastructure provision, community services and advocacy. The rising cost of living, higher interest rates, Federal and State taxation settings and the provision of State enabling infrastructure, are outside Council's control.

Significant analysis has been undertaken and consultation with our communities and stakeholders has helped inform the development of the draft Strategy.

This strategy has been deliberately prepared as a succinct action plan to guide Council's programs and activities to support improved housing outcomes.

2. Existing housing situation snapshot

The Wollongong Local Government Area (LGA) currently has an estimated population of 214,657 persons who live in 89,337 dwellings (ABS 2021 census). The majority of dwellings are single detached dwelling houses (66%), with 20.5% medium density and 12.3% high density. The full results of the 2021 census will be available later in 2022.

The NSW Department of Planning and Environment's Illawarra Shoalhaven Urban Development Program Dashboard shows that over the 30 year period 1991-2021, Wollongong has on average approved 1,048 dwellings. Of which, 50% were dwelling houses, and 28% Medium Density and 21% High Density Apartment Buildings and Shop top housing, and 1% other.

The 2021 Census data indicates that the size of dwelling is getting larger over time – with most of the increase in housing stock being in 4+ bedroom detached houses and 3+ bedroom medium density housing.

Wollongong has a large supply of social housing dwellings with some 6,700 dwellings owned and managed by NSW Land and Housing Corporation which represents 7.5% of our housing stock.

There is also an estimated 613 Affordable Rental dwellings manage by Community Housing Providers.

House prices have increased an average of 7.8% p.a. over the past 5 years, and unit prices 4.3%. In one year house prices have increased dramatically by over 30% which has had significant impact on housing affordability and affordable housing (for person on very low, low and moderate incomes). In May 2022 it was reported that the average house price in the Wollongong LGA exceeded \$1m. In July 2022 Domain reported that the median rental in the Wollongong LGA exceeded \$600 per week.

The high dwelling prices has a flow on effect to higher rental prices. Rental stress is 36.9% which is higher than the Regional NSW average of 35.5%.

The cost of living is also increasing which is placing additional pressure on household budgets. Over the last 12 months, the ABS has reported inflation at 5.1% and rising, housing costs have increased by 6.7%, transport by 13.7%, fuel by 33%, vegetables by 6.6%, fruit 4.9%, gas by 6.3%, education by 4.7%. Council is aware of these broad household pressures and takes a holistic approach to supporting our communities. The increases are also leading to increases in the cost of materials and labour, and supply chain issues for the development and building sectors.

The cash interest rate has increased by 125 basis points to 1.35% since April 2022, which is being passed on through increased mortgage interest rates. The effect has been a slight decrease in housing prices from record levels, a softening in demand for housing, accompanied by an increased demand for support services, social housing and more affordable housing.

3. Future housing requirements

The NSW Government, through the Illawarra Shoalhaven Regional Plan 2041 (Department of Planning and Environment 2021) indicates that Wollongong will need to house an additional 55,375 persons by 2041, in an additional 28,000 dwellings. The Department of Planning and Environment's 2022 population projections slightly increases the forecast population increase in 2041 from 55,375 to an additional 56,661 persons.

Based on forecast capacity and opportunities, this equates to an addition 3088 dwellings in Ward 1, 10,520 dwellings in Ward 2 (largely Wollongong City Centre) and 14,500 dwellings in Ward 3 (largely West Dapto) (id Forecast)

Demonstrating how Council can satisfy the target is a requirement of the draft Housing Strategy.

In April 2022, the State Government incorporated Wollongong, and the three other Illawarra-Shoalhaven Council areas, into the Greater Cities Commission as one of the Six Cities. The Greater Cities Commission covers the Six Cities, stretching between Newcastle and the Illawarra-Shoalhaven. It is understood that in 2023, the Greater Cities Commission will prepare a new Region Plan covering the Six Cities and then in 2024 prepare City Plans for each of the Six Cities. The new Illawarra Shoalhaven City Plan will replace the Illawarra Shoalhaven Regional Plan 2041. A requirement of the new planning regime will be the inclusion of 5,10 and 20 year dwelling targets for development to be granted for net additional dwellings. Applying the 20-year projection this would equate to the following for Wollongong:

- 5 year (2026) 7,000 additional dwellings from 2021
- 10 year (2031) 14,000 additional dwellings from 2021
- 20 year (2041) 28,000 additional dwellings from 2021

As the Regional and City Plans are developed, targets for dwelling mix and / or affordable housing may also be considered.

Sustainability of housing is also a focus for Council - both as a response to climate change and to reduce on-going energy costs for households.

4. Existing Housing Strategy

Council's current housing strategy, the Wollongong Housing Strategy (2006) was prepared to inform the preparation of draft Wollongong LEP 2009 and draft Wollongong (West Dapto) LEP 2010. The two LEPs were merged in 2014 and are now 12 years old, while the Strategy is 16 years old.

The foundations of the 2006 strategy remain relevant:

- West Dapto Release Area – since 2011 has now produced 2,045 lots of the estimated 19,500 lot capacity.
- Wollongong City Centre – has produced over 2,760 residential units since 2011
- The conservation of the Illawarra Escarpment, with very limited further housing opportunities
- Concentrate medium density development in nominated precincts
- Support rezoning of certain sites to enable increased residential development
- Not support housing increases in constrained location, such as medium and high flood risk, coastal risk, high bush fire prone areas.

The 2006 Housing Strategy also updated and standardised the historic controls relating to the residential areas, some of which dated to the 1960s. The strategy was implemented through the draft Wollongong and West Dapto LEPs which had to align with the State's Standard LEP Template. The Standard LEP Template standardised the format of LEPs, land use definitions and clauses and limited the number of zones.

Since the commencement of the two LEPs in 2010, the State has introduced State-wide and regional planning policies which influence how residential development occurs in the LGA, including:

- SEPP (Exempt and Complying Development) 2008 – including the Housing Code, Low Rise Medium Density Code, Greenfield Housing Code
- SEPP (Housing) 2021 – which incorporated SEPP 70 Affordable Rental Housing Schemes, SEPP Affordable Rental Housing (including Short-term Rental Accommodation), SEPP No 21—Caravan Parks and SEPP No 36—Manufactured Home Estates into a single policy.
- Housing 2041 (2021) – a State-wide Housing Strategy. It aims to deliver housing in the right locations, housing that suits diverse needs and housing that feels like home.
- Illawarra Shoalhaven Regional Plan 2041 (2021), which identifies that Wollongong needs to provide an additional 28,000 dwellings by 2041.
- In April 2022, the State Government incorporated Wollongong and the three other Illawarra-Shoalhaven Council areas, into the Greater Cities Commission as one of the Six Cities.

5. Draft Housing Strategy

The draft Housing Strategy has been developed over several years. A number of documents have informed the development of the draft strategy, including:

- Review of 2006 Housing Strategy (WCC 2013)
- Review of Medium Density precincts (WCC 2013)
- Wollongong Residential Density Study (Hames Sharley 2014)
- Our Wollongong Discussion Paper (WCC 2017)
- Review of Low Rise Medium Density controls (Kennedy Associates 2019, updated 2022)
- West Dapto Housing Study (SGS 2019)
- Draft Housing and Affordable Housing Options Study (WCC 2020)
- Draft Housing and Affordable Housing Options Study – feedback report (2021)

This information remains publicly available as background to this draft Strategy.

The draft Housing and Affordable Housing Options study found:

- There is sufficient projected housing supply to meet the projected housing demand
- A greater mix of housing choice needs to be provided – more smaller dwellings are required
- More take-up of the R3 Medium Density Residential Zone with medium density residential development is required
- More Affordable Housing needs to be provided
- There needs to be limits to additional housing in some parts of the LGA due to environmental and infrastructure constraints.

The feedback provided through the 2020 exhibition of the draft Housing Options Study, supported many of the initiative options presented.

a. Housing vision

Based on the feedback from the draft Housing Options Paper, the draft Housing Strategy proposes the following vision for Housing in the LGA:

- *Housing will respond to Wollongong's unique environmental setting and heritage.*
- *New housing will continue to diversify supply and provide choice for residents. Diversity will be provided through a variety of housing types, sizes, configurations, and features, to cater for a wide range of residential needs and price-points. Focus for diversity will be on affordable, smaller, and/ or adaptable housing located throughout the Wollongong LGA to cater for a range of incomes and abilities.*
- *Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.*
- *Urban Release areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure.*
- *Town and village centres, and land zoned for medium density residential development will promote their distinctive character, whilst planning for and facilitating growth and high quality design in desired locations.*

- *Wollongong will strive to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population.*

b. Overall City-wide strategies

The draft Housing Strategy proposes the continuation of the following strategies:

- Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres, supporting infrastructure
- Provide sufficient zoned land and housing approvals to meet the 5 year (+7000 dwellings), 10 year (+14,000 dwellings) and 20 year (+28,000 dwellings) overall targets that will be required by Greater Cities Commission based on the Department of Planning and Environment's projections
- Provide predominantly detached dwelling houses in Urban Release Areas, supplemented by increased densities and housing mix around planned town centres - West Dapto Release Area, Tallawarra and Calderwood (the part within the Wollongong LGA)
- Encourage land owners and developers of zoned and serviced land in the release areas to release land for housing development to increase supply
- Provide residential units in the Wollongong City Centre, appropriately designed and located, having regard to other functions of the City Centre
- Retain Industrial zoned land for employment opportunities, and not for residential outcomes.
- Retain the Illawarra Escarpment as a conservation area, with very limited opportunity for additional dwellings
- Retain the Sydney Drinking Water Catchment area as a conservation area, with no additional housing opportunities
- Protect the Illawarra Escarpment, Hacking River catchment, significant bushland and ecological areas, floodplains, coast line and other sensitive locations from inappropriate housing development
- Review the opportunity to provide of additional housing in key Town Centres, to be undertaken following the completion of the Retail and Business Centres Strategy
- Review development controls to increase the sustainability and energy efficiency of dwellings. Council has recently exhibited the Climate Friendly Planning Framework Discussion Paper and is considering feedback received.

c. Housing Needs strategies – helping people find a home

The draft Housing Strategy proposes the following strategies to assist persons who require assistance. Whilst this is not a legislative responsibility for Council, we will continue to support and promote measures that improve housing outcomes for our community.

i. Homelessness and Emergency housing

The ABS defines homelessness as: "When a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement:

- is in a dwelling that is inadequate; or
- has no tenure, or if their initial tenure is short and not extendable; or

- does not allow them to have control of, and access to space for social relations.”

In recognition of the diversity of homelessness, three categories can be considered:

- Primary homelessness is experienced by people without conventional accommodation (e.g. sleeping rough or in improvised dwellings);
- Secondary homelessness is experienced by people who frequently move from one temporary shelter to another (e.g. emergency accommodation, youth refuges, “couch surfing”);
- Tertiary homelessness is experienced by people staying in accommodation that falls below minimum community standards (e.g. boarding housing and caravan parks) (Chamberlain and Mackenzie’s 1992).

The NSW Government is responsible for housing and homelessness, and the Commonwealth Government is responsible for significant financial assistance to improve housing and homelessness outcomes.

Council is involved in responding to and managing homelessness through:

- maintaining public space amenity and facilities
- planning decisions on development applications and rezoning proposals
- provision of community services / facilities, such as libraries and public toilets
- advocacy
- management of community concerns and complaints about rough sleeping
- clean-ups and public safety initiatives (eg syringe disposal)
- lobbying for additional funding for social housing and support services.
- As part of the launch of the Housing 2041 - NSW Housing Strategy, Council offered the NSW Department of Planning and Environment the use of 2 sites for Meanwhile Use and temporary accommodation as part of a pilot scheme to provide additional crisis housing. At this stage the offer has not been taken-up, but we will remain supportive of the initiative.

Council also works closely with a range of housing and homeless services, domestic violence agencies, NSW Police and specialist homelessness service providers.

The draft Housing Strategy proposes:

- The Fees and Charges Policy be amended to waive Development Application fees for future development applications lodged by registered providers of emergency housing for emergency and temporary housing projects, on sites owned by the provider and where 100% of the dwellings are available for emergency housing for a minimum period of 15 years.
- The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered providers of emergency housing for emergency and temporary housing projects, on sites owned by the provider and where 100% of the dwellings are available for emergency housing for a minimum period of 15 years.

- Council will advocate for additional State funding to be directed to the emergency housing sector.
- Council will continue to support the use of the nominated 2 sites for Meanwhile Use and Temporary Accommodation, and will consider whether any other sites are suitable
- Council will consider whether any Council operational land parcels are suitable to be leased for the provision of emergency or temporary housing.

ii. Social housing

Wollongong has over 6,700 social housing dwellings which represents 7.5% of our housing stock. There is a high need for additional social housing in the LGA and elsewhere in NSW. There is an estimated 3,000 persons on the Illawarra social housing waiting list, which could take 5-10 years for a dwelling to be made available.

In 2020 Council signed a Collaboration Agreement with NSW Land and Housing Corporation to work together to renew and improve the performance of their portfolio of social housing stock in the LGA. NSW Land and Housing Corporation is self-funded and needs to leverage its existing assets to construct new dwellings, and uses a mixed tenure model to improve the viability of projects and fund additional dwellings. This means that the Corporation needs to sell existing social housing stock to fund the construction of new dwellings. In some renewal locations, the funding model may require significant upscaling of overall development outcomes to maintain current social housing yields. This may not be appropriate in all circumstances, given environmental and infrastructure constraints.

The draft Housing Strategy proposes:

- Council will advocate for the number of social housing dwellings to be increased so that the 7.5% proportion of housing stock is at least maintained in line with overall growth
- Consistent with the Collaboration Agreement, Council will continue to work with NSW Land and Housing Corporation to renew and increase the social housing stock in the LGA
- Council will advocate for additional State funding to be directed to NSW Land and Housing Corporation for the construction of new social housing dwellings.

iii. Seniors Housing

As the population ages the proportion of housing required for seniors also increases. Wollongong is fortunate to have a number of quality providers of aged care accommodation, who provide self-contained units and residential care facilities (nursing homes). The planning controls for seniors living is managed by the State through SEPP (Housing) 2021. Council's role is to assess development applications.

The draft Housing Strategy does not propose any new specific strategies for seniors housing.

iv. Accessible Housing

There is an increasing need to provide specialist accommodation to house people with a disability. In 2016, Wollongong LGA had 6.4% of residents recorded as needing assistance with day to day living (ABS Census, 2016). The "need for assistance" is a measure of the number of people with profound or severe disability, defined as people who need assistance in their day to day lives with any or all of

the following core activities: self-care; mobility; or communication because of disability, long-term health condition or old age.

Social Futures Australia and the Summer Foundation prepared the Specialist Disability Accommodation in Australia report released in March 2019. This report indicated that the shortfall in specialist disability accommodation in the Illawarra is 93 places. The SDA housing market is new and is expected to create new dwellings for people with disability over the next few years. Since 2019, the demand for specialist disability accommodation would have increased.

The planning controls for housing for disabled persons is managed by the State through SEPP (Housing) 2021. Council has recently reviewed and updated the Wollongong DCP 2009 Chapter E1 Access for people with disability, to align with State planning policy.

A number of service providers operate within the LGA, some own properties build specialist accommodation, and others lease properties which are adapted for their clients.

The draft Housing Strategy proposes:

- The Fees and Charges Policy be amended to waive Development Application fees for future development applications lodged by registered providers of accessible housing for supported accommodation housing projects, on sites owned by the Provider and where 100% of the dwellings are available for accessible housing for a minimum period of 15 years.
- The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered providers of accessible housing for supportive accommodation housing projects, on sites owned by the Provider and where 100% of the dwellings are available for accessible housing for a minimum period of 15 years.
- Council will lobby for additional State funding to be directed the accessible housing sector.
- The Wollongong DCP 2009 Chapter B2 Residential Development be amended to increase the proportion of accessible dwellings in larger residential flat building or shop top housing developments, from 10% to 20% in developments containing more than 60 units.
- Council will consider whether any Council operational land parcels are suitable to be leased for the provision of accessible housing.

v. Affordable Rental Housing

There is no legislative requirement for Council, the State Government or the Federal Government to provide Affordable Housing. Many of the State's housing initiatives are aimed at increasing housing supply which is seen as improving housing affordability as more housing is on the market to cater for demand. However this is dependent on the timing of land release and only assists the proportion of the community that can afford to purchase a dwelling.

Affordable Housing is defined as *housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.* (Environmental Planning and Assessment Act 1979). Clause 13 of SEPP (Housing) 2021 indicates that *a household is taken to be a very low income household, low income household or moderate income household if—*

- (a) *the household—*
- (i) *has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW*—*
- (A) *very low income household—less than 50%,*
- (B) *low income household—50–less than 80%,*
- (C) *moderate income household—80–120%, and*
- (ii) *pays no more than 30% of the gross income in rent, or*
- (b) *the household—*
- (i) *is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and*
- (ii) *pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.*
- [* Wollongong is defined as being part of the Rest of NSW]

There can be a range of reasons that people and households require affordable housing, related to loss of employment, low wages, family relationship breakdowns, study, health issues and other factors. Affordable housing can be required by the young (eg student accommodation or workers), key workers (eg nurses, police) or the elderly.

Council has long considered it has a social responsibility to assist members of the community into appropriate housing. In the 1980s, Council in conjunction with Shellharbour and Kiama Councils and the Emergency Accommodation Group established the Illawarra Community Housing Trust, now known as the Housing Trust.

Council has considered a wide range of options to support the provisions of additional affordable rental housing.

The draft Housing Strategy proposes:

- The Fees and Charges Policy be amended to waive Development Application fees for future development applications lodged by registered Tier 1 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where 100% of the dwellings are available for affordable rental housing for a minimum period of 15 years.
- The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered Tier 1 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where 100% of the dwellings are available for affordable rental housing for a minimum period of 15 years.
- Council will lobby for additional State funding to be directed the Affordable housing sector.
- As part of Planning Proposals seeking to permit residential development or increase the residential density, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. A Financial Feasibility study will be required to accompany the draft Planning Proposal to determine the appropriate development contribution based on the uplift value being sought. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 Community Housing Provider for the provision of affordable housing (mechanism to be determined). This will also apply to the West Dapto Urban Release Area

where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m² is proposed.

- An Affordable Housing Development Contribution Scheme will be introduced and the Wollongong LEP 2009 amended, for precincts proposed to be rezoned to permit increase the residential density or significant residential development, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 Community Housing Provider for the provision of affordable housing. This will also apply to the West Dapto Urban Release Area where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m² is proposed.
- Council will consider whether any Council operational land parcels are suitable to be leased for the provision of affordable housing.
- An Affordable Housing target will be guided by the Greater Cities Commission City Plan.
- Continue to request the NSW Department of Planning and Environment to amend the Standard LEP Instrument to include Affordable Housing clause, so that it is available to all NSW Councils.
- Council remains open to investigating and considering innovative partnership opportunities.

d. Housing diversity, mix and choice strategies - housing product changes

Housing diversity is provided in the medium density precincts where multi dwelling housing is permitted and high density precincts, like the Wollongong City Centre where shop top housing units are permitted. Proposed locational changes are detailed in the following section. Since 2011 there have been an additional 2,066 medium density dwellings and 3,714 high density dwelling constructed in the LGA, increasing the proportion from 29.2% to 32.8% of the total dwellings.

The draft Housing Strategy proposes that:

- the mix of dwellings sizes in residential flat buildings and shop top housing developments be amended to increase the proportion of single bedroom / studio dwellings from 10% to 20% in developments containing more than 20 dwellings

The draft Housing Strategy proposes the introduction of planning controls for new smaller housing products that will increase housing choice:

- Villas (a form of Multi Dwelling Housing) – three small single storey dwellings on a lot, with a floor space ratio of 0.3:1
- Fonzie flats (a form of secondary dwelling) – a second dwelling on a lot located above the garage with rear lane access or secondary frontage
- In Medium Density Residential zone, removing the opportunity to replace a single dwelling house with another single dwelling house. The number of dwellings on each property needs to increase.

The amenity of neighbourhoods is also a consideration for development. The draft Housing Strategy proposes:

- A building height limit on rear dual occupancy dwellings in the R2 Low Density Residential zone to be single storey
- Review and updating the suburb character statements contained in Wollongong DCP 2009 Chapter D1 Character Statements.

e. Key location changes – Housing growth in the right locations

The draft Housing Strategy proposes to align residential development controls to environmental and infrastructure constraints, and to the retail / business centres hierarchy.

The draft Housing Strategy proposes the modification of the planning controls for housing in the following locations due to environmental and infrastructure constraints:

- Illawarra Escarpment Foothills (Farmborough Heights to Stanwell Park) – decrease residential development potential due to environmental constraints. An ancillary review of large residential lots in the escarpment foothills is in preparation.
- Northern Villages (north of Thirroul to Stanwell Tops) – decrease residential development potential due to environmental and infrastructure constraints
- Windang – decrease residential development potential in high and medium flood risk precincts, and subject to coastal and lake inundation, as identified in the Lake Illawarra Floodplain Management Study and Plan 2012, and Lake Illawarra Coastal Management Program 2020
- Fairy Meadow - decrease residential development potential in high and medium flood risk precincts, as identified in the Fairy and Cabbage Tree Creek Floodplain Management Study and Plan 2010 (currently being revised based on the 2020 Flood Study).

The draft Housing Strategy proposes the modification of the planning controls for housing in the following locations where there is more capacity for development:

- Existing R3 Medium Density Residential zones – review the floor space ratio and height controls and whether the precincts should be expanded
- Wollongong – increase development potential in some locations surrounding the existing Wollongong City Centre. The boundaries are to be defined.
- South Wollongong – a review of the planning controls for the South Wollongong precinct is scheduled to occur following the completion of the Wollongong City Floodplain Management Study and Plan. Noting that this precinct is also important for light industrial and employment uses.
- Warrawong – increase development potential around the town centre. The boundaries are to be defined.
- Corrimal – increase development potential around the town centre (excluding Illawarra Escarpment Foothills and constrained locations). The boundaries are to be defined.
- Flinders Street, North Wollongong precinct – rezone parts of B6 Enterprise Corridor zone along Bourke Street, Edward Street and Gipps Street to a residential or mixed-use zone. The boundaries are to be defined.
- Town Centres – review the floor space ratio and building height limits to increase the opportunity for shop top housing. The floor space ratio and building height will need to be

defined for each centre. Centres with adequate public transport will be a higher priority for review.

Detailed analysis will be undertaken for these actions to define boundaries and determine appropriate development standards before changes are made to planning controls. Any proposed changes will be exhibited through draft Planning Proposals and amendments to the Wollongong DCP 2009.

The net results of the proposed changes will still enable Council to meet the Regional Plan's housing target of an additional 28,000 dwellings by 2041.

Importantly, the changes will encourage a greater supply of medium density housing, which provides housing choice, can be more affordable and makes the more efficient use of land and existing supporting infrastructure.

f. Site specific changes

Council is currently assessing and processing draft Planning Proposal requests for locations that will provide additional housing, including:

- PP-2016/3 - Former Port Kembla School site – estimated 110 dwellings, incorporating 5% Affordable Rental Housing via a draft Planning Agreement
- PP-2019/8 - West Dapto Urban Release Area – stage 3 – Cleveland West – estimated 700 lots
- PP-2020/4 - West Dapto Urban Release Area – Stage 1 Bluescope holdings minor review – estimated additional 50 dwellings
- PP-2020/6 - West Dapto Urban Release Area – Stage 3 Cleveland Road precinct – estimated 3000 lots.

The assessment of these draft Planning Proposals will continue.

The draft Housing Strategy has not identified the need for significant additional greenfield or brownfield residential release areas, beyond those already identified. There is sufficient land already identified to meet the future housing needs without the rezoning of more sensitive and constrained locations.

Should Council receive other draft Planning Proposal requests, they will need to demonstrate consistency with:

- the draft Wollongong Housing Strategy
- the Illawarra Shoalhaven Regional Plan 2041 (and future City Plan)
- the Wollongong Local Strategic Planning Statement
- Council's Planning Proposal Policy
- other adopted strategies, such as Town and Village Plans, the Illawarra Escarpment Strategic Management Plan, West Dapto Vision, Wollongong City Centre Urban Design Framework.

g. Partnerships and Advocacy

A large range of housing issues are outside Council's direct control, however Council can seek to influence other organisations through advocacy and partnerships.

The draft Housing Strategy proposes that Council:

- Work with the NSW Land and Housing Commission (L&HC) to renew and increase social housing and maintain at least the 7.5% proportion of social housing in the LGA.
- Work with Illawarra Local Aboriginal Land Council (ILALC) and Illawarra Housing Corporation (IHC) to develop and conserve their lands, as determined by their boards and members
- Remains open to investigating innovative partnership opportunities
- Work with the Greater Cities Commission to define housing targets for the City, which would be identified through the proposed City Plan.
- Advocate to the State Government and infrastructure agencies to forward fund the provision of infrastructure to service the West Dapto Release Area
- Continue to request the NSW Department of Planning and Environment to amend the Standard LEP Instrument to include Affordable Housing clause, so that it is available to all NSW Councils.
- Lobby the State Government, including local Members of Parliament, for the allocation of funds to:
 - The Emergency Housing sector to increase emergency and temporary accommodation
 - NSW Land and Housing Corporation to increase the provision of new social housing dwellings
 - The Disability or Supportive Accommodation sector to increase the provision of supportive accommodation
 - The Community Housing sector to increase the provision of affordable rental housing
- Lobby the Federal Government, including local Members of Parliament, for the allocation of funds to the State Government, or direct to Local Government for the increased provision of emergency, social, accessible and affordable rental housing.
- Work with peak development organisations, such as the Property Council of Australia (NSW), Urban Development Institute of Australia (NSW) on the implementation of the draft Housing Strategy.

h. Education

Council has a role to educate the community on the local housing needs and issues. Council can provide clarity about future housing outcomes to manage expectations around development decisions. This can be undertaken through the exhibition of the draft Housing Strategy and on-going social media and other communication.

Council has subscribed to Informed Decisions (id) Housing Monitor to provide independent and on-going data on housing and affordable housing issues <http://housing.id.com.au/wollongong>

6. Implementation

The implementation of the draft Housing Strategy will require the amendment of Planning controls through the preparation and exhibition of draft Planning Proposals, to amend the Wollongong LEP 2009, and amendments to various chapters in the Wollongong DCP 2009, Development Contribution Plans and Council's Fees and Charges Policy.

Other actions such as the proposed partnerships, education and lobbying (identified above) will also occur as on-going actions.

Council will continue to progress existing initiatives that support housing, such as the West Dapto Urban Release Area, draft Wollongong City Centre Planning Strategy and town and village plans. The adopted strategies and plans have informed the draft Housing Strategy. The draft and future studies and plans will be informed by the draft Housing Strategy.

a. Draft Planning Proposal

To implement the draft Housing Strategy the modification of the following planning controls are required through the preparation and exhibition of draft Planning Proposals to amend the Wollongong LEP 2009. It is likely that a number of draft Planning Proposals will be prepared to address high priority issues or implement place-based outcomes. All draft Planning Proposals will have detailed information about the proposed changes and be accompanied by maps identifying the location of proposed changes. All draft Planning Proposals will be reported to Council for endorsement, review by the State, and then exhibited for community and stakeholder input and comment.

Land Use tables:

- Amend the R2 Low Density Residential zone to remove Residential Flat Buildings as a permissible land use which is not an appropriate built form in the low density zone, and is not achievable with a 0.5:1 FSR and 9m height limit
- Amend R3 Medium Density Residential zone to remove dwelling houses as a permissible land use, to encourage additional residential development, rather than a 1:1 dwelling replacement

Clauses:

- New clause 4.4B R3 Medium Density Residential zone Floor Space ratio – introduce an increased FSR on amalgamated sites / larger sites greater than 1100m² with a minimum frontage width of 24m of 1:1 (base FSR would remain 0.75:1 on FSR map)
- New clause - Introduce development controls for Villas – 3 single storey small dwellings with an FSR of 0.3:1, single garage, common driveway, strata titled, minimum lot width of 14m
- New clause – Minimum site areas:
 - Introduce a Minimum site area standard of:
 - 300m² in the R2 Low Density Residential zone in the coastal areas,
 - 400m² in the R2 Low Density Residential zone in the Escarpment Foothills
 - 200m² in the R3 Medium Density Residential zone
 - Introduce a dual occupancy (battle axe style development) minimum site area of:
 - 600m² in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,

- 800m² in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1 and
 - 400m² in the R3 Medium Density Residential zone with a floor space ratio of 0.5:1
 - Note - attached side-by-side dual occupancy would remain permissible under the Code SEPP on 400m² lots.
 - Introduce a Multi dwelling housing minimum site area standard of:
 - 900m² in the R2 Low Density Residential zone coastal plain area for 3 single storey small dwellings (villas) with an FSR of 0.3:1
 - 1000m² in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,
 - 1200m² in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1 and
 - 600m² in the R3 Medium Density Residential zone with a floor space ratio of 1:1 (3 or more dwellings),
 - Introduce a Residential Flat Building minimum site area of 1000m² in the R3 Medium Density Residential and R4 High Density Residential zones
- New clause – Introduce Rear building height limit for single storey dwellings, to encourage smaller dwellings and to reduce overlooking, overshadowing and amenity issues
- New clause – introduce the Affordable Housing clause to enable the collection of development contributions to contribute to the provision of affordable rental housing.
- Clause 7.14 – Maintain the minimum lot width requirement for multi dwelling housing (18m) and residential flat buildings (24m)

Zoning Map:

- Review R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4
- Expand R3 Medium Density Residential zone in some locations
- Review the zoning of town centres which could result in changes to both the Business and Residential zones
- Review the rezoning of large lots in the Illawarra Escarpment foothills to reduce development potential (review commenced)
- Review the SP1 Hospital zone at Wollongong – consider rezoning to R3 Medium Density Residential and R4 High Density Residential zones (following the completion of the Department of Planning and Environment / NSW Health master plan)

Floor Space Ratio (FSR) Map:

- Review FSR for the R3 Medium Density Residential zone - increase from 0.75:1 to 1:1 or 1.2:1 in appropriate locations for larger sites
- Review the FSR in town centres to encourage additional residential development, without reducing retail and employment opportunities
- Review the FSR in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development
- Consequential amendments from zoning changes above

Minimum Lot Size Map:

- Review minimum lot size for subdivision in the Illawarra Escarpment foothills – increase from 449m² to 800m² per lot
- Review minimum lot size for subdivision in the Northern Villages (north of Thirroul to Stanwell Tops) – increase from 449m² to 800m² per lot
- Consequential amendments from zoning changes above

Height of Buildings Map:

- Review the building heights in R3 Medium Density Residential zone and increase where appropriate
- Review the building height in town centres to encourage additional development
- Review the building heights in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development
- consequential amendments from zoning changes above

During the course of the preparation of the draft Housing Strategy the following housekeeping amendments to the LEP have also been identified:

- Review of Council owned public reserves – a number of public reserves are zoned R2 Low Density Residential and could be rezoned to RE1 Public Recreation, or a Conservation zone depending on constraints.
- Review of SP2 Infrastructure - Road corridors – a number of privately owned properties are still affected by historical road reserves, where the road project has been completed and the land is no longer required. The land could be rezoned to the adjoining R2 or R3 zone to remove the reservation constraint and would enable development to occur.

The draft Planning Proposals for these 2 reviews will be progressed separately.

b. Review and update DCP controls

To implement the draft Housing Strategy the modification of the following DCP chapters are required:

- DCP chapter B1 Subdivision – update to include the new subdivision standards for dual occupancy, multi dwelling housing, Illawarra Escarpment foothills and Northern Villages
- DCP chapter B2 Residential development Review and update
 - Dual Occupancy
 - indicate rear dwellings to be single story (consistent with LEP amendment)
 - Multi dwelling housing
 - Clause 5.13 – specify a minimum dwelling size mix, of 10% 1 bedroom, 30% 2 bedroom, to encourage more smaller dwellings, with the remaining 60% unspecified
 - Clause 5.14 – maintain the 10% adaptable housing requirement.
 - Residential Flat Buildings and Shop top housing
 - To reflect the NSW Apartment Design Guide (2015)
 - Clause 6.15 - Increase proportion of adaptable dwellings from 10% to 20% in developments containing 60 or more dwellings

- Clause 6.17 - Increase proportion of single bedroom / studio dwellings from 10% to 20% in developments containing more than 20 dwellings
 - Require EV charging spaces in larger developments
 - Introduce development controls for Villas
 - Introduce development controls for Fonzie Flats
 - Update controls to increase the sustainability and energy efficiency of dwellings
- DCP chapter C3 Boarding Houses - Review completed – revised DCP chapter exhibited and adopted by Council on 8 August 2022
- DCP chapter D1 Character Statements - Review and update the character statements for each suburb, including where required statements for precincts within each suburb. Scheduled to occur following the completion of the Housing Strategy and Retail and Business Centres Strategy
- DCP Chapter E1 Access for People with Disability - Review completed – revised DCP chapter exhibited and adopted by Council on 2 May 2022.
- DCP Chapter E3 Car parking, Access, Servicing / Loading facilities and Traffic Management
 - Introduce car parking requirement for villa developments – 1 space per <100m² unit
 - Introduce car parking requirement for Fonzie flat – 1 space per dwelling
 - Reduce the car parking requirement for small units (<70m²) within Residential Flat Buildings and Shop top housing developments located within the Wollongong City Centre or 400m of a railway station (footpath distance) from 0.75 spaces per dwelling to 0.5 spaces per dwelling
 - Require EV charging spaces in larger developments
- Consider application of best practice sustainability controls across relevant DCP chapters.

c. Review and update Development Contribution Plans

To implement the draft Housing Strategy the modification of the following Development Control Plans are required:

- Wollongong City-wide Development Contributions Plan 2022 – to exclude the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers
- West Dapto Development Contributions Plan 2020 – to exclude the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers

A new draft Affordable Housing Development Contributions Plan will be required to be prepared, exhibited and adopted to support the introduction of an Affordable Housing Contributions Scheme.

d. Review and update Fees and Charges

To implement the draft Housing Strategy an amendment to Council's Fees and Charges Policy will be required to waive the payment of development application fees for emergency housing, accessible housing and affordable rental housing by registered providers (or part thereof for mixed use developments)

e. Program

The implementation of the draft Housing Strategy actions will need to be prioritised and will occur over multiple years. The following draft program is proposed:

1. Assessment of existing draft Planning Proposals - ongoing
2. Preparation of a draft Planning Proposal for large lots in the Illawarra Escarpment foothills
3. Amend Fees and Charges Policy to waive the payment of development application fees for emergency housing, accessible housing and affordable rental housing by registered providers
4. Amend Development Contribution Plans to waive the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers
5. Preparation of a draft Planning Proposal to review private land zoned SP2 Infrastructure – Road Corridors
6. Preparation of a draft Planning Proposal for the review of Council owned public reserves currently zoned R2 Low Density Residential Development
7. Preparation of a draft Planning Proposal for the Northern Villages (north of Thirroul to Stanwell Tops)
8. Preparation of a draft DCP amendments to Chapter B2 Residential Development
9. Preparation of a draft Affordable Housing Development Contributions Scheme
10. Preparation of a draft Planning Proposal for changes to the general housing controls
11. Preparation of a draft Planning Proposal for areas proposed to be rezoned to permit additional residential development
12. Preparation of updated suburb Character Statements to include in DCP Chapter D1 Character Statements

f. Monitoring

Council will monitor the implementation of the draft Housing Strategy actions, through:

- the progression of the program and completion of implementation projects
- The NSW Department of Planning and Environment's Illawarra Shoalhaven Urban Development Program dashboard (updated annually)
<https://app.powerbi.com/view?r=eyJrIjoiYzlyNDQ5NzYtNjliMy00ZDcxLThiNmQtOWJlNGNkMDFiM2I1IiwidCI6Ijk2ZWY4ODIxLTJhMzktNDcxYy1iODIhLTlTY3YjA4MzNkZDNiOSJ9>
- The Housing Monitor (updated every 6 months) <http://housing.id.com.au/wollongong>
- ABS census data (undertaken every 5 years)
- Council's Development Application approval data – for key locations and housing types

Change will take time and may not be apparent for some years. Given the existing housing stock of over 89,000 dwellings, percentage changes will be small. Historic annual dwelling approval data shows that housing delivery fluctuates, and this is likely to continue based on a range of local, State and National factors. A one-year dip or peak in approval data should not be regarded as a trend or that delivery is behind or ahead of targets.

If required, further changes and refinements will be made to the strategy to improve housing outcomes.