



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6:00 PM on

Monday 5 February 2024

Council Chambers, Level 10,
Council Administration Building, 41 Burelli Street, Wollongong

(Note: In accordance with the Code of Meeting Practice, Councillors will be able to attend and participate in this meeting via audio-visual link)

Order of Business

- 1 Opening Meeting
- 2 Acknowledgement of Traditional Custodians
- 3 Civic Prayer
- 4 Apologies and Applications for Leave of Absence by Councillors
- 5 Confirmation of Minutes of Ordinary Council Meeting
- 6 Confirmation of Minutes of Extraordinary Ordinary Council Meeting
- 7 Conflicts of Interest
- 8 Petitions and Presentations
- 9 Confirmation of Minutes of Council Committee Meeting
- 10 Public Access Forum
- 11 Call of the Agenda
- 12 Lord Mayoral Minute
- 13 Urgent Items
- 14 Reports to Council
- 15 Reports of Committees
- 16 Items Laid on the Table
- 17 Notices of Motions(s)/Questions with Notice
- 18 Notice of Rescission Motion
- 19 Confidential Business
- 20 Confidential Business
- 21 Conclusion of Meeting

Members

Lord Mayor –
Councillor Gordon Bradbery AM (Chair)
Deputy Lord Mayor –
Councillor Tania Brown
Councillor Ann Martin
Councillor Cameron Walters
Councillor Cath Blakey
Councillor David Brown
Councillor Dom Figliomeni
Councillor Elisha Aitken
Councillor Janice Kershaw
Councillor John Dorahy
Councillor Linda Campbell
Councillor Mithra Cox
Councillor Richard Martin

QUORUM – 7 MEMBERS TO BE PRESENT

Statement of Ethical Obligations

In accordance with clause 3.23 of the Model Code of Meeting Practice, released by the NSW Office of Local Government, Councillors are reminded of their Oath or Affirmation of Office made under section 233A of the Act and their obligations under Council's Code of Conduct to disclose and appropriately manage conflicts of interest

OATH OR AFFIRMATION OF OFFICE

The Oath or Affirmation is taken by each Councillor whereby they swear or declare to undertake the duties of the office of councillor in the best interests of the people of Wollongong and Wollongong City Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgment.

CONFLICTS OF INTEREST

All Councillors must declare and manage any conflicts of interest they may have in matters being considered at Council meetings in accordance with the Council's Code of Conduct. All declarations of conflicts of interest and how the conflict of interest was managed will be recorded in the minutes of the meeting at which the declaration was made.

Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with Council's Code of Conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting will be suspended or terminated for the time during which the matter is being considered or discussed by Council, or at any time during which Council is voting on the matter.

Councillors should ensure that they are familiar with Parts 4 and 5 of the Wollongong City Council **Code of Conduct for Councillors** in relation to their obligations to declare and manage conflicts of interests.

Staff should also be mindful of their obligations under the Wollongong City Council **Code of Conduct for Staff** when preparing reports and answering questions during meetings of Council.

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CLOSED SESSION

| | |
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| ITEM C1 | CONFIDENTIAL: Tender T1000125 – Southern Suburbs Community Centre, Library and Associated Works |
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Reason for Confidentiality

This report recommends that this item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

MINUTES

ORDINARY MEETING OF COUNCIL

at 6:00 pm

Monday 11 December 2023

Present

Lord Mayor – Councillor Gordon Bradbery AM (in the Chair)
Deputy Lord Mayor – Councillor Tania Brown
Councillor Ann Martin
Councillor Cameron Walters
Councillor Cath Blakey
Councillor David Brown
Councillor Dom Figliomeni

Councillor Elisha Aitken
Councillor Janice Kershaw
Councillor John Dorahy
Councillor Linda Campbell
Councillor Richard Martin

In Attendance

General Manager
Director Infrastructure + Works, Connectivity Assets + Liveable City
Director Planning + Environment, Future City + Neighbourhoods
Director Corporate Services, Connected + Engaged City
Director Community Services, Creative + Innovative City
Chief Financial Officer
Chief Information Officer
Manager Governance + Customer Service (Acting)
Manager Property + Recreation (attended via audio-visual link)
Manager City Strategy
Manager Project Delivery (attended via audio-visual link)
Manager Infrastructure Strategy + Planning (Acting)
Manager Open Space + Environmental Services
Manager Community Cultural + Economic Development
Manager People + Culture

Greg Doyle
Joanne Page
Linda Davis
Renee Campbell
Kerry Hunt
Brian Jenkins
Ingrid McAlpin
Teisha Peterson
Lucielle Power
Chris Stewart
Glenn Whittaker
Nathan McBriarty
Paul Tracey
Sue Savage
Renee Whiteside

Note: In accordance with the Code of Meeting Practice, participants in the meeting can participate via audio-visual link. Those who participated via audio-visual link are indicated in the attendance section of the Minutes.

Apologies

Min No.

896 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the apology tendered on behalf of Cr Cox be accepted.

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CLOSED SESSION

- ITEM C1 CONFIDENTIAL: Proposed Compulsory Acquisition - Proposed Lot 201 in Proposed DP 1298777 - Part Lot 1 in DP 1118463 - 414 West Dapto Road, Stream Hill for Road Widening Purposes

Reason for Confidentiality

This report recommends that this item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2)(c) (d(i)) of the Local Government Act, 1993, as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

ITEM C2 CONFIDENTIAL: Proposed Compulsory Acquisition - Proposed Lot 301, Proposed Lot 302, Proposed Lot 304 and Proposed Lot 305 in Proposed DP 1298776 - Part Lot 100 DP 1269057, Part 480 West Dapto Road, Stream Hill for Road and Road Widening Purposes

Reason for Confidentiality

This report recommends that this item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2)(c) (d(i)) of the Local Government Act, 1993, as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

CONFLICTS OF INTERESTS

Councillor Ann Martin declared a non-significant, non-pecuniary interest in Items 2 - Public Exhibition - draft West Dapto Centres Master Planning, 3 - Post Exhibition - Draft Planning Agreement - Wilkies Walk, Bulli and 4 - Post Exhibition - Draft Wollongong Industrial Lands Review, due to her to employment with the Department of Planning and Environment. As she does not work on any planning matters relating to the Wollongong LGA, Councillor Martin advised she would remain in the meeting during debate and voting on the items.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 27 NOVEMBER 2023

- 897 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the Minutes of the Ordinary Meeting of Council held on Monday, 27 November 2023 (a copy having been circulated to Councillors) be taken as read and confirmed.

CALL OF THE AGENDA

- 898 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that the staff recommendations for Items 3 and 5 then 7 to 12 inclusive be adopted as a block.

ITEM 1 - PUBLIC EXHIBITION - DRAFT WOLLONGONG CITY FORESHORE PLAN OF MANAGEMENT

- 899 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Campbell that -
- 1 The draft Wollongong City Foreshore Plan of Management (Attachment 3) be referred to the NSW Department of Planning and Environment – Crown Lands –
 - a As the landowner, as required by section 39 of the Local Government Act 1993;
 - b For Ministerial consent to exhibit the draft Plan of Management as required by clause 70B of the Crown Land Management Regulation 2018; and
 - 2 Following the receipt of approval by the DPE – Crown Lands as landowner and the Minister's consent, the draft Wollongong City Foreshore Plan of Management be exhibited for a minimum period of 42 days.
 - 3 A further report be submitted to Council on the community feedback received following the exhibition period.
 - 4 Council officers discuss with DPE - Crown Lands the option, process and any implications of Council becoming the Crown Land Manager for the devolved reserve within Lang Park, to reduce the management complexity.

ITEM 2 - PUBLIC EXHIBITION - DRAFT WEST DAPTO CENTRES MASTER PLANNING

- 900 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor Campbell seconded Councillor A Martin that -
- 1 The draft West Dapto Town Centres Urban Design Report (Attachment 1) be endorsed for public exhibition for a minimum period of 28 days.
 - 2 Following public exhibition, a further report be provided to Council outlining the nature of any submissions and recommendations for finalisation of the Centres Master Plan for Marshall Mount Town Centre and Fowlers Village.

ITEM 3 - POST EXHIBITION - DRAFT PLANNING AGREEMENT - WILKIES WALK, BULLI

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that the General Manager be the delegated authority to finalise and execute the Planning Agreement (Attachment 3) between Wollongong City Council and the proponents High Dune Pty Ltd and Anglican Community Services for the relocation of part of Wilkies Walk at Bulli.

ITEM 4 - POST EXHIBITION - DRAFT WOLLONGONG INDUSTRIAL LANDS REVIEW

901 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1 The Wollongong Industrial Lands Review (as amended) be adopted (Attachment 3).
- 2 The Wollongong Industrial Lands Review be sent to the Secretary of the NSW Department of Planning and Environment for endorsement.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 4, Councillor Kershaw departed the chambers. Councillor Kershaw returned to the meeting during the debate and prior to voting on Item 13, the time being from 6.31 pm to 6.34 pm.

ITEM 5 - POLICY REVIEW - REVISED DRAFT DIVERSITY, INCLUSION AND BELONGING POLICY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that Council -

- 1 Endorse the revised draft Diversity, Inclusion and Belonging Policy.
- 2 Revoke the Workforce Diversity Policy, which has been superseded by the Diversity, Inclusion and Belonging Policy and the Equal Employment Opportunity Management Policy and Plan.

ITEM 6 - POST EXHIBITION - DEBT RECOVERY AND HARDSHIP ASSISTANCE COUNCIL POLICY

902 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor T Brown seconded Councillor Aitken that Council adopt the revised Debt Recovery and Hardship Assistance Council Policy.

ITEM 7 - TENDER T1000103 - ENVIRONMENTAL MONITORING SERVICES - LICENCED WASTE FACILITIES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that -

- 1 In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accept the tender of Australian Laboratory Services Pty Ltd for Environmental Monitoring Services.
- 2 The contract be awarded for a term of five years.

- 3 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 4 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 8 - TENDER T1000118 - SECURITY SERVICES FOR ALL OF COUNCIL

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that -

- 1 In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accept the tender of Oz Tech Security Pty Ltd for Security Services to all of Council.
- 2 The contract be awarded for an initial term of 3 years, with 2 optional extensions of 1 year each for a maximum term of 5 years. Any such extensions being exercised at the sole discretion of Council.
- 3 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 4 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 9 - OCTOBER 2023 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that -

- 1 The financials be received and noted.
- 2 Council approve the proposed changes to the Capital Budget for October 2023.

ITEM 10 - STATEMENT OF INVESTMENT - OCTOBER 2023

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that Council receive the Statement of Investment for October 2023.

ITEM 11 - CITY OF WOLLONGONG TRAFFIC COMMITTEE MINUTES OF MEETING HELD ON 14 NOVEMBER 2023

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that in accordance with the delegated authority to council, the Minutes and Recommendations of the Wollongong Traffic committee held on 14 November 2023 in relation to Regulation of Traffic as outlined within this report, be adopted.

ITEM 12 - CITY OF WOLLONGONG TRAFFIC COMMITTEE MINUTES OF E-MEETING HELD ON 27 NOVEMBER 2023

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 898)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that in accordance with the delegated authority to Council, the Minutes and Recommendations of the Wollongong Traffic Committee held on 27 November 2023, in relation to Regulation of Traffic as outlined within this report, be adopted.

ITEM 13 - NOTICE OF MOTION - COUNCILLOR CATH BLAKEY - WOLLONGONG CITY FOR PEACE

903 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Blakey seconded Councillor Bradbery that Council -

- 1 Reiterates our cities commitment to the human rights of all people to live with freedom, safety and self-determination noting Articles 3, 5 and 9 of the Universal Declaration of Human rights: Article 3 – Everyone has the right to life, liberty and security of person, Article 5 – No one shall be subjected to torture or to cruel, inhuman or degrading treatment or punishment, Article 9 – No one shall be subjected to arbitrary arrest, detention or exile.
- 2 Acknowledges the anguish and pain that the war in Palestine and Israel is causing to many people in the Wollongong community.
- 3 Call on the Australian government to work within the framework of the United Nations resolutions and Sustainable Development Goal 16 for a just and secure peace for Palestinians and Israelis.

Variation The variation moved by Councillor Bradbery (the addition of “Noting Articles 3, 5 and 9 of the Universal Declaration of Human rights: Article 3 – Everyone has the right to life, liberty and security of person, Article 5 – No one shall be subjected to torture or to cruel, inhuman or degrading treatment or punishment, Article 9 – No one shall be subjected to arbitrary arrest, detention or exile’ to Point 1) was accepted by the mover.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 13, Councillor Walters departed and returned to the meeting, the time being from 6.43 pm to 6.44 pm.

ITEM 14 - NOTICE OF MOTION - COUNCILLOR CAMERON WALTERS - BALD HILL VANDALISM

904 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Walters seconded Councillor Aitken that Council -

- 1 Acknowledges -
 - a the significant and regular damage caused by vandalism at Bald Hill.
 - b the impact that vandalism has on business and tourism operations.
 - c the high monetary cost of constantly fixing damaged infrastructure due to vandalism.
- 2 Provides an Information Note as soon as possible on –
 - a the number of incidents of vandalism and the destruction of property at Bald Hill.
 - b the overall cost of fixing damaged property as a result of issues outlined in point 2a.
 - c cooperation with law enforcement to reduce vandalism at Bald Hill.

- d any other engineering and other possible solutions that could reduce these issues of property destruction.
- 3 Investigates installing temporary CCTV in the short term over the busy summer holiday period at Bald Hill.
- 4 A briefing note be prepared for Councillors investigating the provision of CCTV and other engineering solutions at Bald Hill, including a feasibility assessment, costing and budget implications of ongoing maintenance.

Variation The variation moved by Councillor R Martin (the rewording of point 4) was accepted by the mover and seconder.

ITEM 15 - NOTICE OF MOTION - COUNCILLOR CAMERON WALTERS - CHRISTMAS / FESTIVE SEASON FELICITATIONS

905 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Walters seconded Councillor Dorahy that Council -

- 1 Express heartfelt wishes to Wollongong's residents, businesses, and visitors for a joyful, peaceful, and safe holiday period. Council recognises the festive season as a pivotal time for community celebration and well-being.
- 2 Acknowledge the dedicated efforts and achievements of Council staff across our city throughout 2023. Council recognises their commitment to serving the community and contributing to the betterment of our great city.
- 3 Acknowledge the dedicated frontline staff in our community who are required to work over the festive season.

A PROCEDURAL MOTION was MOVED by Councillor Kershaw seconded Councillor T Brown that Councillor Walters be granted an additional 1 minute to address the meeting in relation to Item 15.

CLOSED COUNCIL SESSION

The Lord Mayor called for a motion to close the meeting to consider Confidential Items, which deal with reports to Council regarding proposed compulsory acquisitions of land on West Dapto Road, Stream Hill for road widening purposes.

Prior to putting the Motion to the vote, the Lord Mayor advised the meeting that Items C1 and C2 relate to a reports to Council regarding the proposed compulsory acquisitions of land on West Dapto Road, Stream Hill for road widening purposes and that they are classified as Confidential for the following reasons –

Section 10A (2)(c) (d(i)) of the Local Government Act 1993, members of the public are advised that Items C1 and C2 are classified as confidential as the reports contain information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

906 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Kershaw seconded Councillor Walters that –

- 1 The meeting move into Closed Session to consider reports to Council regarding proposed compulsory acquisitions of land on West Dapto Road, Stream Hill for road widening purposes, in accordance with Section 10A (2)(c) (d(i)) of the Local Government Act 1993, which permits the meeting to be closed to the public as the reports contain information that would, if disclosed, confer a commercial advantage

on a person with whom the Council is conducting (or proposes to conduct) business;
AND commercial information of a confidential nature that would, if disclosed,
prejudice the commercial position of the person who supplied it.

- 2 On balance, the public interest in preserving the confidentiality of the information supplied outweighs the public interest in openness and transparency in Council decision-making by discussing the matters in open meeting.

The MOTION on being PUT to the VOTE was CARRIED UNANIMOUSLY.

The meeting moved into Closed Session, the time being 7.27 pm.

ITEM C1 – PROPOSED COMPULSORY ACQUISITION - PROPOSED LOT 201 IN PROPOSED DP 1298777 - PART LOT 1 IN DP 1118463 - 414 WEST DAPTO ROAD, STREAM HILL FOR ROAD WIDENING PURPOSES

907 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that –

- 1 Council continues to negotiate with the owner of Lot 1 in DP 1118463 for the purposes of acquiring Proposed Lot 201 comprising an area of 5,659m² in Proposed DP 1298777, being Part Lot 1 DP 1118463 for road widening purposes in accordance with the Land Acquisition (Just Terms Compensation) Act 1991, with authority being delegated to the General Manager to complete those negotiations if successful, including determining the compensation payable in accordance with this report.
- 2 In the event an agreement to acquire Proposed Lot 201 cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiation correspondence) then Council is authorised if deemed necessary to proceed via Compulsory Acquisition to acquire Proposed Lot 201 by authority contained within Section 177 of the Roads Act 1993 via compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of road widening.
- 3 The necessary applications relating to the compulsory acquisition, for Proposed Lot 201, if required, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lot 201 as public road, pursuant to section 10 of the Roads Act 1993.
- 5 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition of Proposed Lot 201, in accordance with its obligations under the Land Acquisition (Just Terms Compensation) Act 1991.
- 6 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

ITEM C2 - PROPOSED COMPULSORY ACQUISITION - PROPOSED LOT 301, PROPOSED LOT 302, PROPOSED LOT 304 AND PROPOSED LOT 305 IN PROPOSED DP 1298776 - PART LOT 100 DP 1269057, PART 480 WEST DAPTO ROAD, STREAM HILL FOR ROAD AND ROAD WIDENING PURPOSES

908 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Walters seconded Councillor R Martin that –

- 1 Council continues to negotiate with the owner of Lot 100 in DP 1269057 for the purposes of acquiring Proposed Lot 301 comprising an area of 3,845m², Proposed Lot 302 comprising an area of 10,840m², Proposed Lot 304 comprising an area of 1,507m² and

Proposed Lot 305 comprising an area of 1,280m² in Proposed DP 1298776, being Part Lot 100 DP 1269057 for road widening purposes and operational purposes in accordance with the Land Acquisition (Just Terms Compensation) Act 1991, with authority being delegated to the General Manager to complete those negotiations, including determining the compensation payable in accordance with this report.

- 2 In the event an agreement to acquire Lots 301 and 302 in Proposed DP 1298776 cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiation correspondence) then Council is authorised if deemed necessary to proceed via Compulsory Acquisition to acquire Proposed Lots 301 and 302 by authority contained within Section 177 of the Roads Act 1993 via compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of road widening and public road.
- 3 In the event an agreement to acquire Proposed Lots 304 and 305 cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiation correspondence) Council is authorised if deemed necessary to proceed via Compulsory Acquisition to acquire Proposed Lots 304 and 305 by authority contained within Section 186 of the Local Government Act 1993 via compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991 for operational purposes.
- 4 The necessary applications relating to the compulsory acquisition, for Proposed Lots 301, 302, 304 and 305, if required, including compensation determination be made to the Minister for Local Government and the Governor.
- 5 Upon acquisition being finalised, Council dedicate Proposed Lots 301 and 302 as public road, pursuant to section 10 of the Roads Act 1993, and Proposed Lots 304 and 305 be classified as Operational Land pursuant to the Local Government Act 1993.
- 6 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition of Proposed Lots 301, 302, 304 and 305, in accordance with its obligations under the Land Acquisition (Just Terms Compensation) Act 1991.
- 7 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution

909 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Blakey seconded Councillor Figliomeni that the meeting move out of Closed Session and into Open Council.

Council resumed into Open Session at 7.29 pm

DEPARTURE OF COUNCILLOR

After voting on Item C2 and once Open Session resumed, Councillor Blakey departed and returned to the meeting, the time being from 7.30 pm to 7.33 pm.

OPEN COUNCIL SESSION

RESOLUTIONS FROM THE CLOSED SESSION OF COUNCIL

The Lord Mayor advised the meeting of the Council's Resolutions whilst in Closed Session (refer Minute Numbers 907 and 908).

THE MEETING CONCLUDED AT 7.38 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 5 February 2024.

Chairperson

ITEM A LORD MAYORAL MINUTE - AUSTRALIAN HONOURS AND AWARDS

The Australian Honours and Awards system is administered by the Office of the Governor-General and recognises the outstanding service and contributions of Australians. Order of Australia announcements are made in January and June however there is no breakdown of the recipients by local government area. Wollongong City Council is not advised by the Office of the Governor-General when a local resident is recognised. It would be beneficial for this to occur so Council can acknowledge the local recipients of an Australian Honour and Award. There is an expectation in the community that Council already has this in place. It requires time and resources for Council staff to pull this information together and it could be more efficiently handled by the Office of the Governor General with Council's notified accordingly of recipients after the initial announcement.

RECOMMENDATION

That Wollongong City Council -

- 1 Congratulates those local citizens who were recognised through the Australian Honours and Awards system in January 2024.
- 2 Writes to the Office of the Governor-General to request the identification of recipients per local government area be applied in future. Accordingly, each Council be notified of those in their local government area recognised through the Australian Honours and Awards system to enhance local recognition.

ATTACHMENTS

There are no attachments for this report.

ITEM 1

WOLLONGONG HOUSING STRATEGY IMPLEMENTATION PROGRESS REPORT AND STATE HOUSING POLICY CHANGES

On 29 February 2023, Council adopted the Wollongong Housing Strategy. Over the past year, interest rates have continued to rise, and the cost-of-living pressures have increased, which is impacting a large part of the community.

This report provides an overview of the progress on the implementation of actions in the Housing Strategy.

Additionally, the report provides a summary of the recent housing policy changes announced, exhibited and commenced by the NSW Department of Planning, Housing and Infrastructure to address housing supply and affordability.

RECOMMENDATION

- 1 The implementation progress of the Wollongong Housing Strategy be noted.
- 2 The General Manager be delegated authority to finalise the draft submission on the Explanation of Intended Effect (EIE) for Changes to create Low and Mid - Rise Housing and Transport Oriented Development Program (Attachment 4).

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

ATTACHMENTS

- 1 Housing Strategy Action Summary
- 2 Comparison of Housing Controls
- 3 Town Centre and Station Precinct Maps
- 4 Submission: NSW Housing Policies - Explanation of Intended Effect: Changes to Create Low-and Mid-Rise Housing and Transport Oriented Development Program

BACKGROUND

The Wollongong Housing Strategy was prepared over six years and included three exhibition periods, in summary -

- During 2017, the Housing Our Community Discussion Paper was prepared and exhibited.
- On 16 March 2020, Council endorsed the draft Housing and Affordable Housing Options Paper (Options Paper) for exhibition. The draft Options Paper was available from 19 March 2020, with the formal exhibition period from 5 May 2020 to 10 July 2020.
- On 19 July 2021, Council considered a report on the outcomes of the exhibition of the draft Options Paper and resolved to use the feedback received to inform the preparation of a draft Housing Strategy.
- On 29 August 2022, Council endorsed the draft Wollongong Housing Strategy for exhibition, which occurred from 10 October to 2 December 2022 (8 weeks).
- On 29 February 2023, Council adopted the Wollongong Housing Strategy.

On 17 July 2023, the (then) Department of Planning and Environment endorsed the Wollongong Housing Strategy as a strategic document, which gives it more weight in the assessment of Planning Proposals. The Department requested as part of a future review of Medium Density Residential zoned land, that Council reconsider the continued permissibility of single dwellings.

PROPOSAL

Cost of Living Pressures

Since the adoption of the Housing Strategy the cost-of-living pressures have increased.

- The National Consumer Price Index for the September 2023 quarter was 1.2% with a 5.4% annual change (ABS Consumer Price Index – September 2023 quarter). This is a decrease from the 7.8% annual change recorded in December 2022 quarter. The most significant price rises were Automotive fuel (7.2%), Electricity (4.2%), Rents (2.2%) and new dwelling purchase by owner-occupiers (1.3%).
- On 6 December 2023, the Reserve Bank of Australia increased the cash interest rate to 4.35%, which had a flow on increase to the mortgage interest rate (RBA website).
- The median cost of a dwelling has slightly fallen from \$985,000 to \$965,000 for a house and increased slightly for a unit from \$695,000 to \$710,000 (id Housing Monitor June 2023 and December 2022). A longer-term trend shows the median house price falling from a peak in June 2021.
- The median rent in the LGA for a house has remained \$650 for a house and increased from \$480 to \$500 per week for a unit (id Housing Monitor June 2023 and December 2022). A longer-term trend shows rents continuing to increase.

The higher cost of food, fuel, interest rates etc is placing increased pressure on the household budget, housing affordability, mortgage and rent payments. Some examples of the flow on effect have been -

- In June 2023, the NSW Department of Communities and Justice released its annual State-wide survey which counted 59 people sleeping rough in the Wollongong LGA in February, up from 45 people the previous year (31% increase).
- In November 2023, the National Rental Affordability Index shows a price index for rental markets indicating rental affordability relative to household incomes. The index found that the Australian rental crisis is getting worse, spreading from capital cities to regional areas. Within the LGA the index found that only postcode area around Port Kembla (2505) was 'moderately unaffordable', with all other LGA postcode areas were categorised as either 'unaffordable' or 'severely unaffordable'.
- The media has reported increased pressure and demand on housing charities and services and food charities.

Wollongong Housing Strategy implementation

The Housing Strategy contains 44 actions linked to 68 strategies. Attachment 1 contains a list of the actions and their status. Of the actions -

- 1 action has been completed,
- 10 actions are in progress,
- 8 projects are in progress, consistent with the program.

The following provides a summary of the actions undertaken, in the key focus areas -

Housing Supply - Planning Proposals and Neighbourhood Plans

- On 19 May 2023, Wollongong LEP 2009 (Amendment No. 53) was made which rezoned the former Port Kembla Public School site to permit an estimated 110 dwellings. A development application has not yet been lodged.
- On 27 November 2023, Council resolved to finalise PP-2020/6 for Cleveland Road (Phase 1) rezoning which will permit an estimated 2,275 dwellings. The assessment of the deferred flood affected area (Phase 2) is in progress.
- On 27 November 2023, Council approved the Neighbourhood Plan for the BlueScope Holding at Kembla Grange which will enable a development application for an estimated 460 dwellings to be lodged and assessed.

- On 3 April 2023, Council endorsed the exhibition of PP-2023/3 Illawarra Escarpment Foothills Planning Proposal which proposed to update planning controls on 68 sites to reflect site constraints. Following receipt of the Gateway Determination, the Planning Proposal was exhibited from 6 September 2023 to 11 October 2023. Submissions are currently being reviewed.
- On 3 April 2023, Council endorsed the exhibition of PP-2023/2 Wilga Street block, Corrimal to increase the building height to 15m and floor space ratio to 1.5:1 and introduce an Affordable Housing clause into the LEP. Following receipt of the Gateway Determination, the Planning Proposal was exhibited from 8 November 2023 to 19 December 2023. Submissions are currently being reviewed.
- On 31 July 2023, Council endorsed the exhibition of PP-2023/5 – SP2 Infrastructure – Roads, which will remove the SP2 Infrastructure zone from 40 properties no longer required for State main roads. The removal of the restriction will improve the housing redevelopment opportunities on the lots. Following receipt of the Gateway Determination, the Planning Proposal will be exhibited from 31 January 2024 to 4 March 2024.
- Council officers have been assisting the Department of Planning, Housing and Infrastructure (Department) with its assessment of the State Assessment Planning Proposal (SAPP) application for 1,300 dwellings on the Warrawong Plaza. As detailed later in this report, while some increase in housing density in this location is consistent with our endorsed Housing Strategy, Council officers are concerned about elements of the proposal including impact on the retail centre, the proposed 75m building height, associated traffic volumes, and existing flood hazard.

Affordable Housing

- On 31 July 2023, Council resolved to allocate \$5M to Head Start Homes (Affordable Housing Tender Round 3) for the delivery of an Affordable Home Ownership Scheme. A separate report considering the proposed funding agreement is included on the agenda of this council meeting (5 February 2024).
- On 27 November 2023, Council resolved to endorse the Planning Agreement for the former Port Kembla Public School site which includes 5% Affordable rental housing provision (6 dwellings).
- On 30 October 2023, Council considered a Notice of Motion about Affordable Housing Construction delays and resolved –
 - 1 *Conduct an audit of all Development Applications, issued approvals over the last 5 years, that include an Affordable Housing component.*
 - 2 *Provide a Briefing to Councillors on results of the audit and on progress of initiatives in the endorsed Housing Strategy that relate to affordable housing outcomes, including any additional opportunities to incentivise and/or encourage the development sector to deliver housing outcomes.*

The briefing is proposed to occur in March 2024.

Assistance for support organisations

- On 28 August 2023, the Wollongong City-wide Development Contributions Plan 2023 was adopted and includes potential contribution exemptions for housing of an affordable rental, supportive or emergency nature.
- On 30 October 2023, the draft West Dapto Development Contributions Plan 2024 was endorsed for exhibition and includes a potential contribution exemption.

Other Council Programs:

- Council is in the process of selling a land holding in Stream Hill (West Dapto) to enable a developer to seek approval for subdivision, contributing to housing supply. Council is also reviewing its portfolio of land holdings to identify any additional opportunities.
- Council remains open to investigating innovative partnership opportunities as supported in the endorsed Wollongong Housing Strategy.

- Advocacy on a range of housing related matters, including for more social housing, forward funding of enabling infrastructure, biodiversity certification of West Dapto and inclusion of the Affordable Housing clause into the Standard LEP Instrument.
- Ongoing engagement and collaboration with State and Federal Ministers, State agency executives and organisations in support of positive strategic and statutory planning outcomes.
- Participated in the Faster Local Approvals Grant program which resulted in improved determination timeframes for land subdivision applications.
- Engaging with the Department to improve functionality of the State's Planning Portal.

NSW Department of Planning, Housing and Infrastructure – Housing initiatives

Under the National Housing Accord, New South Wales is required to deliver approximately 377,000 new dwellings, including approximately 15,800 social and affordable dwellings by 30 June 2029. This is an average of 75,400 new dwellings per year, over the 5 years. In 2022, NSW delivered around 48,000 homes. An increase of 27,400 dwellings per year is a significant and aspirational increase and will require a combined effort from the State, local government and the development and building sectors.

Since June 2023, the Minister for Planning and Public Spaces (Minister), and the NSW Department of Planning, Housing and Infrastructure (formerly NSW Department of Planning and Environment) have made a number of announcements and proposed policy changes to increase housing supply and address housing affordability issues.

On 5 August 2023, the Minister wrote to all NSW Councils concerning the housing crisis and meeting the goals of the National Housing Accord. The letter requests Council to prioritise the delivery of housing when assessing development applications and rezoning schemes. The letter requests Council to prioritise the opportunity to deliver homes as part of merit considerations where, on balance, dwelling numbers may warrant a scale or built form that is different to or greater than the outcome originally anticipated.

Comment:

Council is committed to working within our roles and responsibilities to support the development of new housing supply and social and affordable housing outcomes. As outlined earlier in this report, Council is progressing a range of housing related actions and projects from the endorsed Wollongong Housing Strategy.

Council has invested in system and process improvements to ensure efficiency within the development assessment and determination process. We monitor the number of Development Applications (DAs) in the system (within and exceeding 90 days) and report against our KPI's which includes median determination timeframes. Our end of December 2023 result was an impressive 39 median days for DA determinations.

Reducing determination timeframes is one aspect of our efforts in the development assessment space, however we also have a strong focus on ensuring that the quality of new development is appropriate. One concern with implementing new policy that does not adequately respond to local characteristics and circumstances is creating long term legacy issues arising from poor development outcomes.

Development controls provide clear guidance about what is expected from development proposals. Consistently and fairly applying those controls provides certainty for developers and investors. Having a balanced approach to merit-based assessment is important in achieving this goal and we should be cautious about new policies which may undermine clear and consistent application of planning rules for short term benefit.

Whilst development approvals play an important role in the housing pipeline, a review of dwelling approvals data demonstrates that other factors are equally important. Approvals are currently in place for nearly 2,000 dwellings (1,974) in the Wollongong CBD and surrounds that are yet to commence construction. In addition to policies targeted at Councils to increase dwelling densities and improve DA timeframes, it is suggested that other policies targeted at incentivising the development sector to act on approvals within a reasonable period be explored.

Over the last several years, Councils have invested in the development and implementation of Housing Strategies to address housing supply. The NSW Government has also invested in initiatives designed to prioritise housing in the right locations, for example its Priority Growth Areas and Precincts.

The release of data relating to the performance of the existing endorsed housing strategies would be an appropriate first step in the review of housing supply policies. If Councils are meeting targets, then continued implement of their strategies should be supported. If the targets are not being met, then there is the case for review and change. Council has invested significant resources preparing the Wollongong Housing Strategy and the introduction of new State policies has the potential to undermine our current initiatives and divert our resources.

While we understand and support the intent of the package of reforms, we are concerned about the potential to undermine development controls in some locations that are specifically designed to achieve certain outcomes, for example height controls that ensure sunlight on public open spaces. A one size fits all approach does not respond to the constraints, opportunities and character of each LGA and local area.

1 Affordable Housing

In June 2023, the Minister announced bonus provisions associated with delivery of affordable housing. On 14 November 2023, amendments to SEPP (Housing) 2021 were made to enact the changes, including -

- Residential development valued at more than \$30M in the Illawarra -Shoalhaven region will be eligible for a new State Significant Development (SSD) pathway, providing it includes at least 15 per cent of the total gross floor area as affordable housing.
- Amend the in-fill affordable housing provisions to introduce a new floor space bonus of 30 per cent and a height bonus of 30 per cent for residential developments with at least 15 per cent affordable housing (affordable housing gross floor area is required to be used for affordable housing purposes for a minimum period of 15 years). A minimum of 10% affordable housing is required, if a lower height and FSR bonus is sought.
- Allow State housing agencies to deliver projects more quickly:
 - A new SSD pathway will enable the Land and Housing Corporation (LAHC) and the Aboriginal Housing Office (AHO) to deliver residential developments of over 75 homes.
 - Landcom will also have an SSD pathway for developments of over 75 homes that include at least 50 per cent affordable housing.
 - LAHC and AHO will be able to self-assess social and affordable developments of up to 75 homes, including residential flat buildings of 3 or more storeys where these are permissible. At present LAHC and AHO can self-assess social and affordable developments of up to 60 homes and 2 storeys.
 - Landcom will be able to self-assess 100% affordable housing developments of up to 75 homes.
 - The minimum lot size for dual occupancies being delivered as complying development by LAHC, AHO, community housing providers (CHPs) / Aboriginal Community Housing Providers will be reduced to 400m² under the Low-Rise Housing Diversity Code, making more land available for this type of development.
 - Social and affordable housing will be exempt from State infrastructure contributions.
- SEPP 65 Design Quality of Residential Apartment Development was also repealed and the revised provisions incorporated into the Housing SEPP.
- Include provisions for Design Review Panels – “the Minister may constitute a Design Review Panel”.
- Media Release: [New reforms to create more affordable housing | NSW Government.](#)

Comment:

Engagement with Council about this initiative in early 2023 suggested a \$75M threshold for eligible housing developments to be assessed by the State under the SSD pathway. Feedback at the time indicated that few developments would trigger this threshold which would therefore not have a major impact on Council's current functions. However, we have recently learned that the threshold for Shoalhaven-Illawarra and Lower Hunter and Greater Newcastle councils has been legislated at \$30M.

A review of DAs over recent years indicates that a \$30M mid-rise housing project is not uncommon and there is potential for many applications to be determined under the SSD pathway. An increase in the number of SSD matters will impact on Council resourcing during the pre-lodgement phase (e.g. SEARs preparation, early consultation and meeting requirements) and post lodgement when formulating Council submissions as well as reviewing applicant's responses to submissions. There is currently no mechanism under the SSD pathway for Council to recover cost for the assessment required in preparing submissions. The increase in residential projects able to be assessed by the Department of Planning, Housing and Infrastructure also undermines Council's autonomy in assessing local development with the benefit of our local knowledge and expertise.

Anecdotally, some developers have indicated that they will delay commencement of approved projects to explore the development opportunities available through the bonus scheme. This will unfortunately result in a delay in new housing coming to market.

As mentioned above, increased height may result in overshadowing of parks where the current controls have been based on solar access provision. The Wollongong LEP 2009 contains a range of maximum building height standards.

The following table provides an indication of how many additional stories may be possible with a 30% height bonus. In the R2 Low Density Residential zone the increase is 2.7m, which depending on the building design may result in one extra storey. Whereas, in the City Centre where there are 120m height limits, the 30% bonus could result in 156m building heights, an additional 12 stories.

| | Example Building Heights (m) | | | | | | | | |
|-----------------------------|------------------------------|------|------|----|----|----|-----|-----|-----|
| Current height control (m) | 9 | 12 | 15 | 20 | 40 | 60 | 80 | 100 | 120 |
| Revised height with 30% (m) | 11.7 | 15.6 | 19.5 | 26 | 52 | 78 | 104 | 130 | 156 |
| Difference (m) | 2.7 | 3.6 | 4.5 | 6 | 12 | 18 | 24 | 30 | 36 |
| Extra No, stories (at 3m) | 0.9 | 1.2 | 1.5 | 2 | 4 | 6 | 8 | 10 | 12 |

Council officers support the requirement for Affordable Housing to be incorporated into developments that take advantage of the bonus provisions, however consideration should be given to such Affordable Housing being provided in perpetuity, rather than for a 15-year period.

Council has a Collaboration Agreement with NSW Land and Housing Corporation (L&HC) that provides the framework for an open and constructive working relationship. L&HC owns over 7,000 sites across the LGA and a large number of these contain a single ageing dwelling house of 3-4 bedrooms that are not well suited to client needs. Council is engaging with L&HC on some urban renewal opportunities and the Corporation is moving forward with its program of replacing existing dwellings with multi dwelling housing on suitable sites.

From a funding perspective, Council has advocated for a change to the L&HC self-funding model to encourage the State to invest in the provision of new social housing. We are encouraged by indications from the government that changes are being made to the funding model.

Landcom is currently seeking approval to redevelop the former Bulli Hospital site on Hospital Road, Bulli. Development Application DA-2023/895 currently proposes a subdivision into 16 super lots, for further housing development applications. It is understood that the proposed development will include affordable housing (10%), diverse housing (15%) and universal housing (\$30%) subject to further DAs.

2 Low Rise Medium Density and Residential Flat Buildings

On 31 October 2023, the Minister wrote to all Councils raising concerns about permissibility of dual occupancies and residential flat buildings. On 28 November 2023 the Minister issued a media release which raised concerns about Residential zones not permitting dual occupancies and medium density zones not permitting residential flat buildings.

On 28 November 2023, a letter was sent to the Minister noting that the Wollongong LEP 2009 does permit dual occupancies in the R2 Low Density Residential and R3 Medium Density Residential Zones. Residential Flat Buildings are also permitted in the R2 Low Density Residential and R3 Medium Density Residential Zones. However, the Wollongong Housing Strategy proposes to remove Residential Flat Buildings as permissible development in the R2 Low Density Residential zone as they do not reflect a development type that is consistent with the objectives of the zone to provide housing in a low-density residential environment.

On 16 December 2023, the (then) Department of Planning and Environment released an Explanation of Intended Effect (EIE) for proposed changes to stimulate Low and Mid-rise housing supply. The EIE is on exhibition until 23/2/24. Exhibition Webpage: [Explanation of Intended Effect: Changes to create low and mid-rise housing | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](https://www.dpe.nsw.gov.au/exhibition/explanation-of-intended-effect-changes-to-create-low-and-mid-rise-housing-planning-portal)

The document proposes (in summary) -

- Dual Occupancies will be permitted in all R2 zones, with a maximum building height of 9.5m and FSR of 0.65:1.
- Manor Homes will be permitted in R2 zones within station and town centre precincts, with a maximum building height of 9.5m and FSR of 0.8:1.
- Terrace houses will be permitted in R2 zones within station and town centre precincts, with a maximum building height of 9.5m and FSR of 0.7:1.
- Multi-dwelling housing (3 or more dwellings) will be permitted in R2 zones within station and town centre precincts, with a maximum building height of 9.5m and FSR of 0.7:1.
- Residential Flat Buildings permitted in R3 zones within station and town centre precincts -
 - 0-400m inner area with a maximum height of 21m and FSR of 3:1.
 - 400m-800m outer area is maximum height of 16m and FSR of 2:1.
- Station and town Centre precincts are described as -
 - 800m walking distance to rail station (doesn't mention the frequency of service).
 - 800m walking distance of E2 Commercial Centre zone.
 - 800m walking distance of E1 Local Centre zone or MU1 Mixed Use zone if the zone contains a wide range of frequently needed goods and services, such as a full line supermarket, shops and restaurants.
- Shop-top housing developments will be allowed to have the same controls as Residential Flat Buildings (i.e., 21m with an FSR of 3:1, or 16m with an FSR of 2:1) wherever they are permitted excluding the R2 Low Density Residential zone.

The Department has not published draft legislation to accompany the EIE, so many aspects of the proposal are unclear as to how they will be implemented.

Some Town Centres have the train station within or adjoining the centre, for example Thirroul, Bulli, Unanderra, Dapto. In these locations the controls could overlap. Whereas in other suburbs, the station and town centre are largely separated, for example Corrimal, Port Kembla.

Wollongong, Warrawong and Dapto have E2 zoned land. The EIE provisions will apply to land within the 800m walking catchment of these major regional centres. As suggested above, the EIE provisions only apply to E1 and MU1 zones which provide a wide range of frequently needed goods and service. The Department has consulted with Councils in this regard. The advice provided to the Department is consistent with the centres hierarchy adopted in the Retail and Business Centres Strategy (March 2023). The higher order town centres of Corrimal, Fairy Meadow and Figtree provide the level of service

referred to in the EIE. It is unknown whether the Department will also seek to include lower order town centres (previously zoned B1 Neighbourhood Centre). Attachment 3 illustrates the extent of the EIE provisions if the Department decides to include all lower order town centres in our LGA.

Development proposals which include an affordable housing component could also utilise the bonus provisions under the affordable housing changes, as discussed previously.

Comment:

Attachment 2 provides a comparison of existing and proposed controls for the different forms of development. The following discussion provides some analysis of the proposals.

Dual Occupancy

The Wollongong LEP 2009 currently permits dual occupancy (attached and detached) in the R1, R2, R3 and R4 zones.

Since 2018, SEPP (Exempt and Complying Development) 2008 has permitted side by side dual occupancy (where both dwelling front a road) as complying development, which can be assessed by a certifier or Council. Council has received many Complying Development Certificates for dual occupancy developments, assessed and approved by Certifiers. Council also assesses Development Applications for dual occupancy.

The EIE proposal to allow dual occupancy in all R2 zones, represents no change in the Wollongong LGA. However, the proposed development standards are higher than those permitted in the LEP or currently by the SEPP. Also, it appears that the proposed controls will equally apply to battle axe detached dual occupancies, as well as side by side.

The proposed changes appear to enable all forms of dual occupancy (attached or detached, side by side or battle axe) at a higher density (floor space ratio) and a lower car parking requirement than currently permitted. It is not specified whether the standards will be for local development (Council assessed) or complying development (Council or certifier assessed).

It is anticipated that more dual occupancy developments will be proposed as a result of the more generous controls proposed under the reforms.

Manor Homes

Manor homes is not included in the Standard LEP Instrument as a land use and is not listed in the Wollongong LEP 2009.

Since 2018, SEPP (Exempt and Complying Development) 2008 has permitted manor homes as complying development in zones where multi dwelling housing and/or residential flat buildings are permitted. Consequently, they are permitted in the R1, R2, R3, R4 and MU1 zones.

As complying development, an application is required to meet all the specified standards. To date, no Complying Development Certificates have been lodged with Council.

As the use is not included in the Wollongong LEP 2009, a Development Application cannot be lodged for a proposal that does not fully comply with the requirements of the SEPP.

The EIE proposes to slightly increase the height and FSR in the town centre and station precincts.

It is not expected that the proposed changes will result in many applications, as a large site is still required, and the buildings must be class 2 construction under the National Construction Code.

If the State Government wants to encourage more manor homes, it should amend the Standard LEP Instrument and include the use in all LEPs as local development. The assessment of an application by Council as local development provides a more flexible merit assessment if the complying development standards cannot be met.

Multi Dwelling Housing - Terraces

Multi dwelling housing - terraces are not included in the Standard LEP Instrument as a land use and is not listed in the Wollongong LEP 2009.

Since 2018, SEPP (Exempt and Complying Development) 2008 has permitted multi dwelling housing - terraces in zones where multi dwelling housing and/or residential flat buildings are permitted, with a height of 9m and a gross floor area of 60% of the lot size in the R2 zone and 80% of the lot size in the R3 zone. Consequently, they are permitted in the R1, R2, R3, R4 and MU1 zones. To date, there has been one Complying Development Certificate for a terrace housing development containing 10 dwellings.

The EIE proposes to slightly increase the height and FSR in the town centre and station precincts, and to decrease the minimum lot size from 600m² to 500m² and parking requirement from 1 space per dwelling to 0.5 spaces per dwelling.

It is not expected that the proposed changes will result in many applications, as a large wide site (21m) is still required, and more dwellings can be achieved through dual occupancy or multi dwelling housing. Similar to the suggestion for manor homes above, the Standard LEP Instrument could be amended to include the use as local development. The proposed reduction in car parking is not supported as a blanket requirement, as public transport services vary across the LGA and is not available in Wollongong at the same level of service as it is in the Sydney Metropolitan area.

Multi Dwelling Housing

The Wollongong LEP 2009 currently permits multi dwelling housing in the R1, R2, R3, R4 and MU1 zones, with the height and FSR controlled under the LEP. Within the R2 Low Density Residential zone the height limit is 9m and the floor space ratio 0.5:1.

The EIE proposes to increase the height and FSR in the town centre and station precincts. The main changes are the proposed increase in FSR to 0.7:1, to reduce the minimum lot width from 18m to 12m and reduce the car parking requirement to 1 space per dwelling.

Council assesses many applications for multi dwelling housing, and typically receives objections from the surrounding community. The proposal will enable bulkier development on smaller lots.

The proposed floor space increase to 0.7:1 on a 1000m² lot represents an extra 200m² in floor space. The proposed reduction in minimum lot width to 12m will make more lots available for multi dwelling housing and prevent the need to acquire 2 adjoining lots. It would also result in more gun barrel developments and driveway crossings, each lot containing a driveway serving 3 or more dwellings.

The proposed reduction in car parking is not supported as a blanket requirement, as public transport services vary across the LGA and is not as available in Wollongong as it is in the Sydney Metropolitan area.

It is unclear whether the proposal will be local development or complying development.

Residential Flat Buildings

The Wollongong LEP 2009 currently permits residential flat buildings in the R1, R2, R3, R4, and MU1 zones, with the height and FSR controlled under the LEP. The Wollongong Housing Strategy proposed that residential flat building no longer be permitted in the R2 Low Density Residential zone as they are not consistent with the R2 zone objectives. They are unlikely to occur in the R2 zone, given the 9m building height limit and 0.5:1 FSR.

The R3 Medium Density Residential zone applies to 10 precincts in the LGA and typically has a FSR of 0.75:1 and building height of 13m or 15m.

The Wollongong Housing Strategy proposed a review of the controls that apply to the R3 Medium Density Residential to encourage more medium density development. As the Housing Strategy is implemented, appropriate controls will be tested.

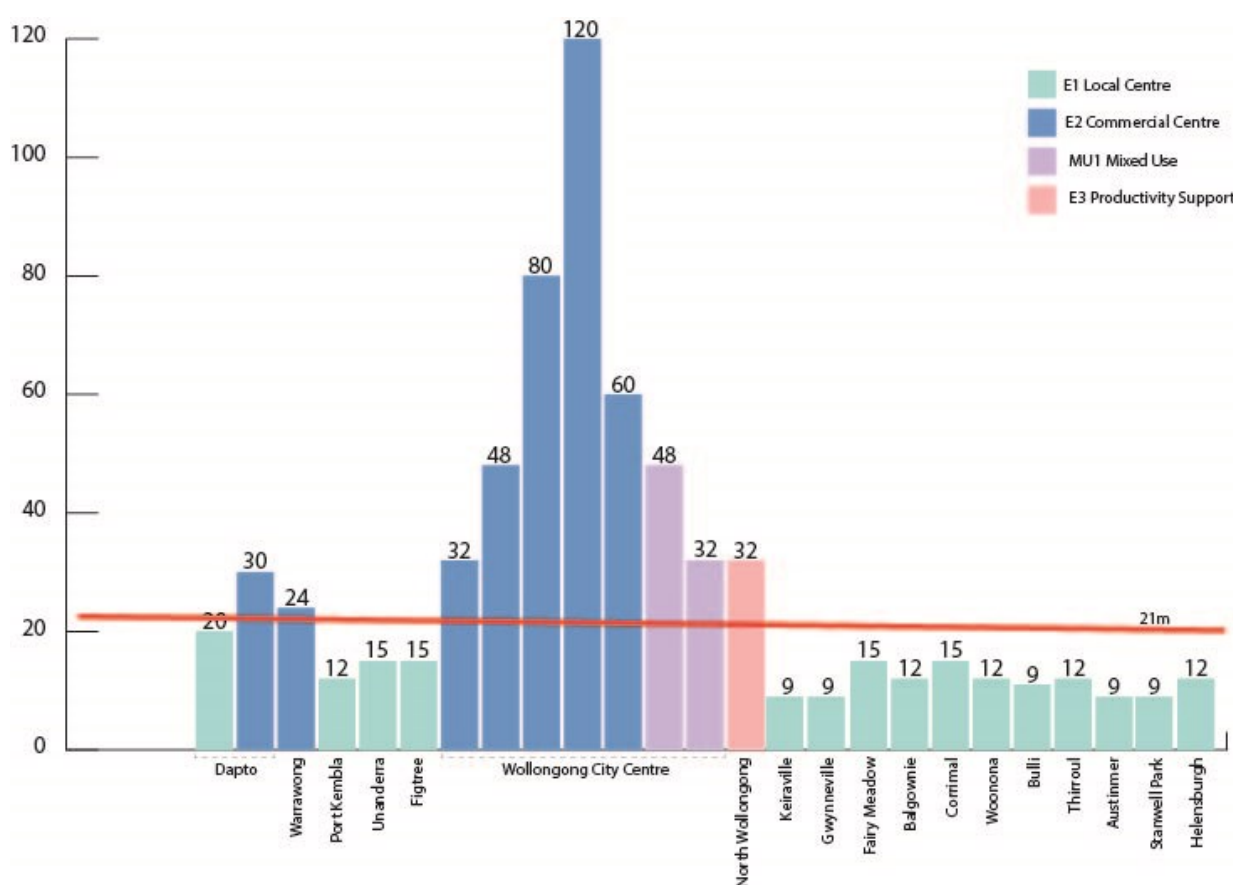
The EIE proposal to allow within the R3 Medium Density Residential zone -

- Within 0-400m of a station or town centre precinct, 21m height (6 storey) and FSR of 3:1.
- Within 400-800m of a station or town centre precinct, 16m height (4 storey) and FSR of 2:1.

Shop top Housing

The Wollongong LEP 2009 currently permits shop top housing in the R1, R2, R3, R4, E1, E2, and MU1 zones, with the height and FSR controlled under the LEP. A 2-storey Shop top development (dwelling above a shop) has been an appropriate form of development in villages and smaller centres. The larger 10+ storey shop top housing developments have been appropriate in the Wollongong City Centre. The following graph illustrates the current height limits in selected centres (not all centres shown), and the proposed 21m building height limit.

The EIE proposes increased height and FSR for shop top housing wherever that type of development is permitted (excluding the R2 zone). This potentially means all R1, R3, R4, E1, and E2 zones within the 400m/800m station and town centre precincts. This proposal is not supported and will change the character and amenity of villages and smaller towns. Clarification is being sought from the Department as to whether they intent the provisions to apply to all zones, or just the commercial centres (E1 and E2 zones), or just the nominated centres.



Town Centre and Station Precincts

A number of the proposals relate to 400m/800m accessible distances around town centre and station precincts.

Within the LGA there are -

- 1 Regional City (Wollongong City Centre), 2 Major Regional Centres (Dapto and Warrawong), 3 Major Towns (Corrimal, Fairy Meadow and Figtree), 10 Towns, and numerous villages and small villages (Chapter B4 Wollongong DCP 2009).
- 25 rail stations.

Attachment 3 is a set of maps showing 400m/800m radius around the town centres and stations. Council officers consider the proposed controls are inappropriate for the smaller town centres, villages and small villages. The maps in Attachment 3 show all the town centres in our adopted retail hierarchy, to highlight the potential application of the policy.

The Department's Employment Zone Reforms (2023) collapsed the number of Retail and Industrial zones. The merger of the former B1 Neighbourhood Centre and B2 Local Centre zones into the E1 Local Centre zone has reduced the option to distinguish a centre's position in the hierarchy by the zone name. The land uses permitted in the E1 zone are also more extensive than those permitted in the former B1 zone, which was designed for villages and neighbourhood centres.

The EIE proposal appears to indicate that the shop top housing provisions apply equally to all centres.

Similarly, the 25 stations have a varying level of service and train frequency, yet the policy treats them as equals. The stations have a lower level of service than the stations in the Sydney Metropolitan network. Additionally, not all the stations provide full accessibility.

- According to the timetable, Wollongong is the most utilised station with 57 services north bound and 55 services south bound each weekday.
- Most stations north of Wollongong generally only have an hourly service, with between 22-26 services north bound and 24-29 services south bound each weekday.
- North Wollongong, Thirroul and Helensburgh stations have a higher level of service, where the express trains also stop.
- South of Wollongong, the Port Kembla line generally has an hourly service in each direction, resulting in 22 northbound and 24 southbound services each weekday.
- South of Wollongong, the Dapto-Kiama line generally has an hourly service in each direction, resulting in 30 northbound and 31 southbound services each weekday.
- A train from Dapto to Helensburgh takes 49 minutes (stopping north of Wollongong at North Wollongong, Thirroul and Helensburgh), and then another 50 minutes to Central Station.
- A train from Port Kembla to Helensburgh takes 65 minutes (stopping at all stations north of Wollongong) and terminates at Waterfall.

The principle of increased development around rail stations is supported in Council's adopted Housing Strategy which notes that there is opportunity for additional development around some town centres and stations. However, other stations are in constrained locations with irregular train services where additional development is not appropriate.

The proposals will have significant implications for the northern villages (Stanwell Park, Coalcliff, Clifton, Scarborough, Wombarra, Coledale, Austinmer). The steep terrain creates construction challenges and Lawrence Hargrave Drive is at capacity. In addition, Stanwell Park and Coalcliff are served by a pressurised sewerage system, which Sydney Water has advised has limited capacity. The northern park of Scarborough and Clifton are unsewered.

It appears that the Department may not have considered flood constraints or bushfire hazards in its proposals for town centres and station precincts.

Affordable Housing

The EIE does not propose an affordable housing delivery or contribution requirement. The EIE proposes significant uplift in town centres and station precincts, and surrounds, without capturing any of the uplift value which could be used for the provision of affordable housing.

A development application under the EIE could also seek a 30% increase in height an FSR, if proposing 15% affordable housing under the Housing SEPP. A proposal for a 21m Shop top housing development, could be increased to 27.3m comprising an extra 2 stories.

Any affordable housing provided should be in perpetuity.

3 Transport Oriented Development

On 7 December 2023, the Minister announced the Transport Oriented Development (TOD) program. Tier 1 of the proposal applies to land around 8 stations in Sydney, where the Department is rezoning land 1,200m around the stations. Tier 2 of the proposal applies to 31 stations, including Corrimal, North Wollongong and Dapto Rail Stations, where the Department is preparing a draft TOD SEPP to make the proposed changes to permit -

- Residential flat buildings in all residential zones (R1, R2, R3 and R4) within 400m of the three stations.
- Residential flat buildings and shop top housing in local and commercial centres (E1 and E2) within 400m of the three stations.
- The floor space ratio is proposed to increase to 3:1; the building height increased to 21m (6 storeys); no minimum lot width or lot size; maximum parking rates; minimum active street frontage controls in the E1 and E2 zones; and a minimum 2% affordable housing contribution is proposed.

The Department advised that it is only undertaking targeted consultation with affected Councils and required submissions by 31 January 2024. Council officers have forwarded a copy of this report, including the draft submission as an interim response, and advised that a formal submission will be provided following Council's endorsement. The Department has advised that it does not intend to exhibit a draft SEPP and is aiming for the TOD SEPP to commence on 1 April 2024.

The Program document indicates that the SEPP planning controls will remain in place until Council has completed and delivered a new strategic vision for these areas, that consider -

- Housing uplift, equal to or exceeding the SEPP controls,
- Use of planning controls and zones that reflect medium-high density potential,
- Residential supply pipeline into the future,
- Long-term affordable housing provisions in perpetuity,
- Amenity outcomes, including open space provisions.

Comment:

Council officers were not involved in the selection of the three stations. At this stage the Department has not provided detailed information on the criteria or analysis supporting the selection.

Council has prepared planning strategies for the Dapto Town Centre and Corrimal Town Centre, which has then led to a review of planning controls (i.e., Corrimal Coke Works site). Council has not prepared a planning study for North Wollongong, although a review of the E3 Productivity Support zone (former B6 Enterprise Corridor zone) along Flinders Street has been proposed as an action in the Retail and Business Centres Strategy endorsed by Council in March 2023.

The Department's approach is to uplift the controls then require Council to complete a planning strategy that reflects or exceeds these controls. Council does not support this approach as it will require the diversion of resources away from implementing our endorsed Housing Strategy and predetermines the development outcomes that may be recommended through a strategic review that would consider matters such as increased demand for infrastructure and services.

Corrimal

Within a 400m radius, Corrimal Station is surrounded by approximately 95 properties zoned R2 Low Density Residential (including East Corrimal Public School), 438 properties zoned R3 Medium Density Residential and 3 lots zoned E1 Local Centre (Railway Street, East Corrimal shops). The station is also adjoining the former Corrimal Coke Works site.

Council and the community spent a number of years preparing and assessing a Planning Proposal for the former Coke Works site which is now partially State Heritage Listed. The LEP amendment was finalised in 2022. Council also adopted a Development Control Plan chapter and Planning Agreement. The site has a range of height limits (11m, 13m, 15m) and floor space ratios (0.75:1,

1.2:1, 1.5:1). The development has been scaled due to heritage, visual amenity, access and transport constraints. Council is currently assessing development applications for the site.

The TOD proposal would allow the height of residential flat buildings to increase to 21m with a maximum floor space ratio of 3:1. In addition, the developer could seek to utilise the affordable housing bonus provisions (up to 30% height and floor space ratio increase) if additional affordable housing is provided. It is unclear how an increase in residential development on the site, would relate to the Development Control Plan chapter and Planning Agreement. A significant increase could result in the need to revisit intersection arrangements, and the level crossing. It would be a concern if there was no mechanism to require the developer to re-negotiate the Planning Agreement in response to significant uplift of the development potential of the site.

Corrimal Station is disconnected to the Corrimal Town Centre and it is served by trains once every hour in each direction depending on the time of day. The level of service being significantly lower than that of a Sydney Metropolitan station.

The western part of the precinct is impacted by flood constraints associated with the Towradgi Creek catchment.

North Wollongong

Within a 400m radius, North Wollongong Station is surrounded by approximately 286 properties zoned R2 Low Density Residential and 262 properties zoned R1 General Residential. A large portion of the radius is zoned E3 Productivity Support (previously B6 Enterprise Corridor) along Flinders Street, which has a 32m height limit and 1.5:1 floor space ratio. The station serves the University of Wollongong and Wollongong TAFE precinct.

The North Wollongong Station precinct has significant flood constraints, associated with Fairy Creek. Additionally, North Wollongong does not have a commercial centre. While all trains stop at North Wollongong including the express service, it does not appear that the constraints of the precinct have been considered in its nomination as a TOD precinct. Council would welcome the opportunity to explore if another station may be a more appropriate initial candidate should the program proceed.

Dapto

Dapto Station is located on the western side of Dapto Town Centre. Within a 400m radius, Dapto Station is surrounded by approximately 67 properties zoned R3 Medium Density Residential and 28 properties zoned MU1 Mixed Use. In 2010 the height and floor space ratio controls were significantly uplifted in and around the centre to 20m in the E1 and 30m in the E2 zones. The R3 zone has a height limit of 11m and a floor space ratio of 1.2:1.

More than 50% of the Dapto precinct contains significant flood constraints associated with the Mullet Creek catchment.

Dapto Station is served by trains once every hour in each direction depending on the time of day. The level of service being significantly lower than that of a Sydney Metropolitan station.

At Corrimal and Dapto, the provisions overlap with EIE Station proposals, which also propose to permit residential flat buildings in an R3 zone within 400m of all 25 stations with a 3:1 floor space ratio and 21m height. The TOD program does indicate a 2% Affordable Housing Contribution, and it is likely that projects will also be able to utilise the affordable housing height and floor space bonus provisions. Council officers have requested clarification on the functional relationship between the two sets of controls.

Further detail would assist in understanding the implications of the policy, including:

- The maximum parking rates, and whether there will be a different rate for Sydney and the regions.
- The minimum active frontage requirements.
- How the Affordable Housing Contribution will be collected and managed, and by whom (Council or the State Government).

Permitting residential flat buildings in the E1 and E2 commercial centres is not supported as it has the potential to impact on the retail and employment function of the centres, by replacing of shops and services with residential flat buildings. While residents living in town centres add to the vitality of the centre, it should not be at the expense of the retail and employment role. The Wollongong LEP 2009 permits shop top housing in the E1 and E2 zones which enables ground floor retail (with active frontages), offices and residential use above.

4 State Assessed Planning Proposals (SAPP) – Warrawong Plaza

Separately, the Department is still assessing the Warrawong Plaza rezoning proposal. The revised proposal proposes 1,300 dwellings with 10% Affordable Housing above a redeveloped Warrawong retail plaza. The Warrawong Plaza is the major retail centre in the Town Centre and covers a site of 7.05 hectares and has 62,575m² of retail floor space. The Warrawong Plaza site is the centre of commercial activity and currently accounts 76.64% of the total business activity in buildings within the Warrawong Town Centre (E2 and MU1 zones).

While increasing housing and development potential in and around the Warrawong town centre is supported, Council officers have expressed concern to the Department about elements of the proposal including:

- Site specific and proponent lead spot rezonings are not consistent with strategic planning processes.
- The inconsistency of the proposal with Council's adopted Retail and Business Centres Strategy, the Housing Strategy, and the Illawarra Shoalhaven Regional Strategy.
- The initial proposal to rezone the site from E2 Commercial Centre to MU1 Mixed Use, which would enable residential flat buildings to be constructed without a retail centre, removing the retail function of the site.
- The proposed 75m building height limit (20 stories above 2 retail stories), which is significantly above the existing 24m building height limit. The existing centre has a height of approximately 14.3m. If affordable housing was proposed, the height could be increased under the bonus provisions by up to 30% to 97.5m, resulting in an extra 7 stories.
- The resulting traffic generation and impact on the local road network. The site already contains over 1000 parking spaces for the retail development. The proposed residential development could require 1300-2600 additional parking spaces.
- The site's flood constraints.
- The proposed 10% of floor space affordable housing seems low given the proposed value uplift, and the SAPP's purpose of providing public benefit through social and affordable housing. A 20% requirement for in perpetuity affordable housing should be required.

Implications on housing supply and Housing Strategy

Council is committed to increasing the amount of housing that is available in the right locations and we are investing significant time and resources into progressing a range of initiatives to improve housing supply and affordability.

While attempting to increase housing supply, the various announcements and reforms proposed by the State appear to be creating uncertainty for developers. Anecdotally, developers have told Council officers that they are delaying projects to see what the changes will mean for them and whether they can modify proposals to achieve the additional dwelling yields envisaged under the reforms.

The announcements and proposed changes have implications for the Housing Strategy and the future of our communities. It appears that some of the strategies Council endorsed through the Housing Strategy may not be able to be achieved and may need review. For example, the Housing Strategy proposed reducing the development potential in the northern villages and Illawarra Escarpment foothills due to constraints. These strategies would be overridden by the State's blanket approach to increase housing density around all stations and nominated town centres.

The package of reforms would benefit from improved integration to avoid further complexity and uncertainty in the planning system.

CONSULTATION AND COMMUNICATION

The Department's announcements in November and December 2023 and exhibition of the Explanation of Intended Effect over the Christmas - New Year holiday period have provided little opportunity for meaningful consultation.

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.

FINANCIAL IMPLICATIONS

An increase in the number of SSD matters for mid-rise housing projects greater than \$30M is likely to impact on development assessment resources, noting there is no mechanism for cost recovery for the assessment required in preparing submissions for SSD applications.

CONCLUSION

On 29 February 2023 Council adopted the Wollongong Housing Strategy and implementation of the actions, strategies and projects has commenced.

Aspects of the implementation of the Strategy are at risk due to changes to State housing policies being proposed by the Department of Planning, Housing and Infrastructure. Council's balanced approach of the right housing in the right location, based on constraints and opportunities, will potentially be overridden by the one size fits all policies. Additionally, Wollongong is being treated similarly to the Sydney Metropolitan Area, and not recognised for its individual character and constraints.

Wollongong Housing Strategy 2023

Implementation status update – February 2024

Key:

| | |
|--|----------------------------|
| | Action commenced, underway |
| | Action completed |

a. Planning Studies

| No. | Action | Strategy | Status |
|-----|---|---------------|--|
| S1 | Wollongong City Centre surrounding precincts – review planning controls | L6 | 7/12/20 - Deferred by Council Waiting on City Centre Access and Movement study |
| S2 | South Wollongong Planning Review | L8 | Wollongong City Flood Plain Risk Management Study and plan in preparation South Wollongong Review scheduled to commence in 2024-25 FY |
| S3 | 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. This amendment would clarify that the public reserves are not available for housing developments and identify any land that may be available for housing or other opportunities. A Planning Proposal may be required to reclassify land. | H5, AH5, ARH6 | 31/10/22 – Supported by WLPP Consultation with P&R occurring |
| S3 | 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 adjoining land is no longer required. The land could be rezoned to the adjoining R2 or R3 zone to | L5 | 31/10/22 – Review supported by WLPP 1/12/22 - Consultation with TfNSW – amendments made |

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| | remove the reservation constraint and would enable development to occur. This amendment would remove the restriction and enable the lots to be developed for housing. | | 31/7/23 Council resolved to prepare Planning Proposal 2/10/23 Gateway issued 31/1/24 – 4/3/24 exhibition |
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b. **Wollongong LEP 2009 amendments**

• **Land Use tables:**

| No. | Action | Strategy | Status |
|------|---|----------|--------|
| LUT1 | 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 | D4 | |

• **Clauses:**

| No. | Action | Strategy | Status |
|-----|---|----------|--------|
| C1 | New clause 4.4B R3 Medium Density Residential zone Floor Space ratio – introduce an increased FSR on amalgamated sites / larger sites greater than 1100m ² with a minimum frontage width of 24m of 1:1 (base FSR would remain 0.75:1 on FSR map) | D5 | |
| C2 | 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 | D2 | |
| C3 | New clause – Minimum site areas: <ul style="list-style-type: none"> Introduce a Minimum site area per dwelling standard for the purpose of calculating the number of dwellings in dual occupancy and multi dwelling housing developments (does not apply to detached dwelling houses, secondary dwellings and side by side dual occupancies) of: | D5 | |

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| | <ul style="list-style-type: none"> ○ 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: <ul style="list-style-type: none"> ○ 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: <ul style="list-style-type: none"> ○ 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 | | |
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|----|---|----------|--|
| C4 | New clause – Introduce Rear building height limit for single storey dwellings, to encourage smaller dwellings and to reduce overlooking, overshadowing and amenity issues | D6 | |
| C5 | New clause – introduce the Affordable Housing clause to enable the collection of development contributions to contribute to the provision of affordable rental housing. | AH4, AH5 | |
| C6 | Clause 7.14 – Maintain the minimum lot width requirement for multi dwelling housing (18m) (excluding 3 villas) and residential flat buildings (24m) developments. | D5 | |

• **Zoning Map:**

| No. | Action | Strategy | Status |
|------|---|---------------------|---|
| LZN1 | Windang – review residential development potential in high and medium flood risk precincts and subject to coastal inundation | L3 | |
| LZN2 | Fairy Meadow - review residential development potential in high and medium flood risk precincts | L4 | |
| LZN3 | Review R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4 | L7 | |
| LZN4 | Expand R3 Medium Density Residential zone in some locations | L5 | |
| LZN5 | Review the zoning of town centres which could result in changes to both the Business and Residential zones | CW10, L10, L11, L13 | |
| LZN6 | Review the rezoning of large lots in the Illawarra Escarpment foothills to reduce development potential (review commenced) | L1 | 31/10/22 – Supported by WLPP 3/4/23 – Council resolved to prepare draft Planning Proposal to review development potential 17/8/23 Gateway determination issued 6/9/23 – 11/10/23 Exhibition Post exhibition report in preparation |
| LZN7 | 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) | L9 | 15/12/23 - 2/24 DPE exhibition of “Shaping the Wollongong Health Precinct, A discussion paper to guide a place-based approach for the future Wollongong Health Precinct” |

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| LZN8 | Review the zoning of 6-8 Grandview Parade, Lake Heights from R2 Low Density Residential to RE1 Public Recreation | SH3 | |
| LZN9 | Flinders Street, North Wollongong – review parts of the B6 Enterprise Corridor which have a residential function | L12 | Reviewed also by Retail and Business Centres Strategy and draft Industrial Lands Study |

• **Floor Space Ratio (FSR) Map:**

| No. | Action | Strategy | Status |
|------|--|---------------------|--------|
| FSR1 | 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 | D5 | |
| FSR2 | Review the FSR in town centres to encourage additional residential development, without reducing retail and employment opportunities | CW10, L10, L11, L13 | |
| FSR3 | Review the FSR in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development | CW10 | |
| FSR4 | Consequential amendments from zoning changes above | | |

• **Minimum Lot Size Map:**

| No. | Action | Strategy | Status |
|------|--|----------|--------|
| MLS1 | Review minimum lot size for subdivision in the Illawarra Escarpment foothills – increase from 449m ² to 800m ² per lot | L1 | |
| MLS2 | Review minimum lot size for subdivision in the Northern Villages (north of Thirroul to Stanwell Tops) – increase from 449m ² to 800m ² per lot | L2 | |
| MLS3 | Consequential amendments from zoning changes above | | |

• **Height of Buildings Map:**

| No. | Action | Strategy | Status |
|------|--|----------|--------|
| HOB1 | Review the building heights in R3 Medium Density Residential zone and increase where appropriate | D5 | |

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| HOB2 | Review the building height in town centres to encourage additional development | CW10, L10, L11, L13 | |
| HOB3 | Review the building heights in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development | CW10 | |
| HOB4 | Consequential amendments from zoning changes above | | |

c. **Review and update DCP controls**

| No. | Action | Strategy | Status |
|------|---|--------------------------------|--------|
| DCP1 | DCP chapter B2 Subdivision – update to include the new subdivision standards for dual occupancy, multi dwelling housing, Illawarra Escarpment foothills and Northern Villages | L1, L2 | |
| DCP2 | <p>DCP chapter B1 Residential development Review and update</p> <ul style="list-style-type: none"> ○ Dual Occupancy <ul style="list-style-type: none"> ▪ indicate rear dwellings to be single story (consistent with LEP amendment) ○ Multi dwelling housing <ul style="list-style-type: none"> ▪ 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 <ul style="list-style-type: none"> ▪ 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 | <p>D5</p> <p>AH4</p> <p>D1</p> | |

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| | <ul style="list-style-type: none"> ○ Introduce development controls for Fonzie Flats ○ Update controls to increase the sustainability and energy efficiency of dwellings | D2 D3 CW11 | |
| DCP3 | 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. Staged approach. Commence with Gwynneville and Keiraville | D7 | |
| DCP4 | DCP Chapter E3 Car parking, Access, Servicing / Loading facilities and Traffic Management <ul style="list-style-type: none"> ○ 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 | | |
| DCP5 | Consider application of best practice sustainability controls across relevant DCP chapters. | CW11 | |

d. **Review and update Development Contribution Plans**

| No. | Action | Strategy | Status |
|-----|--|---------------|--|
| CP1 | 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 | H2, AH2, ARH2 | 29/5/23 Council resolved to exhibit the draft Wollongong City Wide Development Contributions Plan which included a deferral clause 7/6/23 - 7/7/23 Exhibition |

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| | | | 28/8/23 post exhibition report - adopted |
| CP2 | 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 | H2, AH2, ARH2 | 30/10/23 Draft Contribution Plan endorsed by Council for exhibition 6/11/23 – 4/12/23 Exhibition Post exhibition report in preparation |
| CP3 | 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. | ARH4, ARH5 | |

e. **Review and update Fees and Charges**

| No. | Action | Strategy | Status |
|-----|--|---------------|---|
| FC1 | 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) | H1, AH1, ARH1 | Discussions with DAC and Finance commenced, for inclusion in 2024-25 Fees and Charges |

f. **Program**

| Priority | Project (Implementation Action number) | Indicative Timing | Status |
|----------|---|-------------------|--|
| 1 | Assessment of existing Planning Proposals | On-going | Former Port Kembla Public School Site: <ul style="list-style-type: none"> 27/2/23 Council resolved to finalise Planning Proposal for Former Port Kembla School– 100 dwellings. 19/5/23 – LEP amendment made rezoning Former Port Kembla School Cleveland Rd 27/11/23 Council resolved to finalise phase 1 – 2265 lots |
| 2 | Review of large R2 lots in the Illawarra Escarpment foothills and preparation of a Planning Proposal (LZN6) | Commenced 2022-24 | 31/10/22 – Supported by WLPP 3/4/23 – Council resolved to prepare draft Planning Proposal to review development potential |

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| | | | 17/8/23 Gateway determination issued 6/9/23 – 11/10/23 Exhibition Post exhibition report in preparation |
| 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 (FC1) | 2023-24 | Discussions with DAC and Finance commenced, for inclusion in 2024-25 Fees and Charges |
| 4 | Amend the City-Wide and West Dapto Development Contribution Plans to waive the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers (CP1, CP2) | 2022-24 – as part of scheduled reviews | 28/8/23 Wollongong City-wide Development Contribution Plan 2023 adopted incorporating the amendment. 30/10/23 – Council resolved to exhibit West Dapto Development Contribution Plan incorporating the amendment. |
| 5 | Review of Transport Corridors to tidy up the zoning of private land zoned SP2 Infrastructure – Road Corridors and preparation of a Planning Proposal (Housekeeping amendment) (S3) | Commenced 2022-24 | 31/10/22 – Review supported by WLPP 1/12/22 - Consultation with TfNSW – amendments made 31/7/23 Council resolved to prepare Planning Proposal 2/10/23 Gateway issued 31/1/24 – 4/3/24 exhibition |
| 6 | Review of Council owned public reserves currently zoned R2 Low Density Residential and preparation of a draft Planning Proposal (Housekeeping amendment) (S4) | Commenced 2022-24 | 31/10/22 – Supported by WLPP Consultation with P&R |
| 7 | Preparation of a draft Planning Proposal for amendments to the Minimum Lot Size standards in the Illawarra Escarpment foothills and the Northern Villages (north of Thirroul to Stanwell Tops) (C3) | 2023-24 | |
| 8 | Preparation of a draft Affordable Housing Policy and draft Affordable Housing Development Contributions Scheme (CP3) | 2023-24 | In preparation |
| 9 | Preparation of a draft DCP amendments to Chapter B1 Residential Development | 2023-24 | |
| 10 | Preparation of updated suburb Character Statements to include in DCP Chapter D1 Character Statements (DCP3) – Staged approach. Commence with Gwynneville and Keiraville | Commencing 2023-24 3-5 years | |

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| 11 | Preparation of a Planning Proposal for changes to the general housing controls, including review medium density controls and the R3 precincts | TBD | |
| 12 | Preparation of a Planning Proposal for areas proposed to be rezoned to permit additional residential development | TBD | |
| 13 | Preparation of a draft DCP amendments to Chapter B1 Subdivision | TBD | |
| 14 | Preparation of a draft DCP amendments to Chapter E3 Car Parking | TBD | |
| 15 | Preparation of a Planning Proposal for medium and high flood hazard risk precincts | TBD | |

g. **Monitoring**

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

| Priority | Project | Indicative Timing | Status |
|----------|---|----------------------|--|
| | The progression of the program and completion of implementation projects | Annual status report | This report is the first status report |
| | The NSW Department of Planning and Environment's Illawarra Shoalhaven Urban Development Program dashboard (updated annually) | | On-going – Dashboard updated Oct 2023 |
| | The Housing Monitor (updated every 6 months) http://housing.id.com.au/wollongong | | Funded for 2023-24 |
| | ABS census data (undertaken every 5 years) | | Next census 2026 – results available 2027 |
| | Council's Development Application approval data – for key locations and housing types | | On-going monitoring for West Dapto and City Centre |

Housing Strategies

h. Housing vision

The draft Housing and Affordable Housing Options Paper has shown that there is a need to:

- Provide more diverse housing to address housing demand, household size and affordability.
- Provide more housing in places that have high amenity and access to shops, jobs, transport. This means that some places will experience growth and changing character over time – this may be challenging but necessary.
- Provide less housing in locations with environmental or infrastructure constraints.

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

- *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.*

i. Overall City-wide strategies

- CW1. Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres and supporting infrastructure that is planned, costed and programmed within an achievable timeline.

- CW2. 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
- CW3. 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)
- CW4. Encourage land owners and developers of zoned and serviced land in the release areas to release land for housing development to increase supply
- CW5. Provide residential units in the Wollongong City Centre, appropriately designed and located, having regard to other functions of the City Centre
- CW6. Retain Industrial zoned land for employment opportunities, and not for residential outcomes
- CW7. Retain the Illawarra Escarpment as a conservation area, with very limited opportunity for additional dwellings
- CW8. Retain the Sydney Drinking Water Catchment area as a conservation area, with no additional housing opportunities
- CW9. Protect the Illawarra Escarpment, Hacking River catchment, significant bushland and ecological areas, floodplains, coast line and other sensitive locations from inappropriate housing development
- CW10. 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
- CW11. 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.

j. **Housing Needs strategies – helping people find a home**

i. **Homelessness and Emergency housing**

- H1. The Fees and Charges Policy be amended to waive Development Application fees for emergency and temporary housing dwellings within a development, on development applications lodged by registered providers of emergency housing, on sites owned by the provider and where the dwellings are available for emergency housing for a minimum period of 15 years.
- H2. The Wollongong City-wide Development Contributions Plan 2023 and West Dapto Development Contributions Plan 2024 be amended to waive development contributions for future development applications lodged by registered providers of emergency housing for emergency and temporary housing dwellings projects, on sites owned by the provider and where the dwellings are available for emergency housing for a minimum period of 15 years.
- H3. Council will advocate for additional State funding to be directed to the emergency housing sector.
- H4. 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
- H5. Landowners and developers to consider whether their vacant sites and buildings can be used for Meanwhile Use and Temporary Accommodation

H6. 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

- SH1. 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
- SH2. 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
- SH3. 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

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

iv. Accessible Housing

- AH1. The Fees and Charges Policy be amended to waive Development Application fees for accessible housing dwellings within a development for supported accommodation housing projects, on sites owned by the Provider and where the dwellings are available for accessible housing for a minimum period of 15 years. (Note - excludes the 20% Accessible dwellings in Residential Flat Buildings and Shop top housing required under strategy AH4)
- AH2. The Wollongong City-wide Development Contributions Plan 2023 and West Dapto Development Contributions Plan 2024 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 the dwellings are available for accessible housing for a minimum period of 15 years.
- AH3. Council will lobby for additional State funding to be directed the accessible housing sector.
- AH4. 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.
- AH5. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of accessible housing.

v. Affordable Rental Housing

- ARH1. The Fees and Charges Policy be amended to waive Development Application fees for Affordable Housing dwellings within a development lodged by registered Tier 1 or Tier 2 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where the dwellings are available for affordable rental housing for a minimum period of 15 years.

ARH2. The Wollongong City-wide Development Contributions Plan 2023 and West Dapto Development Contributions Plan 2024 be amended to waive development contributions for future development applications lodged by registered Tier 1 or Tier 2 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where the dwellings are available for affordable rental housing for a minimum period of 15 years.

ARH3. Council will lobby for additional State funding to be directed the Affordable housing sector.

ARH4. As part of submitted Planning Proposals requests 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 or Tier 2 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. Excludes Planning Proposals from NSW Land and Housing Commission for social housing.

ARH5. 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 or Tier 2 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.

ARH6. As part of the proposed Affordable Housing Development Contribution Scheme, commencing in 3 years (1/1/2026), residential developments containing more than 20 dwellings will be required to have a minimum of 3% Floor Space as Affordable Rental dwellings to be managed by a Tier 1 or Tier 2 Community Housing provider, or equivalent funding provided. The size of the dwellings is to be proportional to the overall dwelling mix in the development. The percentage rate will increase by 1% each year (on 1 January) to be 10% on 1/1/2033. The scheme will not apply to dwellings provided under SH1, ARH4 and ARH5.

ARH7. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of affordable housing.

ARH8. An Affordable Housing target will be guided by the Greater Cities Commission City Plan.

ARH9. 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.

ARH10. Council remains open to investigating and considering innovative partnership opportunities.

Key Workers

- KW1 Proponents of developments that rely on Key Workers are encouraged to consider options to provide housing for their Key Workers on low incomes.
- KW2 Major infrastructure projects proponents are encouraged to consider options to provide temporary housing (if required) for skilled workers as part of significant construction projects.

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

- D1. 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
- D2. Villas (a form of Multi Dwelling Housing) – three small single storey dwellings on a lot, with a floor space ratio of 0.3:1
- D3. Fonzie flats (a form of secondary dwelling) – a second dwelling on a lot located above the garage with rear lane access or secondary frontage
- D4. 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
- D5. Review the planning controls for dual occupancy and multi-unit housing development, including FSR, building height, site area and site width in the R2 and R3 zones
- D6. A building height limit on rear dual occupancy dwellings in the R2 Low Density Residential zone to be single storey
- D7. Review and updating the suburb character statements contained in Wollongong DCP 2009 Chapter D1 Character Statements.

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

- L1. 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.
- L2. Northern Villages (north of Thirroul to Stanwell Tops) – decrease residential development potential due to environmental and infrastructure constraints
- L3. 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
- L4. 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).
- L5. Existing R3 Medium Density Residential zones – review the floor space ratio and height controls and whether the precincts should be expanded
- L6. Wollongong – increase development potential in some locations surrounding the existing Wollongong City Centre. The boundaries are to be defined.

- L7. Review the R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4
- L8. 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.
- L9. 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)
- L10. Warrawong – increase development potential around the town centre. The boundaries are to be defined.
- L11. Corrimal – increase development potential around the town centre (excluding Illawarra Escarpment Foothills and constrained locations). The boundaries are to be defined.
- L12. 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.
- L13. 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.
- L14. As part of the finalisation of the Tourism Accommodation Review, review the permissibility of Short-term Rental Accommodation and options to reduce the impact on the rental market.

m. 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 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.

n. Partnerships and Advocacy

- P1. 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.
- P2. 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
- P3. Remains open to investigating innovative partnership opportunities
- P4. Work with the Greater Cities Commission to define housing targets for the City, which would be identified through the proposed City Plan.
- P5. Advocate to the State Government and infrastructure agencies to forward fund the provision of infrastructure to service the West Dapto Release Area
- P6. 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.
- P7. 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
- P8. 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.
- P9. 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.

O. **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>

Comparison of Housing Controls

EIE: Low and Mid-Rise Housing

| | Wollongong LEP 2009 and DCP | SEPP Exempt & Complying – Part 3B Low Rise Housing Diversity Code | EIE proposal |
|---|---|---|-------------------|
| Dual Occupancy – Attached side by side (R2 zone) | Permissible development (also permitted in R1, R3 and R4 zones) | Permitted | Permitted |
| • Max Building Height | 9m | 8.5m | 9.5m |
| • Max FSR | 0.5:1 | Formula – 25% site area + 300m ² (eg 1:1 on 400m ² , 0.85:1 on 500m ²) | 0.65:1 |
| • Min Site area | 400m ² | 400m ² | 450m ² |
| • Min lot width | 15m (DCP) | 15m | 12m |
| • Min car parking – space per dwelling | 2 (DCP) | 1 | 1 |
| Dual Occupancy – Detached corner sites (R2 zone) | Permissible development (also permitted in R1, R3 and R4 zones) | Permitted | Permitted |
| • Max Building Height | 9m | 8.5m | 9.5m |
| • Max FSR | 0.5:1 | Formula – 25% site area + 300m ² (eg 1:1 on 400m ² , 0.85:1 on 500m ²) | 0.65:1 |
| • Min Site area | 400m ² | 400m ² | 450m ² |
| • Min lot width | 15m for primary access and 12m for secondary street access (DCP) | 15m | 12m |
| • Min car parking – space per dwelling | 2 (DCP) | 1 | 1 |
| Dual Occupancy – Detached Battle axe (R2 zone) | Permissible development (also | Development type not included in Planning Instrument | Permitted |

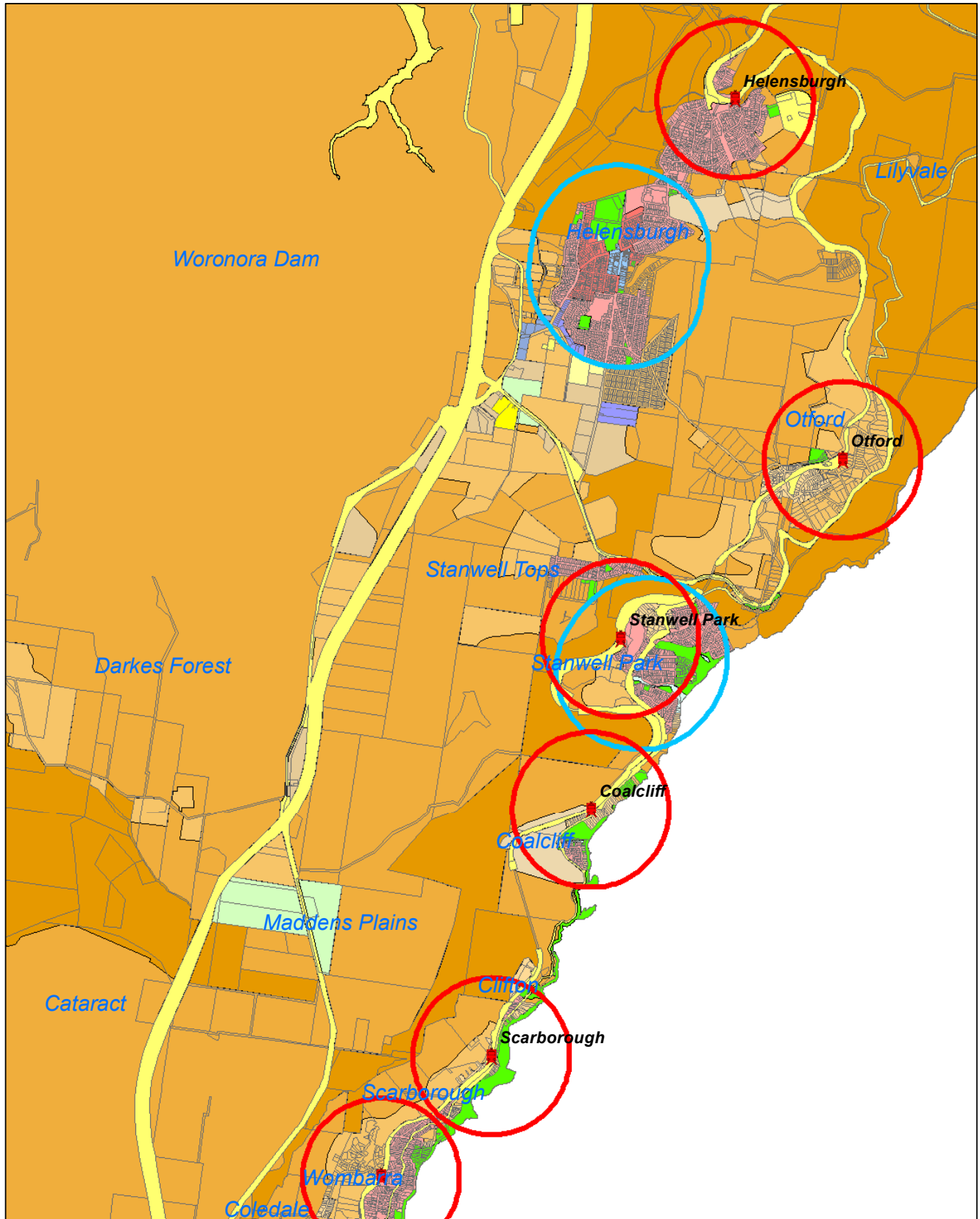
| | Wollongong LEP 2009 and DCP | SEPP Exempt & Complying – Part 3B Low Rise Housing Diversity Code | EIE proposal |
|--|---|--|--|
| | permitted in R1, R3 and R4 zones) | | |
| • Max Building Height | 9m | NA | 9.5m |
| • Max FSR | 0.5:1 | NA | 0.65:1 |
| • Min Site area | 400m ² + battle axe driveway | NA | 450m ² |
| • Min lot width | 15m (DCP) | NA | 12m |
| • Min car parking – space per dwelling | 2 (DCP) | NA | 1 |
| Manor Homes (R2 zone) | Development type not included in Standard LEP | Permitted where multi dwelling housing or residential flat buildings are permitted by LEP (R1, R2, R3, R4 and MU1 zones) | Permitted within Station and Town Centre precincts |
| • Max Building Height | NA | 8.5m | 9.5m |
| • Max FSR | NA | | 0.8:1 |
| • Min Site area | NA | 600m ² | 500m ² |
| • Min lot width | NA | 15m | 12m |
| • Min car parking – space per dwelling | NA | | 0.5 |
| Multi-dwelling housing (terraces) (R2 zone) | Development type not included in Standard LEP | Permitted | Permitted within Station and Town Centre precincts |
| • Max Building Height | NA | 9m | 9.5m |
| • Max FSR | NA | 0.6:1 | 0.7:1 |
| • Min Site area | NA | 600m | 500m ² |
| • Min lot width | NA | 18m (plus side setbacks) | 18m |
| • Min car parking – space per dwelling | NA | 1 | 0.5 |

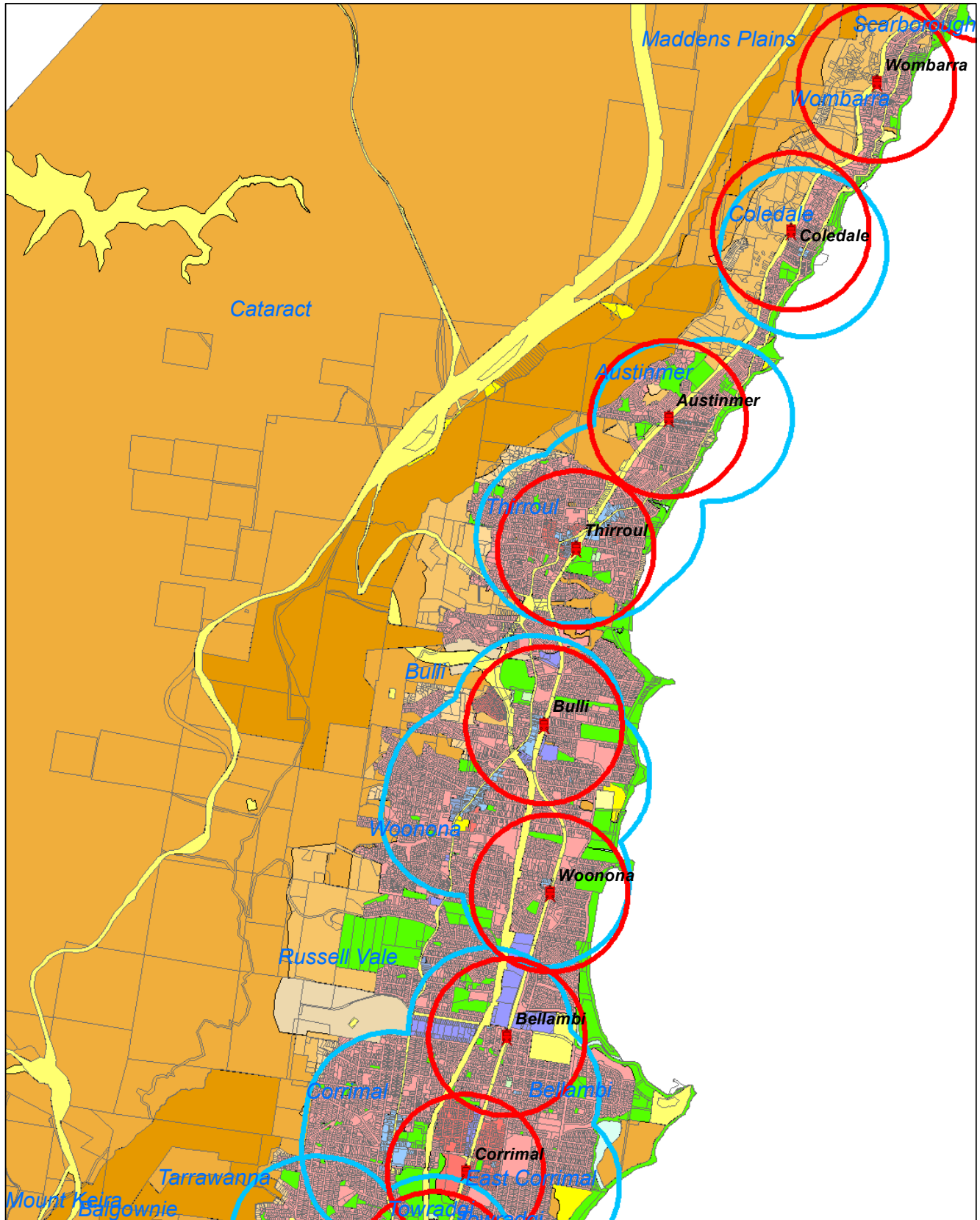
| | Wollongong LEP 2009 and DCP | SEPP Exempt & Complying – Part 3B Low Rise Housing Diversity Code | EIE proposal |
|---|--|---|---|
| Multi-dwelling housing (R2 zone) | Permissible development (also permissible in R1, R3 and R4 zones) | Development type not included in Planning Instrument | Permitted within Station and Town Centre precincts |
| • Max Building Height | 9m | NA | 9.5m |
| • Max FSR | 0.5:1 | NA | 0.7:1 |
| • Min Site area | NA | NA | 600m ² |
| • Min lot width | 18m | NA | 12m |
| • Min car parking – space per dwelling | 2 (DCP) | NA | 1 |
| Residential Flat Buildings (R3 zones) (0-400m) | Permissible development (also permissible in R1, R2, R4 and MU1 zones) | Development type not included in Planning Instrument | Permitted within Station and Town Centre precincts (0-400m) |
| • Max Building Height | 11m, 13m, 15m | NA | 21m |
| • Max FSR | 0.75:1 2:1 Dapto 0.5:1 Helensburgh | NA | 3:1 |
| • Min Site area | NA | NA | NA |
| • Min lot width | 24m | NA | NA |
| • Min car parking – space per dwelling | 2 (DCP) | NA | NA |
| Residential Flat Buildings (R3 zones) (400-800m) | Permissible development (also permissible in R1, R2, R4 and MU1 zones) | Development type not included in Planning Instrument | Permitted within Station and Town Centre precincts (400-800m) |
| • Max Building Height | 13m, 15m | NA | 16m |
| • Max FSR | 0.75:1 2:1 Dapto | NA | 2:1 |
| • Min Site area | NA | NA | NA |

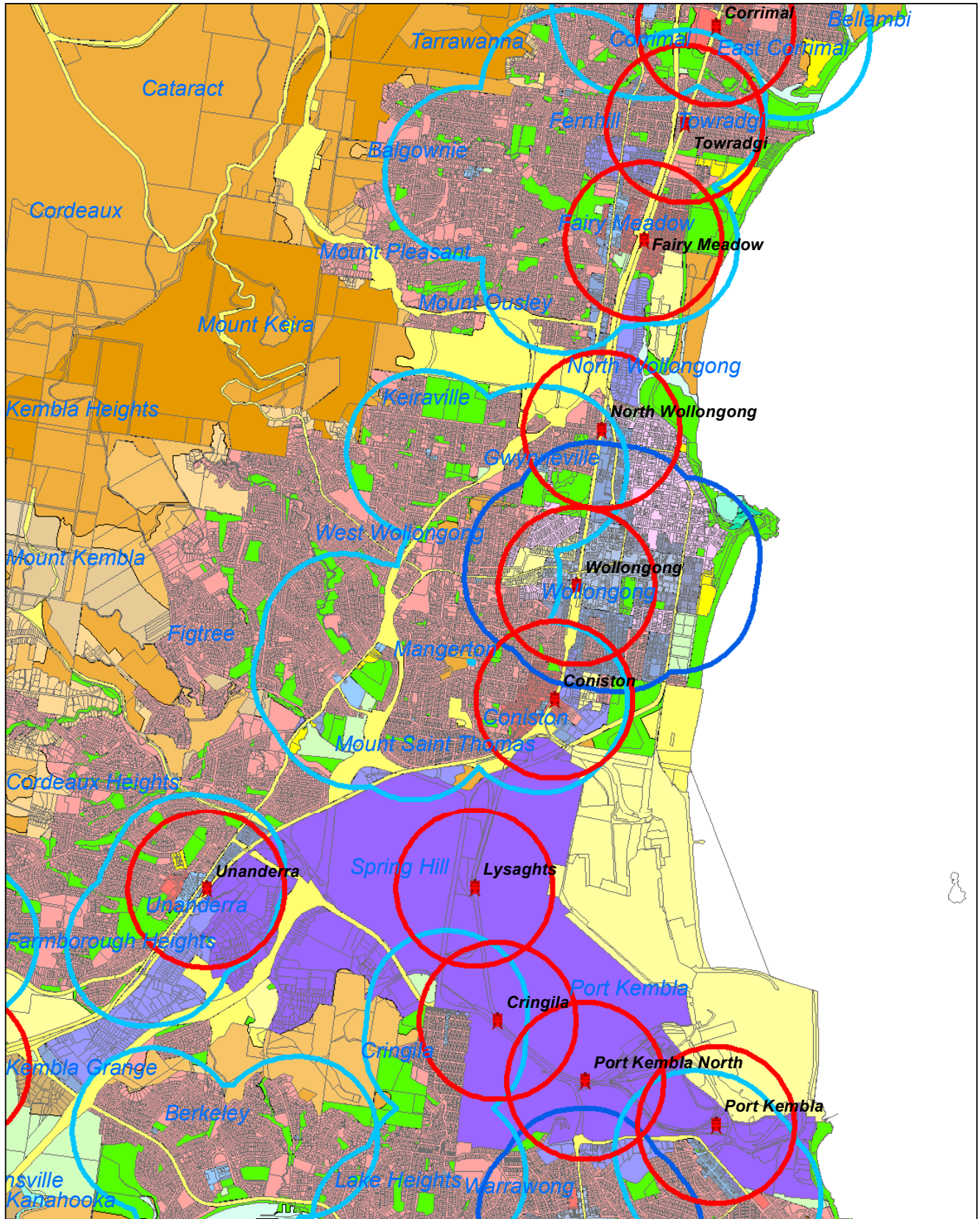
| | Wollongong LEP 2009 and DCP | SEPP Exempt & Complying – Part 3B Low Rise Housing Diversity Code | EIE proposal |
|--|--|--|--|
| • Min lot width | 24m | NA | NA |
| • Min car parking – space per dwelling | 2 (DCP) | NA | NA |
| Residential Flat Buildings (Town Centres) | Not permitted. Active ground floor required (i.e. Shop- top housing) | Development type not included in Planning Instrument | Not permitted |
| • Max Building Height | NA | NA | NA |
| • Max FSR | NA | NA | NA |
| Shop Top housing (Town Centres) | Permitted in E1 and E2 zones (also permitted in R1, R2, R3 and R4 zones) | Development type not included in Planning Instrument | Permissible development wherever Shop to housing is permitted by LEP (except R2 zones) |
| • Max Building Height | Wollongong City Centre 80-120m Dapto 30m Warrawong 24m Corrimal 15m Fairy Meadow 15m Figtree 15m Towns 12m Villages 9m | NA | Within 0-400m radius the max height is 21m Between 400-800m radius the max height is 16m |
| • Max FSR | Wollongong City Centre base 1.5:1 max 3.5:1-6:1 Dapto 2.5:1 Warrawong 2.5:1 Corrimal 1.5:1 Fairy Meadow 1.5:1 Figtree 1.5:1 Towns 1.5:1 Villages 0.75:1 | NA | Within 0-400m radius the max FSR is 3:1 Between 400-800m radius the max FSR is 2:1 |

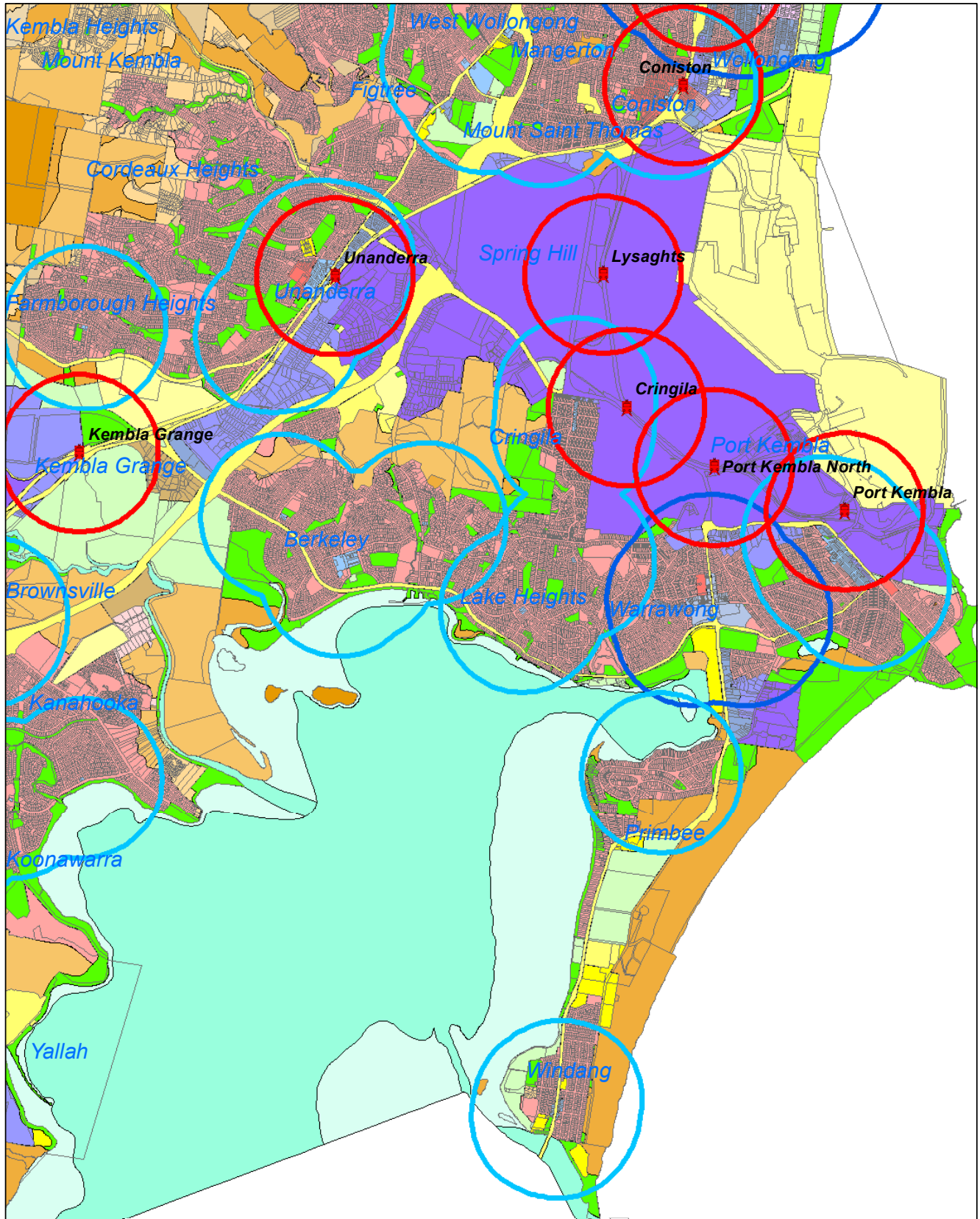
Transit Oriented Development

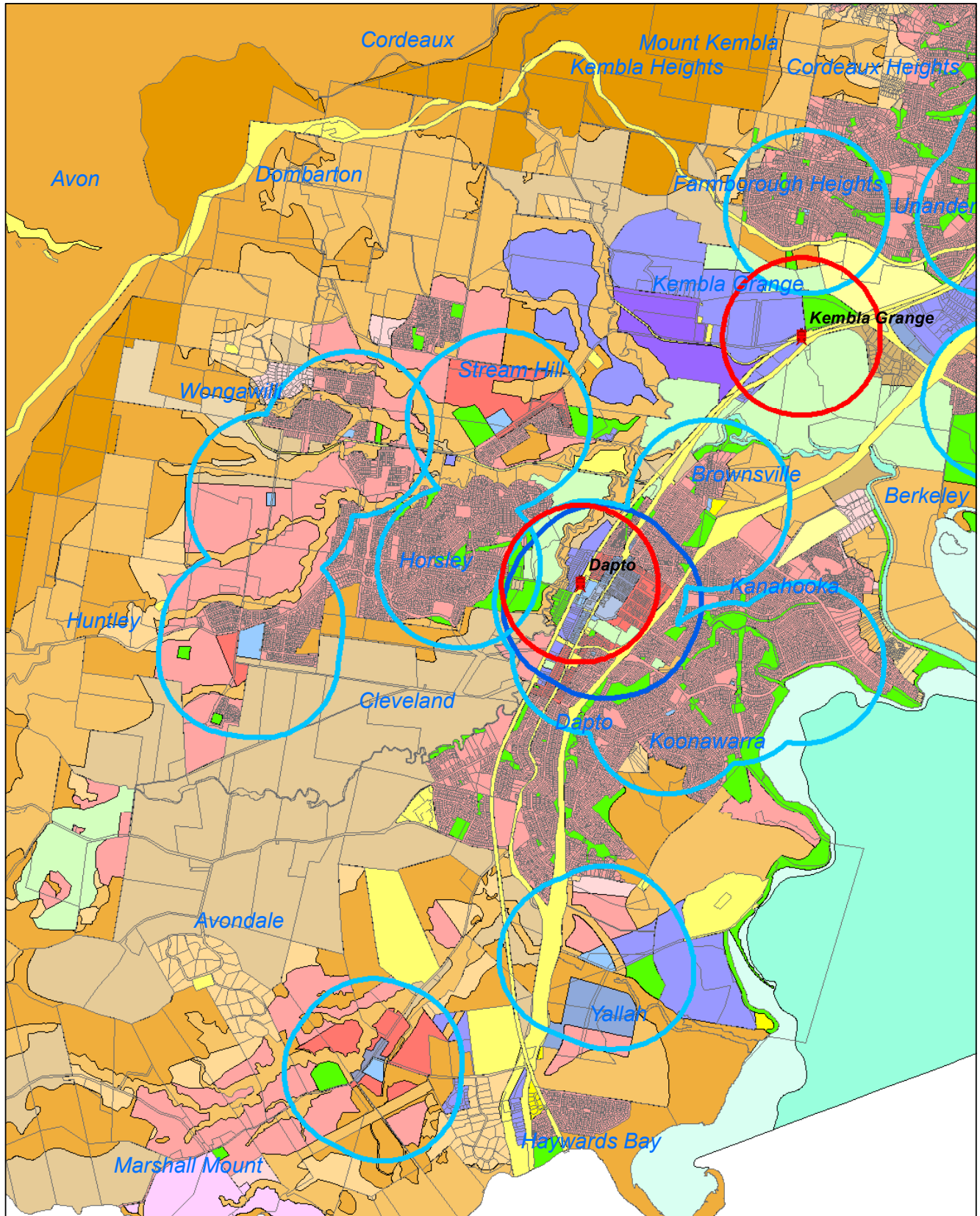
| | Wollongong LEP 2009 and DCP | TOD proposal |
|---|---|---|
| Residential Flat Buildings | Permissible development in R1, R2, R3, R4 and MU1 zones | Permissible development in all residential zones plus E1 and E2 zones within 400m of the three nominated stations |
| <ul style="list-style-type: none"> Max Building Height | <p>For R1 zone-16m (Nth Wollongong)</p> <p>For R2 zone- 9m (Corrimal and Nth Wollongong)</p> <p>For R3 zone- 11 to 15m (Corrimal and Dapto)</p> <p>For E1 zone- 9m (Corrimal) and 20m (Dapto)</p> <p>For E2 zone- 30m (Dapto)</p> | Max 21m height |
| <ul style="list-style-type: none"> Max FSR | <p>For R1 zone- 1.5:1 (Nth Wollongong)</p> <p>For R2 zone- 0.5:1 (Corrimal and Nth Wollongong)</p> <p>For R3 zone- 0.75:1 to 2:1 (Corrimal) and 1.2:1 (Dapto)</p> <p>For E1 zone- .075:1 (Corrimal) and 2.5:1 (Dapto)</p> <p>For E2 zone- 2.5:1 (Dapto)</p> | Max 3:1 FSR |
| Shop Top housing | Permitted in R1, R2, R3, R4, E1 and E2 zones | Permissible development in E1 and E2 zones within 400m of the three nominated stations |
| <ul style="list-style-type: none"> Max Building Height | <p>For E1 zone- 9m (Corrimal) and 20m (Dapto)</p> <p>For E2 zone- 30m (Dapto)</p> | Max 21m height |
| <ul style="list-style-type: none"> Max FSR | <p>For E1 zone- 0.75:1 (Corrimal) and 2.5:1 (Dapto)</p> <p>For E2 zone- 2.5:1 (Dapto)</p> | Max 3:1 FSR |













WOLLONGONG CITY COUNCIL

Address 41 Burelli Street Wollongong • Post Locked Bag 8821 Wollongong DC NSW 2500
Phone (02) 4227 7111 • Fax (02) 4227 7277 • Email council@wollongong.nsw.gov.au
Web www.wollongong.nsw.gov.au • ABN 63 139 525 939 - GST Registered

NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Our Ref:
Date:

Document Set ID
XX February 2024

Dear Sir/Madam

SUBMISSION: NSW HOUSING POLICIES - EXPLANATION OF INTENDED EFFECT: CHANGES TO CREATE LOW- AND MID-RISE HOUSING AND TRANSPORT ORIENTED DEVELOPMENT PROGRAM

Thank you for the opportunity to comment on the Explanation of Intended Effect: Changes to create low-and mid-rise housing (EIE) and the Transport Oriented Development Program.

Council acknowledges the need for the provision of additional housing opportunities to address the National Housing Accord, housing supply and housing affordability issues.

Council is progressing with implementation of the Wollongong Housing Strategy (2023) actions, and we have recently commenced or completed a range of initiatives, including:

- Rezoned the former Port Kembla Public School site to permit an estimated 110 dwellings
- Resolved to rezone land at Cleveland Road (West Dapto) to permit an estimated 2,275 dwellings
- Approved a Neighbourhood Plan at Kembla Grange (West Dapto) to enable a DA for an estimated 460 dwellings to be lodged and assessed
- Exhibited a Planning Proposal for the Wilga Street block (Corrimal) to increase building heights and FSR
- Introduced potential development contributions exemptions for affordable housing developments.
- Allocation of funding under the Affordable Home Ownership Scheme

Council is also leaning in to support a range of State planning initiatives, including:

- Assisting the Department with the assessment of the State Assessed Planning Proposal (SAPP) application for 1,300 dwellings in Warrawong
- Working constructively with Land and Housing Corporation to identify urban renewal opportunities
- Participated in the Faster Local Approvals Grant program which resulted in improved determination timeframes for land subdivision applications
- Engaging with the Department to improve functionality of the State's Planning Portal

Other initiatives that Council is investing in include:

- Council is in the process of selling a land holding in Stream Hill (West Dapto) to enable a developer to seek approval for subdivision, contributing to housing supply. Council is also reviewing its portfolio of land holdings to identify any additional opportunities.
- Council remains open to investigating innovative partnership opportunities as supported in the endorsed Wollongong Housing Strategy.
- Advocacy on a range of housing related matters, including for more social housing, forward funding of enabling infrastructure, biodiversity certification of West Dapto and inclusion of the Affordable Housing clause into the Standard LEP Instrument.

ITEM 2

PROPOSED FUNDING AGREEMENT WITH HEAD START HOMES (AFFORDABLE HOUSING PROGRAM)

An open tender process was undertaken between February and April 2023 for Round 3 of the Housing Affordability Tender to deliver affordable housing (rental or ownership) within Wollongong Local Government Area (LGA). Following this process, Council resolved to accept in principle the tender of Head Start Homes for the delivery of an affordable housing scheme.

This report recommends Council enter into a proposed funding agreement (proposed Agreement) with Head Start Homes for the provision of an affordable housing scheme in the Wollongong LGA in accordance with the Council Resolution of 31 July 2023 (Minute 841).

RECOMMENDATION

- 1 Council resolves to enter into a proposed Agreement with Head Start Homes.
- 2 Council authorises the General Manager to execute the proposed Agreement between Wollongong City Council and Head Start Homes.

REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Culture + Engagement

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

On 31 July 2023, Council resolved to accept in principle, the tender of Head Start Homes (a result of Round 3 of the Affordable Housing Tender process) for the delivery of an affordable housing scheme in the sum of \$5M (excluding GST). Council further resolved:

- To delegate the power to finalise contract terms to the General Manager, being terms consistent with the items identified in the T1000077 Invitation to Tender, and
- Following completion of the contract negotiation process, that Council be provided with a further report for its consideration prior to execution of any contract.

Following negotiations throughout 2023, the terms of the proposed Agreement have now been agreed between Council and Head Start Homes.

PROPOSAL

The proposed Agreement identifies funding in the amount of \$5M (excluding GST) to cover the delivery of an affordable housing scheme. The funds will be paid in stages.

The proposed Agreement also contains financial reporting obligations and provides Council with annual data in relation to the number of people assisted with the affordable housing scheme and their status.

In order to protect Council against possible non-performance, a failure to expend funds in accordance with the terms of the proposed Agreement and other risks, the proposed Agreement contains a number of protective mechanisms including:

- The repayment of funds in the event of funding being expended other than in accordance with the terms of the proposed Agreement.
- Thresholds for staged release of funding.
- Target of households assisted and timeframes with which to achieve outcomes.

For the reasons set out above, it is recommended that Council resolve to enter into the proposed Agreement.

CONSULTATION AND COMMUNICATION

- General Manager
- Office of Legal Counsel
- Chief Financial Officer
- Members of the Tender Assessment Panel
- Head Start Homes CEO and Legal Representative

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Goal 4 “*We are a connected and engaged community*”. It specifically delivers on the following:

| Community Strategic Plan 2032 | Delivery Program 2022-2026 |
|---|----------------------------|
| Strategy | Service |
| Deliver Round 3 of the Commonwealth funded Affordable Housing Grant Program | Community Programs |

SUSTAINABILITY IMPLICATIONS

Head Start Homes is an accredited not-for-profit, tax exempt Community Service Organisation. Head Start Homes is experienced in establishing home ownership programs in NSW, QLD and SA. The Wollongong Recycling Affordable Housing and Home Ownership Program (Round 3) provides an affordable rent-to-buy option.

RISK MANAGEMENT

The proposed Agreement has been prepared by Council’s Office of Legal Counsel and is the culmination of ongoing negotiation. The contract contains protective mechanisms, described in this report, which are designed to minimise Council’s exposure to legal or financial risk.

On this basis, the risk in accepting the recommendation of this report is considered low.

FINANCIAL IMPLICATIONS

The funding will be delivered in stages from the identified budget of the Housing Affordability Program Restricted Asset.

This process completes the allocation of external funds for the Affordable Housing program. Administration and project management resources have also been allocated to provide program development and contract management oversight.

CONCLUSION

In executing the proposed Agreement, Council will be facilitating the delivery of affordable housing in the region in fulfilment of its obligation under the Memorandum of Understanding with the Commonwealth Government.

ITEM 3 SUBMISSION TO TfNSW – SOUTH FACING RAMPS M1 DAPTO

West Dapto is the fastest-growing residential area in New South Wales outside the Sydney region and many new developments are underway or have already been finished in this area. Over the next few decades, it will become home to around 19,500 new homes and more than 56,500 people. West Dapto will also bring new employment land and job opportunities to Wollongong.

With this projected growth, an integrated transport system that caters for private vehicles, public transport, pedestrians, bike riders and freight is needed to address the key issues and contribute to the long-term sustainability and liveability of the area.

Transport for NSW (TfNSW) is seeking community feedback on plans to improve connectivity to the M1 at Dapto. M1 entry and exit ramps at Dapto will contribute to a safer road network, a more comfortable journey for people, and will encourage economic development by facilitating smoother transportation of people, goods and services.

This report seeks Council endorsement of the draft submission to be sent to TfNSW as part of their current public exhibition period.

RECOMMENDATION

Council endorses the draft submission on the South Facing Ramps M1 Princes Motorway, Dapto to Transport for NSW which includes Emerson Road as the preferred location.

REPORT AUTHORISATIONS

Report of: Nathan McBriarty, Manager Infrastructure Strategy + Planning (Acting)

Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Submission to TfNSW
- 2 West Lake Illawara SIC

BACKGROUND

Wollongong City Council estimates the West Dapto Urban Release Area will provide about 19,500 dwellings and an additional population of around 56,500 people once the area is fully developed over 50 years (West Dapto Vision 2018, WCC). This increase in population will place pressure on the existing transport network resulting in a worsening of congestion and average network speeds, increasing the amount of time and vehicle operating costs for travellers in addition to exacerbating other existing issues on the transport network.

The West Dapto Vision features the importance of sustainable and accessible transportation infrastructure to support the growth and well-being of the community. By prioritising improvements to the M1 through delivering south facing ramps, traffic flow can be enhanced, which will reduce congestion, and provide safer and more efficient access to and from the Dapto area.

TfNSW are currently seeking feedback until 21 February 2024 on potential locations for entry and exit ramps on the M1 at Dapto including:

- Kanahooka Road
- Fowlers Road
- Emerson Road

Although the planning work by TfNSW on the M1 ramps is appreciated, the larger strategic, long-term plan to deliver on the planned outcomes for the West Dapto Urban Release Area (WDURA) including public transport servicing and planning to relieve capacity and congestion issues on the M1 has not yet been delivered by TfNSW.

PROPOSAL

This report seeks Council's consideration and endorsement of the draft submission prior to forwarding to TfNSW.

TfNSW's work on developing plans for south facing ramps through Dapto is acknowledged and appreciated. Given the integral relationship between the M1 access arrangements and transport planning AND implications for the WDURA, Council would greatly appreciate the opportunity for further consultation and involvement in development of the M1 ramps strategy.

All the options put forward by TfNSW for additional entry and exit ramps to connect to the M1 Princes Motorway, Dapto are proposed to reduce the distance and travel time for motorists.

The key opportunities and concerns raised in the draft submission include:

- To meet the desired outcome of reducing the distance and travel time for motorists, the project must include the State Government committed road capacity improvements of additional lanes in both north and southbound directions for public transport uplift and private vehicles.
- The TfNSW public transport service plan must be completed, and funding allocated for the delivery of the adopted routes and services to provide alternative and sustainable transport options to the private vehicle. In addition, this work will provide clear direction to development to provide accessible and inviting public transport associated infrastructure at stops.
- Ramp metering at Kanahooka Road in the short term could assist with current M1 capacity issues and should be explored to support smoother travel flow and less weaving, ultimately improving safety at the location.
- Kanahooka Road – concerns around significant flooding and the ability to deliver flood reliable roads with the delivery of the ramps and the proximity of the connecting network to the level crossing adjacent to the Princes Highway. The infrastructure investment at this location duplicates the Northcliffe Drive access which is in close proximity. There is available space to construct ramps and the associated acceleration and deceleration area and is the least challenging location to design and construct ramps.
- Emerson Road – has a larger road widening reservation which will reduce the impact to residential properties and is aligned with previous State and Council Strategic planning. This location integrates with the M1 in the south (Northcliffe Drive remaining in the north).
- Fowlers Road – modelling has shown that there would be significant increased demand on Fowlers Road, which would require grade separation and would impact the Princes Highway intersection. This location would also require the acquisition of many residential properties. The advantages of this option are that it is a central location for access into Dapto and the WDURA, linking directly into the Fowlers Road extension.
- Micro-simulation modelling will be required for the local road network to determine any additional impacts to the local network, road safety, and the cost of future infrastructure on local roads.
- Further consideration and clarity are needed on the State's proposed role for the West Lake Illawarra Major Road Spine in the context of the M1 south facing ramps and M1 capacity considerations. Any desire for a function beyond that of the release area role should be clarified as a matter of urgency.

The draft submission to TfNSW, provided as Attachment 1, includes further detail on the three locations proposed by TfNSW and other key issues and considerations relating to the project.

CONSULTATION AND COMMUNICATION

In preparation of the draft submission, the Transport team sought input from the West Dapto Urban Release Team.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong, Our Future 2032 *Community Strategic Plan goals*:

- Goal 4 – We are a connected and engaged community.
- Goal 5 – We have a healthy community in a liveable city.
- Goal 6 – We have affordable and accessible transport.

SUSTAINABILITY IMPLICATIONS

Whilst there are currently no direct costs for Council in relation to the TfNSW proposals, there are potential future impacts and infrastructure costs for the connecting local road network. Detailed analysis and micro-simulation modelling will be undertaken for the project to ensure that sustainable transport movements are undertaken.

There has been no analysis of multi-modal options including bus servicing improvements which is a more sustainable approach given the constraints of the road corridors and limited ability for further capacity improvements. These matters have been highlighted in the draft submission and Council Officers will continue to liaise with TfNSW to encourage the development of a more holistic, sustainable integrated transport network for West Dapto.

RISK MANAGEMENT

The attached draft submission to TfNSW seeks to highlight potential risks associated with the exhibited proposals, including economic and social risks. Council will work with TfNSW following their consideration of the community feedback, to address any risks based on the plans as they develop.

FINANCIAL IMPLICATIONS

There are currently no direct financial implications for Council in relation to the forwarding of a submission to TfNSW for the proposed M1 south facing ramps at Dapto, early consultation.

CONCLUSION

The M1 entry and exit ramps project will provide significant benefits for all residents of the region who use this important road. It will reduce congestion, support the enhancement of public transport, reduce time spent in the car and provide significant productivity benefits for workers and employers.



Wollongong City Council Submission – Transport for NSW South Facing Ramps

1 Summary

Council welcomes the planning work Transport for NSW are undertaking to seek early engagement on M1 south facing ramps at Dapto. This work aligns with what our community has told us and the strategic planning initiatives outlined by Wollongong City Council. These ramps support the West Dapto Urban Release Area (WDURA) through supporting the West Dapto Vision transport principles; by providing a future road network that will be the ‘backbone’ of the community, providing for all types of access and movement through the release area. Constructing south facing ramps at Dapto will create a reliable access road network for people to travel to and from the area south of Dapto.

It is important to consider this work as an integrated transport system that is proposed catering for freight, public transport, and the private car, aiming to address key issues and contribute to the overall development of the area.

The ramps align with the Council’s *Our Wollongong, Our Future 2032 Community Strategic Plan* which was derived from community’s needs and aspirations and directly support the Strategic Goals:

- Goal 4 – We are a connected and engaged community.
- Goal 5 – We have a healthy community in a liveable city.
- Goal 6 – We have affordable and accessible transport.

The ramps will contribute to a safer road network, a more comfortable journey for people, and will encourage economic development by facilitating smoother transportation of people, goods and services.

Council supports the collaborative effort between Transport for NSW and the Wollongong City Council on this project to conduct a comprehensive study to identify specific improvement opportunities for M1 south facing ramps and surrounding network roads. This study should consider traffic patterns, safety concerns, local road network impacts, and environmental considerations to inform a strategic program of works to enhance the M1 and the people who use it.

2 Strategic Context

Wollongong City Council estimates the West Dapto Urban Release Area will provide about 19,500 dwellings and an additional population of about 56,500 people once fully developed over 50 years (West Dapto Vision 2018, WCC). This increase in population will place pressure on the existing transport network resulting in a worsening of congestion and average network speeds, increasing the amount of time and vehicle operating costs for travellers in addition to exacerbating other existing issues on the transport network.

The West Dapto Vision features the importance of sustainable and accessible transportation infrastructure to support the growth and well-being of the community. By prioritising improvements to the M1 through delivering south facing ramps, we can enhance traffic flow, reduce congestion, and provide safer and more efficient access to and from the Dapto area.

The establishment of efficient and attractive public transport options for West Dapto is imperative to achieve sustainable growth outcomes. This importance is echoed in many Council and State Government documents, including the Illawarra Regional Transport Plan and Illawarra – Shoalhaven Regional Plan. The new land release area in West Dapto presents an opportunity to promote ‘best practice’ in public transport and non-motorised modes, reducing reliance on the private car, contributing to a mode shift target, and creating a more resilient and liveable community.



The M1 is a main transport corridor in the region, and there is already significant congestion being experienced in peak hour traffic which will increase as new residents move into WDURA. To better support the transport network for the region, improved access to the M1 is critical, which includes south bound access to the M1 for Dapto and an upgrade to the M1 for 3 lanes between Yallah and Figtree. Currently the road network is experiencing traffic pressures on the adjacent lower order and local roads and intersections that are used in lieu of the motorway. The current Fowlers Road on ramp is substandard, with significant congestion in peak hours so it is essential to fix this as part of any M1 upgrades to facilitate further growth in West Dapto.

This issue of congestion affects the majority of the existing areas of Dapto and East Dapto as well as the expanding new development area at West Dapto and has become a source of considerable community concern and political interest. This project also forms part of the Illawarra-Shoalhaven Special Infrastructure Contribution (SIC) plan and the State Government Illawarra Shoalhaven Regional Transport Plan, however there is no indication regarding the likely timeframe for delivery. Council Officers understand the list of infrastructure items in the SIC are required to be considered by the Minister for Planning and Public Places when determining expenditure priorities of the 2023 introduced Housing and Productivity Contribution.

The M1 is currently at a Level of Service (LoS) E/F during the AM and PM peak, which shows as a break down in flow, resulting in queuing and delays. There are particular capacity limitations around the Mullet Creek section of the M1 from Kanahooka Road extending to Northcliffe Drive, which has the highest traffic demand in the Dapto area.

Council's strategic transport model includes the configuration current of the M1 and the M1 expanded to three lanes. With the forecasted growth in WDURA, parts of the M1 continued to operate at **LoS F**. Council's draft Integrated Transport Strategy has indicated that by 2036 there will be 13% more drivers to Wollongong's CBD in the AM peak with a number of those trips originating from WDURA without a modal shift. The forecast population growth will result in an additional 3,300 car trips from West Dapto in the AM peak which will benefit from the delivery of south facing ramps. These forecasts highlight the need for a holistic approach to planning for the integrated transport network and modes, including public transport service improvements.

It is important that TfNSW's current consideration of potential south-facing ramps at Emerson Road, Fowlers Road or Kanahooka Road does not detract from progressing the delivery of Stage 3 of the Albion Park Rail Bypass, which includes a southbound M1 on ramp at Tallawarra. This planning work is needed to support the growth in the regionally significant Tallawarra Lands, where significant employment and residential development is proposed. Council has therefore assumed that the Tallawarra southbound ramp will continue to be progressed by TfNSW as the Tallawarra Lands has received NSW Government Concept Approval, the draft Development Control Plan was exhibited in 2023 and a Planning Agreement is expected to be exhibited soon.

3 Location specific considerations

Council Officers have assessed each of the potential south facing ramp locations listed by Transport for NSW as part of the community consultation below.

3.1 Kanahooka Road

1. Available space to construct ramps and associated acceleration and deceleration area and is the least challenging location to design/construct ramps.
2. Originally this was not a preferred location for south ramps as Darkes Road was proposed to be closed at the level crossing. There was an internal release area link road between Darkes Road and Bong Bong Road, so ramps would have no significant benefit for the release area and would only provide limited benefit for Kanahooka and Dapto.
3. The West Dapto Structure Plan has evolved, and the internal north/south connection (Bong Bong to Darkes) was removed due to this area being a significant floodplain location, and consequently the plan seeks to retain the Darkes Road connection to Princes Highway. Consequently, both north and south facing ramps at Kanahooka Road would be attractive for WDURA residents. This would mean much higher traffic demand



along Darkes Road/Kanahooka Road, meaning potentially higher risk at the railway level crossing. Currently the level crossing is proposed to be the only one in Dapto retained under the ultimate network arrangement. Darkes Road is a flood-affected road and there are no plans to make Darkes Road flood reliable due to the significant impacts on flood behaviour and the cost.

The combination of both north and south facing ramps at Kanahooka Road would mean significant demand on Darkes Road by West Dapto traffic – the combination of a heavy traffic demand and exposure to regular flood impacts (even after the upgrade to urban standard) would likely frustrate the community and they would be expecting an important road like this that connects to 2 sets of M1 ramps to be flood reliable, as well as potentially grade separated at the level crossing.

4. This location identified concerns with potential weave issues for M1 traffic between the current Fowlers Road north facing ramps and new south facing ramps proposed at Kanahooka Road. This location would need detailed micro-simulation modelling and design investigation. Weaving will be caused from the closeness of the Kanahooka Road and Fowlers Road (a similar situation occurs to Masters Road for traffic heading north). Merging safety with ramps at this location will need to be considered.
5. The concept for Darkes Road under the current West Dapto structure plan would be to constrain demand by only upgrading to a 2-travel lane road and retaining the existing level crossing. This is also important for the management of the traffic flow on the M1 at Mullet Creek which is identified as the busiest location through Dapto (currently evident in the AM and PM peak). Encouraging significant traffic via the Kanahooka Road north facing ramps impacts the already at capacity M1 in the AM and PM peak.
6. It is also important to maintain utilisation of the Northcliffe Drive Extension (including the required costly overpass over railway line and Princes Highway) for access to/from the northern stages of the release area. We note that the Northcliffe Drive Extension (part of the Western Ring Road) already has Housing & Productivity Contribution (previously SIC – State Infrastructure Contribution) funding allocated, and a joint TfNSW/Wollongong City Council (WCC) business case has also been developed for the delivery of the Northcliffe Drive Extension.
7. Ramp metering has been suggested previously by Council as a potential means of demand moderation at the Kanahooka Road north facing ramps and minimising the impact on the M1 between Northcliffe Drive and Kanahooka Road. The use of signals at the ramps accessing the M1 will assist with inappropriate merging. There is a comparatively under-utilised section of Princes Hwy in the section as an alternative north-south route. This could be used as part of broader long term ‘Smart Motorway’ measures as well as a potential shorter term solution delivered to address current capacity issues on the M1.
8. The Princes Highway is currently the main route for northern West Dapto traffic to head to/from the south given the lack of M1 ramps. The provision of south ramps at Kanahooka Road could also have potential benefits for Dapto Town Centre (eg pedestrianisation & place-making objectives), bus operations and access/amenity along Princes Highway, as it would redistribute this through traffic demand to the M1.

3.2 *Fowlers Road*

1. Fowlers Road/M1 is the location of the central major access into/out of West Dapto (Fowlers Road Extension).
2. The Fowlers Road Extension (Karrara Bridge) and traffic signals at Princes Hwy/Fowlers Road were designed in the context of north-facing ramps only at the M1. Some historic modelling was undertaken with south facing ramps at this location, which showed very large demand on Fowlers Road, to the extent that grade separation would be a consideration for the Princes Highway intersection. It is noted that under the current expected future network, the strategic model indicates in circa 37,000 vehicles per day on Fowlers Road, with north facing ramps only.
3. Apart from the above concerns regarding putting ‘all eggs in one basket’, it was also noted that to physically construct south-facing ramps here, a large number of residential properties would need to be acquired, adding substantial cost to this option in comparison to the other two options. Any design outcome for this location should reduce residential property impact as much as possible.
4. Notwithstanding the above, the advantages of this option are that it is a central and legible location for access into Dapto and the WDURA, linking directly into the Fowlers Road extension.

3.3 Emerson Road

1. Following the Growth Centre Commission's (GCC) review of the West Dapto Structure Plan, which included closure of Darkes Road at the level crossing, further modelling was undertaken by WCC and it was determined that Emerson Road south facing ramps were preferred as an alternative location to Fowlers Road. The concept of ramps at this location was also included as a suggestion by TfNSW (RMS at the time) as part of feedback on the West Dapto TMAP Extension Study (Connell Wagner, 2008, Appendix G). Under the current West Dapto Structure Plan, Darkes Road is remaining open, however Emerson Road ramps have been retained as the preferred location. Emerson Road ramps were included in the subsequent West Dapto Integrated Transport Plan (2010), informed the development of the West Dapto Vision & Structure Plan (2018) and are also specifically included in the previous Draft West Lake Illawarra SIC (see snip below). Given the lack of direction given by TfNSW in relation to preferred M1 ramp locations through Dapto, the ramps have been retained in Council's strategic modelling since approximately 2010, which has been used to inform road network planning and the now built roads within the West Dapto Urban Release Area (WDURA).

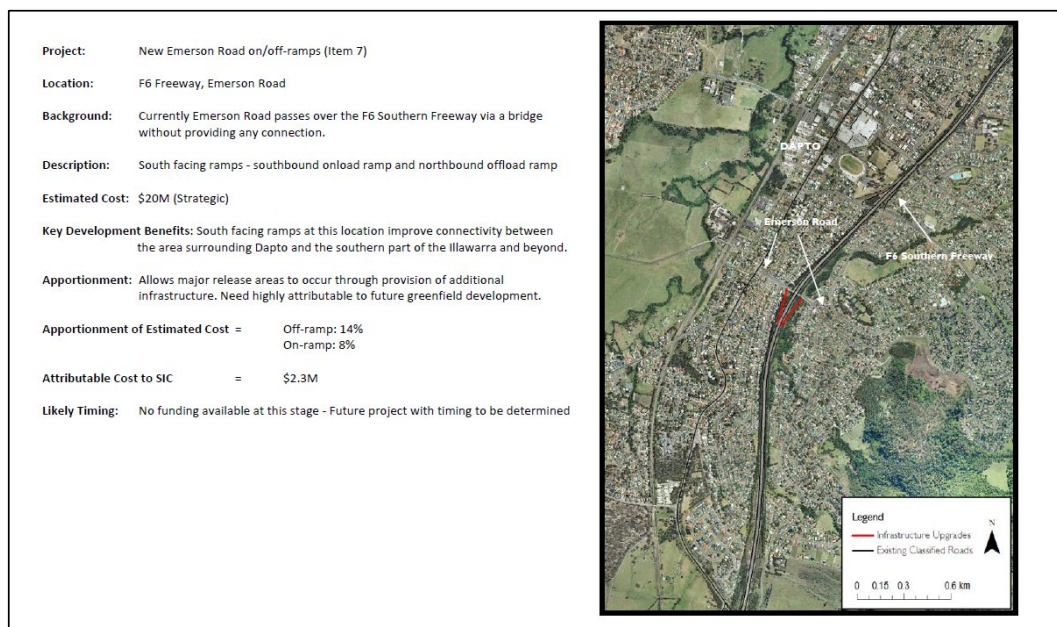


Figure 1: Draft West Lake Illawarra SIC showing the new Emerson Road on / off ramps

2. Emerson Road has more vertical geometry issues than either Fowlers Road or Kanahooka Road bridges, with the bridge rising centrally over the M1, meaning that intersections either side of the bridge for ramp terminals would need careful consideration in terms of queuing and sight distance issues.
5. The M1 corridor at Emerson Road is wider than immediately south of Fowlers Road, where proximity of residential properties would make provision of ramps more challenging. Any design outcome for this location should reduce residential property impact as much as possible.
3. The Princes Highway has road widening reservation between Fowlers Road and Emerson Road that could be potentially used for road widening here to increase capacity if required, given that traffic from West Dapto would be more likely to use this section of the Princes Highway, compared with other options. However, under the current full development model of West Dapto, there are no significant Level of Service (congestion) issues identified in this section of the Princes Highway.



4 Local road network considerations

Regardless of the final location/s of south facing ramps for the M1 through Dapto, consideration should be given to the impact of the resulting significant additional traffic on side road access west of the M1 (particularly right turn requirements).

There are substantial residential catchments in roads such as Coolabah Road, Prince Edward Drive, Yalunga Street off Kanahooka Road, Kent Road off Fowlers Road and Laver Road/Brook Street, Sunlea Street/Burke Road off Emerson Road that would be likely impacted by increased traffic which may require right turn bans. This is an important consideration for Council as these are local roads and any redistributed traffic has the potential to cause issues on the local road network.

Micro-simulation modelling will be required for the local road network to determine any additional impacts to the local network, road safety, and the cost of future infrastructure on local roads.

In lieu of understanding the final vehicle movements, including public transport, Council is unable to guide developers on the locations of public transport service routes. An example of significant costs to be borne by Council in the absence of a service plan for West Dapto is providing Disability Standards for Accessible Public Transport (DSAPT) compliant stops which require TGS markers, signage and shelter modification.

5 Public Transport considerations

In any option selection, consideration needs to be given to benefits and opportunities for bus servicing, including the potential use of the M1 for rapid bus transit &/or impacts and opportunities for bus access on other routes, for example the Princes Highway. This would be in the context of the current TfNSW work in developing an Integrated Service Plan for the region which includes funding and delivering these planned services.

The Australian Bureau of Statistics (ABS) census data for West Dapto is currently showing an ownership of between 3.1 to 4.5 vehicles per household. This exceeds the ownership for all other parts of the LGA highlighting the limited public transport options available to the urban release area.

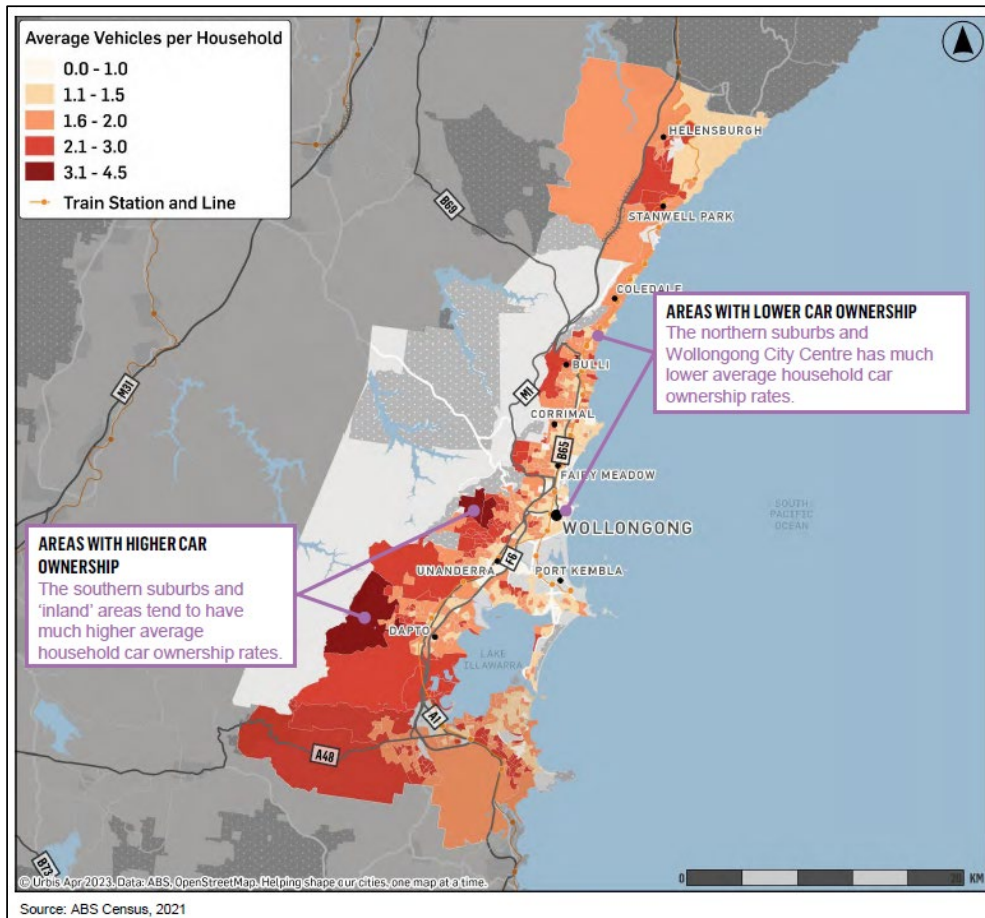


Figure 2: shows ABS car ownership data for Wollongong Local Government Area, including West Dapto.

6 M1 capacity improvements

1. As part of the refinement of options for the M1 south facing ramp locations, consideration needs to be given to capacity issues and requirements for upgrades to cater for future traffic volumes, especially post-West Dapto/Calderwood/Tallawarra development. The ramps together with capacity improvements such as additional lanes need to be part of a holistic package of measures that work together to deliver an optimal future transport outcome.
2. As an example of the above, the current Fowlers Road northbound on ramp is sub-standard in terms of merge length, leading to poor efficiency and safety outcomes for the M1 traffic operations. The upgrade and lengthening of this ramp would need to form part of an overall ramp/lane capacity upgrade strategy for the M1 through Dapto.
3. Further consideration and clarity are needed on the State's proposed role for the West Lake Illawarra Major Road Spine in the context of the M1 south facing ramps and M1 capacity considerations. Based upon the information provided by TfNSW, Council officers planning for the Western Ring Road have assumed a release area function only. Any desire for a function beyond that of the release area role should be clarified as a matter of urgency as roads are being designed and construction is complete along some sections. The decision to uplift the function of the Western Ring Road will have place making impacts to currently planned and zoned village centres.
4. Origin and Destination data from Council's draft Integrated Transport Strategy shared below highlights the importance of this project to cater for the high proportional travel movements still to the south of Wollongong.

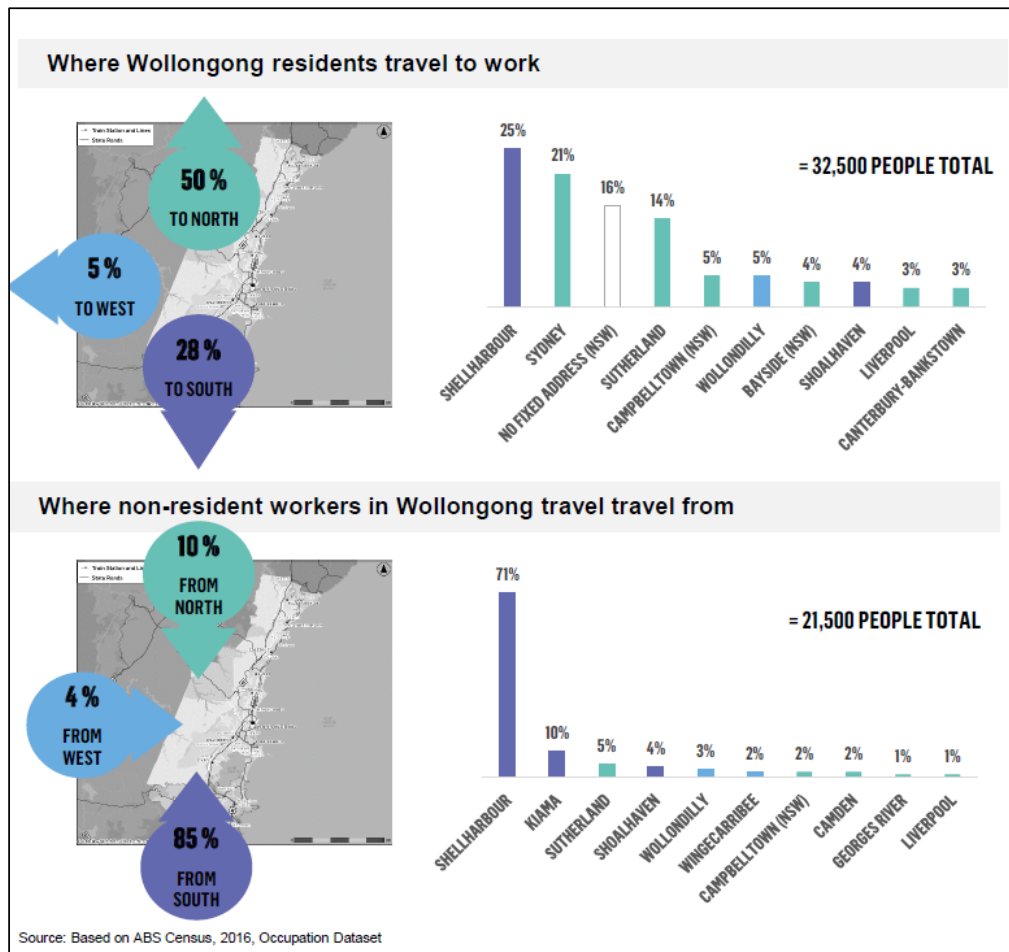


Figure 3: Origin and Destination data from Council's draft Integrated Transport Strategy

7 Conclusion and Recommendations

1. TfNSW's work on developing plans for south facing ramps through Dapto is acknowledged and appreciated. Given the integral relationship between the M1 access arrangements and transport planning/implications for the WDURA, Council would appreciate the opportunity for further consultation and involvement in development of the M1 ramps strategy.
2. The project must include the State Government committed road capacity improvements of additional lanes both north and southbound.
3. The TfNSW public transport service plan must be completed, and funding allocated to the delivery of the adopted routes and services to provide alternative and sustainable transport options to the private vehicle. In addition, this work will provide clear direction to development to provide accessible and inviting public transport associated infrastructure at stops.
4. Ramp metering should be explored as part of a suite of Smart Motorway technologies to assist with managing M1 traffic demand and improve safety. This could also be explored for shorter term improvements at Kanahooka Road to assist with current M1 capacity issues at Mullet Creek. .
5. Kanahooka Road is not a preferred option due to the significant flooding concerns of the connecting network and proximity of the level crossing to the Princes Highway. For this option to be pursued, the project must include consideration of grade separation at the level crossing adjacent to the Princes Highway and connecting roads made flood reliable with the delivery of the ramps.



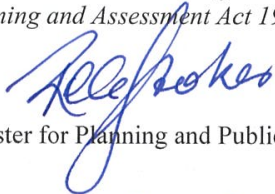
6. Emerson Road to be the preferred option to be investigated. Should any other options be considered further, either individually or as a combination of sites, there must be micro-simulation modelling undertaken to determine impacts to the local road network, safety, and additional costs to the local road network to support the delivery of the ramps.
7. Any desire for the function of the spine road to expand beyond the release area, should be clarified as a matter of urgency. The sections of road currently delivered and the road design controls within Council's Adopted Development Control Plan identifies the road as a high functioning public transport corridor, for the West Dapto Urban Release Area only.
8. The consideration of south facing M1 ramps at the 3 locations identified should not detract from TfNSW progressing planning and delivery of the Albion Park Rail Bypass Stage 3 works, which are particularly important in the context of the adjacent regionally significant development at Tallawarra Lands.
9. This project will provide significant benefits for all residents of the region who use this important road. It will improve congestion, support the enhancement of public transport, reduce time spent in the car and provide significant productivity benefits for workers and employers.

Environmental Planning and Assessment (Special Infrastructure Contribution – Illawarra Shoalhaven) Determination 2021

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Public Spaces, in pursuance of section 7.23 of the *Environmental Planning and Assessment Act 1979*, make the following Determination.



Minister for Planning and Public Spaces

Dated: 14th May, 2021.

1 Name of Determination

This Determination is the *Environmental Planning and Assessment (Special Infrastructure Contribution – Illawarra Shoalhaven) Determination 2021*.

2 Commencement

This Determination takes effect on the date of its publication in the Gazette.

3 Land to which Determination applies

This Determination applies to the Illawarra Shoalhaven Special Contributions Area.

4 Objective of Determination

The objective of this Determination is to provide for special infrastructure contributions to be made to the provision of infrastructure in connection with the intensification of urban residential development in the Illawarra Shoalhaven Special Contributions Area.

5 Definitions

(1) In this Determination:

biodiversity certified land has the same meaning as it has in the *Biodiversity Conservation Act 2016* and includes land that is taken to be biodiversity certified land under the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*.

Calderwood Tallawarra Sub-Growth Area means the area identified as Calderwood Tallawarra Sub-Growth Area on the map marked “Illawarra Shoalhaven Special Contributions Area”.

contribution rate – see clauses 11 and 12.

CPI number means the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics.

developer means the person having the benefit of a development consent for the time being.

development consent includes a complying development certificate.

greenfield residential land means any of the following kinds of land:

- (a) land within a residential zone,
- (b) land (other than land described in paragraph (a)):
 - (i) that adjoins land in a residential zone, and
 - (ii) on which development for a purpose permitted within the adjoining residential zone is authorised to be carried out under a development consent that is granted pursuant to a provision of an environmental planning instrument that is in the same terms, or substantially the same terms, as clause 5.3 (Development near zone boundaries) of the Standard Instrument.

Growth Area means Nowra Bomaderry Growth Area and West Lake Illawarra Growth Area.

Illawarra Shoalhaven Special Contributions Area means the special contributions area of that name, as described in Schedule 4 to the Act.

infrastructure has the same meaning as it has in Subdivision 4 of Division 7.1 of the Act.

map marked “Illawarra Shoalhaven Special Contributions Area” means the map marked “Illawarra Shoalhaven Special Contributions Area” referred to in Schedule 4 to the Act.

Note. A copy of the map is reproduced in Schedule 1 for information only. The map is able to be viewed on the NSW legislation website:
<https://www.legislation.nsw.gov.au/#!/view/act/1979/203/sch4>.

Nowra Bomaderry Growth Area means the areas identified as Nowra Bomaderry Growth Area on the map marked “Illawarra Shoalhaven Special Contributions Area”.

planning agreement means a voluntary agreement referred to in section 7.4 of the Act with the Minister (whether or not another planning authority is also a party to the agreement).

public housing has the same meaning as it has in the *Housing Act 2001*.

residential zone means any of the following land use zones:

- (a) Zone R1 General Residential,
- (b) Zone R2 Low Density Residential,
- (c) Zone R3 Medium Density Residential,
- (d) Zone R4 High Density Residential,
- (e) Zone R5 Large Lot Residential,
- (f) Zone E4 Environmental Living.

SIC development means development for which a special infrastructure contribution must be made under this Determination.

social housing provider means any of the following:

- (a) the New South Wales Land and Housing Corporation constituted by the *Housing Act 2001*,
- (b) a registered community housing provider within the meaning of the Community Housing Providers National Law (NSW),
- (c) the Aboriginal Housing Office constituted by the *Aboriginal Housing Act 1998*,
- (d) a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*,
- (e) a provider of specialist disability accommodation under the *National Disability Insurance Scheme Act 2013* of the Commonwealth,
- (f) a local government authority that provides affordable housing,
- (g) a not-for-profit organisation that is a direct provider of rental housing to tenants.

special infrastructure contribution works-in-kind agreement – see clause 24.

Standard Instrument means the standard instrument for a principal local environmental plan prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*.

Sub-Growth Area means Calderwood Tallawarra Sub-Growth Area and West Dapto Sub-Growth Area.

the Act means the *Environmental Planning and Assessment Act 1979*.

West Dapto Sub-Growth Area means the area identified as West Dapto Sub-Growth Area on the map marked “Illawarra Shoalhaven Special Contributions Area”.

West Lake Illawarra Growth Area means the areas identified as Calderwood Tallawarra Sub-Growth Area or West Dapto Sub-Growth Area on the map marked “Illawarra Shoalhaven Special Contributions Area”.

- (2) Words or expressions used in this Determination have the same meanings as they have in the Act, unless otherwise defined.

Note. See section 1.4 of the *Environmental Planning and Assessment Act 1979* for definitions generally and section 6.2 of the Act for the meaning of subdivision of land.

Standard instrument terms

- (3) The following words or expressions have the same meanings as they have in the Standard Instrument:

- (a) dwelling,
- (b) emergency services facility,
- (c) health services facility,
- (d) passenger transport facility,
- (e) place of public worship,
- (f) public utility undertaking,
- (g) recreation area,
- (h) school,
- (i) seniors housing.

Biodiversity certified land

- (4) A reference to biodiversity certified land in this Determination is a reference only to land that has been biodiversity certified pursuant to an application in relation to West Dapto Urban Release Area made by Wollongong City Council under Part 7AA of the *Threatened Species Conservation Act 1995* or under Part 8 of the *Biodiversity Conservation Act 2016*.

Consumer Price Index

- (5) If the Consumer Price Index (All Groups Index) for Sydney ceases to be published or issued by the Australian Bureau of Statistics, a reference in this Determination to the index is taken to be a reference instead to an index designated by the Minister for the purposes of this Determination.

SIC WIK agreements

- (6) A reference in this Determination to the Minister in relation to a special infrastructure contribution works-in-kind agreement includes a reference to the Planning Secretary, or other officer of the Department of Planning, Industry and Environment, acting for and on behalf of the Crown in right of the State of New South Wales.
- (7) To avoid doubt, in this Determination *construction certificate* does not include a subdivision works certificate.

6 Development for which SIC must be made

- (1) Except as provided by this Determination, a special infrastructure contribution must be made for development on land that, when development consent for the development is granted, is greenfield residential land within the Illawarra Shoalhaven Special Contributions Area.

Note. A special infrastructure contribution may be imposed only as a condition of development consent, including a complying development certificate. See the direction given by the Minister

under section 7.24 of the *Environmental Planning and Assessment Act 1979* to consent authorities and registered certifiers to impose a condition to require a special infrastructure contribution in accordance with this Determination on a grant of consent given on or after the date on which this Determination takes effect.

Exemptions for certain kinds of development

- (2) A special infrastructure contribution is not required to be made for development for the purpose of any of the following:
 - (a) school,
 - (b) TAFE establishment,
 - (c) emergency services facility,
 - (d) health services facility owned or operated by a public authority,
 - (e) passenger transport facility,
 - (f) place of public worship,
 - (g) public open space, including a public reserve within the meaning of the *Local Government Act 1993*,
 - (h) drainage reserve within the meaning of the *Local Government Act 1993*,
 - (i) public utility undertaking,
 - (j) bus depot,
 - (k) recreation area,
 - (l) cemetery within the meaning of the *Cemeteries and Crematoria Act 2013*,
 - (m) public amenities or public services, for which development contributions have been imposed under section 7.11 or section 7.12 of the Act, or may be imposed in accordance with a contributions plan that is in force (when consent is granted for the development),
 - (n) infrastructure for which a contribution may be required to be made under this Determination,
 - (o) public housing,
 - (p) seniors housing or affordable housing, if carried out by or on behalf of a social housing provider.
- (3) A special infrastructure contribution is not required to be made for development comprising only development of one or more of the following kinds:
 - (a) an alteration (whether internal or external) or an addition to an existing building, including a repair of the building,
 - (b) ancillary development (within the meaning of the Codes SEPP, for the purposes of Part 3A of that policy),
 - (c) attached development, within the meaning of the Codes SEPP,
 - (d) detached development, within the meaning of the Codes SEPP,
 - (e) strata subdivision of an existing building,
 - (f) the demolition of a building or work,
 - (g) the carrying out of a work,
 - (h) a subdivision for the purpose only of rectifying an encroachment on any existing lot.

In this subclause, a reference to the Codes SEPP is a reference to *State Environmental Planning Policy (Exempt and Complying Codes) 2008*.

No further contribution required

- (4) If a special infrastructure contribution has been made for development on land in accordance with this Determination, a further special infrastructure contribution is not required to be made for other development on that land, irrespective of whether development consent for the development for which a contribution has already been made was granted before or after the granting of development consent for the other development on that land.
- (5) If a contribution has been made (whether before or after this Determination takes effect) under a planning agreement for the development to which the agreement applies, a special infrastructure contribution is not required under this Determination for other development on the land to which the planning agreement applies, even though that other development is not development to which the planning agreement applies and the application of section 7.24 of the Act is not excluded for that development.

Note. A special infrastructure contribution cannot be imposed as a condition of consent to the carrying out of development if a planning agreement made in accordance with section 7.4 of the *Environmental Planning and Assessment Act 1979* excludes the application of section 7.24 to the development. The effect of the above subclause (5) is that a special infrastructure contribution also cannot be required for future development, not covered by the agreement, on the land to which the planning agreement applies.

Further development not exempt if on land previously excluded from NDA

- (6) To avoid doubt, if a particular area of land (for example, land that is within a public transport corridor) has been previously excluded from the calculation of the net developable area under this Determination for a SIC development, any further development proposed for that area is not exempt from the requirement to make a special infrastructure contribution (under subclause (4)) merely because a special infrastructure contribution has been previously made under a development consent that applies to land that includes that area.

Accordingly, if the basis for excluding the area from the calculation of the net developable area no longer applies, a contribution may be payable for development on that area.

- (7) An exclusion from the requirement to make a special infrastructure contribution provided by a subclause of this clause is not limited by the terms of an exclusion provided by any other subclause of this clause.

7 Special provision for complying development

Where a complying development certificate to carry out development on greenfield residential land is issued, a special infrastructure contribution is required to be made in respect of the development only if it involves either or both of the following:

- (a) the erection of a new building, such as the erection of a dwelling house as referred to in the Greenfield Housing Code, Housing Code and Rural Housing Code set out in the Codes SEPP,
- (b) subdivision of land.

8 Development that is SIC development in part only

A special infrastructure contribution is required to be made for SIC development under this Determination even if the development consent for the SIC development:

- (a) also authorises development on land outside a Growth Area (including on land outside the Illawarra Shoalhaven Special Contributions Area) or on land that is not greenfield residential land, or
- (b) also authorises development that is not SIC development.

Note. A special infrastructure contribution is required to be made for development only to the extent that the development is on greenfield residential land within a Growth Area and is SIC development. See clause 13 (6) about the calculation of the net developable area for SIC development where it is part of a larger development that extends beyond the boundaries of the relevant Growth Area or greenfield residential land.

9 Nature of contribution

- (1) The special infrastructure contribution for SIC development is to be made as:
 - (a) a monetary contribution, or
 - (b) a contribution of a kind specified in a special infrastructure contribution works-in-kind agreement that is in force in relation to the SIC development (being the carrying out of works for the provision of infrastructure for the relevant Growth Area, or the dedication or other provision of land for the purpose of that infrastructure), or
 - (c) a contribution specified in a planning agreement that applies to the SIC development where:
 - (i) the contribution required to be provided under the agreement is for the carrying out of works in relation to an item (or part of an item) of infrastructure specified in Schedule 2 for the relevant Growth Area or for the dedication or other provision of land for the purpose of that infrastructure, and
 - (ii) the agreement does not exclude the application of section 7.24 of the Act to the SIC development, and
 - (iii) the agreement provides that an obligation to make a special infrastructure contribution imposed by a condition of development consent for the SIC development in accordance with this Determination (or other determination under section 7.23 of the Act that applies to the land on which the SIC development may be carried out) may be met (wholly or partly) by the provision of the contribution under the planning agreement.

Note. A special infrastructure contribution works-in-kind agreement is an agreement that is entered into after a development consent imposing an obligation to make a special infrastructure contribution has been granted. It is an agreement about how that obligation may be satisfied. A planning agreement as described in section 7.4 of the *Environmental Planning and Assessment Act 1979* is generally entered into before development consent is granted.

- (2) The special infrastructure contribution may comprise part of the amount of the monetary contribution otherwise payable and the balance as a contribution provided by a special infrastructure contribution works-in-kind agreement (or a planning agreement of a kind described in subclause (1) (c)).
- (3) Despite subclauses (1) and (2):
 - (a) if SIC development is authorised by a complying development certificate, the special infrastructure contribution for the development is to be made as a monetary contribution, and
 - (b) in the case of SIC development on land within West Dapto Sub-Growth Area (whether or not authorised by a complying development certificate), 25.4% of the amount of the special infrastructure contribution, as calculated in accordance with this Determination, is to be made as a monetary contribution if the land is biodiversity certified land when development consent is granted.

Note. West Dapto Sub-Growth Area is the subject of an application for biodiversity certification by Wollongong City Council. If granted, the special infrastructure contribution for development in that area will contribute to the costs of the conservation measures required to be implemented under the order conferring biodiversity certification. 25.4% of the contribution in West Dapto Sub-Growth Area is the amount payable towards the costs of delivering those conservation measures.

10 Amount of monetary contribution

The amount of the monetary contribution that is payable as a special infrastructure contribution for SIC development is the amount calculated by applying the contribution rate for the development, as at the date of payment, to the net developable area for the development. That is, the monetary contribution is an amount calculated as follows:

$$SC_P = NDA \times SC_R$$

where:

- SC_P** is the monetary contribution payable
- NDA** is the net developable area, in hectares, for the development (determined in accordance with clauses 13, 14 and 15)
- SC_R** is the amount in dollars of the contribution rate, applicable at the date of payment for the development (as provided by clauses 11 and 12).

11 Contribution rates

- (1) The contribution rates that apply, at any time before 1 July 2021, in the calculation of the monetary contribution for SIC development are as follows:

| Growth Area | Contribution rate |
|--|---|
| Nowra Bomaderry Growth Area | \$71,584 per hectare of net developable area |
| West Lake Illawarra Growth Area | |
| West Dapto Sub-Growth Area | \$124,477 per hectare of net developable area |
| Calderwood Tallawarra Sub-Growth Area | \$98,388 per hectare of net developable area |

- (2) The contribution rate that applies at any time during the 12 month period commencing 1 July 2021, and during each subsequent 12 month period, is to be determined by adjusting the contribution amount in accordance with clause 12 (an *adjusted contribution amount*). Accordingly, the contribution rate for any such period is the adjusted contribution amount per hectare of net developable area.

12 Annual adjustment of contribution amounts in contribution rates

- (1) On 1 July 2021 and on 1 July in each subsequent year, each contribution amount is to be adjusted by multiplying it by the following fraction:

$$\frac{\text{latest CPI number}}{\text{base CPI number}}$$

where:

latest CPI number is the CPI number for the March quarter in the year in which the adjustment is made, and

base CPI number is the CPI number for the March quarter in 2020.

(The March quarter is the quarter commencing on and including 1 January and ending on and including 31 March in the same year.)

- (2) However, if the adjustment of the contribution amount under this clause results in a contribution amount that is less than that for the preceding 12 month period, the contribution amount for that preceding 12 month period continues to apply.
- (3) If the adjustment of a contribution amount results in a number that is not a whole number multiple of \$1, the amount is to be rounded up to the nearest whole number multiple of \$1.

13 Net developable area

- (1) The net developable area for SIC development is the area of the land, in hectares, to which the development consent for the development relates, subject to this Determination.

- (2) The following areas are not to be included in the calculation of the net developable area for the SIC development:
 - (a) the area of any land that the development consent authorises, or requires, to be used as a road or dedicated as a public road,
 - (b) the area of any existing road (or the area by which it is to be widened) in respect of which the development consent authorises, or requires, road work (such as road widening) to be carried out,
 - (c) any area of land that is at or below the level of a 1:100 ARI (average recurrent interval) flood event if the Planning Secretary is satisfied that the area is unsuitable for carrying out the SIC development because it is at or below that level,
 - (d) any area of land within the curtilage of a building listed on the State Heritage Register,
 - (e) any area of land that is within an asset protection zone:
 - (i) that is specified in a bush fire safety authority issued under the *Rural Fires Act 1997*, or
 - (ii) that is required to be established by the development consent for the SIC development,if the Planning Secretary is satisfied that the area is unsuitable for the SIC development because it is in the asset protection zone,
 - (f) any area of land that is the subject of an easement in favour of a public utility undertaking for the purpose of the supply of the utility service to the public as shown on the title to that land or as confirmed in writing by the public utility undertaking, if the Planning Secretary is satisfied that the area is unsuitable for the SIC development because of the easement,
 - (g) any area of land that is within a public transport corridor (other than a road corridor) as shown on a Land Zoning Map for the purposes of an environmental planning instrument or a development control plan made under the Act, if the Planning Secretary is satisfied that the area is unsuitable for the SIC development because it is within the public transport corridor.
- (3) For the purposes of subclause (2) (c), (e), (f) and (g), if the development consists of subdivision of land (other than strata subdivision), the Planning Secretary is to consider whether the land is unsuitable for development for any other purpose permissible under any applicable environmental planning instrument (apart from environmental protection works or minor works), rather than whether it is unsuitable for subdivision.
- (4) To avoid doubt, the net developable area does not include any area of land on which the development consent for the SIC development authorises the carrying out of development for the purpose of any of the following, or that is to be reserved, dedicated or otherwise set aside for such a purpose as part of the development (or is already used for such a purpose):

- (a) school,
 - (b) TAFE establishment,
 - (c) emergency services facility,
 - (d) health services facility owned or operated by a public authority,
 - (e) passenger transport facility,
 - (f) place of public worship,
 - (g) public open space, including a public reserve within the meaning of the *Local Government Act 1993*,
 - (h) drainage reserve within the meaning of the *Local Government Act 1993*,
 - (i) public utility undertaking,
 - (j) bus depot,
 - (k) recreation area,
 - (l) cemetery within the meaning of the *Cemeteries and Crematoria Act 2013*,
 - (m) public amenities or public services, for which development contributions have been imposed under section 7.11 or section 7.12 of the Act, or may be imposed in accordance with a contributions plan that is in force (when consent is granted for the relevant development),
 - (n) infrastructure for which a contribution may be required to be made under this Determination,
 - (o) public housing,
 - (p) seniors housing or affordable housing, if provided by or on behalf of a social housing provider.
- (5) A reasonable estimate of the net developable area may be made for the purpose of calculating the monetary contribution payable as a special infrastructure contribution, if the precise determination of the net developable area is not possible because the land concerned spans the boundary of a residential zone, or a Growth Area (or Sub-Growth Area), that does not follow cadastral boundaries or for any other reason.
- (6) To avoid doubt, the net developable area for SIC development does not include the area of any land to which the relevant development consent applies that is not within a Growth Area or is not greenfield residential land.
- (7) In this clause, *curtilage of a building listed on the State Heritage Register* means the curtilage of that building or the site of the building, as specified or described in the listing of the building on the State Heritage Register kept under Part 3A of the *Heritage Act 1977*.

14 Reduction of net developable area

- (1) This clause applies to SIC development involving subdivision of land (other than strata subdivision) if at least one lot that will result from the subdivision will contain a dwelling that existed immediately before the land was included in a residential zone. Any such lot is a *lot with a dwelling* for the purposes of this clause.

- (2) The net developable area of the SIC development does not include the area of any lot with a dwelling if that area is no more than 0.1 hectare and the relevant development consent does not authorise the erection of any additional dwelling on the lot.
- (3) The area of each lot with a dwelling that is more than 0.1 hectare and that will be created as a result of the SIC development is taken to be reduced by 0.1 hectare for the purpose of calculating the net developable area of the development (but only if the relevant development consent does not authorise the erection of any additional dwelling on the lot).
- (4) An exclusion of an area from the calculation of the net developable area of the SIC development, and the operation of clause 15 (2), are not affected by this clause. However, for the purpose of applying clause 13, the area of any lot with a dwelling that is more than 0.1 hectare is the actual area in hectares of the proposed lot, not 0.1 hectare. Only if the net developable area, as calculated applying clause 13, is more than 0.1 hectare is it taken to be reduced by 0.1 hectare under this clause.

15 Reduction in net developable area where proposed lot within Zone R5 Large Lot Residential or Zone E4 Environmental Living

- (1) This clause applies to SIC development involving subdivision of land (other than strata subdivision), if any of the lots that will result from the subdivision will be wholly within Zone R5 Large Lot Residential or Zone E4 Environmental Living, or both. Any lot that is more than 0.1 hectare is a *large proposed lot* for the purposes of this clause.
- (2) For the purpose of calculating the net developable area of the SIC development, the area of any large proposed lot is taken to be 0.1 hectare, but only if the relevant development consent has not been granted in reliance on a clause in the same terms, or substantially the same terms, as clause 5.3 (Development near zone boundaries) of the Standard Instrument, so as to authorise, not only subdivision, but development on the large proposed lot for a purpose permitted in another residential zone (not being Zone R5 or Zone E4) adjoining the lot.
- (3) An exclusion of an area from the calculation of the net developable area of SIC development is not affected by this clause. However, for the purpose of applying clause 13, the area of the proposed large lot is the actual area in hectares of the proposed lot, not 0.1 hectare. Only if the net developable area, as calculated applying clause 13, is more than 0.1 hectare is it taken to be 0.1 hectare under this clause.

16 Final decision regarding NDA by the Planning Secretary

The Planning Secretary may make any decision required to be made for the purpose of calculating the net developable area for SIC development in accordance with this Determination and, for that purpose, may have regard to any information available at the time, such as construction plans and any measurements of a registered surveyor of the land concerned.

17 Special provision for SIC development in West Dapto Sub-Growth Area

- (1) This clause applies to SIC development on land within West Dapto Sub-Growth Area that is not biodiversity certified land when development consent for the development is granted.
- (2) The amount of the monetary contribution that would otherwise be payable for SIC development to which this clause applies is reduced by 25.4%, being the part of the contribution that is for the costs of approved conservation measures that will be required to be implemented if biodiversity certification is conferred on land within West Dapto Sub-Growth Area.

18 Calculation of contributions if development spans different Sub-Growth Areas

- (1) This clause applies if a single development consent authorises development within both West Dapto Sub-Growth Area and Calderwood Tallawarra Sub-Growth Area.
- (2) The total amount of the monetary contribution for SIC development to which this clause applies is to be calculated by separately determining the contribution amount payable under this Determination for each part of the development on land within each of the Sub-Growth Areas, in so far as it is practicable to do so. The total amount of the monetary contribution payable is the sum of those separately determined contribution amounts.

19 When is monetary contribution to be paid

- (1) If a special infrastructure contribution for SIC development is to be made as a monetary contribution, it must be paid before:
 - (a) any subdivision certificate is issued in relation to a plan of subdivision, where the relevant development consent authorises the subdivision, or
 - (b) any construction certificate is issued in relation to building work the subject of the relevant development consent,

whichever is the earlier.

- (2) Despite subclause (1), if a complying development certificate is issued for SIC development, the special infrastructure contribution must be paid:
 - (a) within 60 days of the date endorsed on the certificate as the date on which it becomes effective and operates and, in the case of a “deferred commencement” certificate (being a certificate subject to a condition of a kind referred to in section 4.28 (9A) of the Act), within 60 days of it operating, or
 - (b) before the commencement of any work authorised by the certificate,

whichever is the earlier.

20 Payment of monetary contribution for SIC development involving only subdivision

- (1) This clause:
 - (a) applies to a SIC development that involves only the subdivision of land (including subdivision work but not strata subdivision) (a ***SIC surface subdivision***), and
 - (b) applies even if the development consent for the SIC development also authorises the demolition of existing buildings or the carrying out of a work,but does not apply where a complying development certificate authorises the SIC development.
- (2) Despite clause 19, if a subdivision certificate is sought for a plan of subdivision that would, on registration, create only some of the lots authorised to be created by the development consent for the SIC surface subdivision, the monetary contribution for the subdivision may be paid progressively, with an amount being paid before the issue of each subdivision certificate for a plan of subdivision authorised by that consent (a ***subdivision certificate for a staged subdivision***).
- (3) The amount that is to be paid before the issue of each subdivision certificate for a staged subdivision is to be calculated:
 - (a) as if the subdivision of land to which the subdivision certificate relates comprised the entire subdivision authorised by the development consent, and
 - (b) on the basis that the net developable area does not include the area of any transitional lot in the plan of subdivision for which the subdivision certificate is sought.

A ***transitional lot*** is a lot in a plan of subdivision for which the subdivision certificate is sought that may be further subdivided in accordance with the development consent for the SIC surface subdivision.

21 Payment of monetary contribution for SIC where different kinds of development on different parts of land

- (1) This clause applies if a single development consent (not being a complying development certificate) for SIC development authorises:
 - (a) the subdivision of land (including subdivision work but not strata subdivision) (a ***SIC surface subdivision***), on one parcel or parcels of land, but not development of another type, and
 - (b) other development on a different parcel or parcels of land (***SIC building work***), but not the surface subdivision of those parcels.

However, it does not matter, for the purpose of the application of this clause, whether the single development consent also authorises the demolition of a building or work, or the carrying out of a work, on the land subject to the SIC surface subdivision.

- (2) Despite clause 19, the special infrastructure contribution for the SIC development (if made as a monetary contribution) is to be paid:
 - (a) at the earliest time by which payment would, but for this clause, be required to be made for the development, or
 - (b) as provided by subclause (3).
- (3) Separate monetary contributions may be made for the SIC surface subdivision and the SIC building work, respectively, as if separate development consents had been granted for these. Accordingly:
 - (a) the monetary contribution for the SIC surface subdivision may be paid before the issue of a subdivision certificate in relation to the plan of subdivision (or in accordance with clause 20), and
 - (b) the monetary contribution for the SIC building work may be paid before the issue of a construction certificate in relation to that work.

22 Deferral of payment during COVID-19 pandemic period

Application of clause

- (1) This clause applies only to a development consent that is granted during the pandemic period and that authorises the erection of a new building or a change of use of an existing building, and only if Part 6 of the Act will require an occupation certificate for:
 - (a) the commencement of the occupation or use of the whole or part of the new building, or
 - (b) the commencement of a change of building use for the whole or any part of the building.
- (2) However, this clause does not apply in any of the following circumstances:
 - (a) the estimated cost of the development that is the subject of the development consent is less than \$10,000,000, as determined in accordance with the *Environmental Planning and Assessment Regulation 2000* for the purpose of calculating the fee for the development application to carry out the development,
 - (b) the development consent authorises the subdivision of land that will result in the creation of additional lots, as well as authorising the erection of a building or a change of use of an existing building,
 - (c) the development is authorised by a complying development certificate.

SIC not required until occupation certificate stage

- (3) Despite clause 19, the special infrastructure contribution required by a development consent to which this clause applies, if made as a monetary contribution, may be paid at

any time before the issue of the first occupation certificate in respect of any of the buildings to which the development consent relates, and is not required to be paid before the issue of a construction certificate in relation to the building work involved.

- (4) However, if no construction certificate in relation to any such building work has been issued on or before 25 September 2022, the special infrastructure contribution, if outstanding, must be paid before the issue of a construction certificate for the building work.

Interpretation

- (5) In this clause:
 - (a) *pandemic period* means the prescribed period within the meaning of section 10.17 of the Act, and
 - (b) *subdivision of land* does not include the procurement of the registration of a strata plan or strata plan of subdivision, within the meaning of the *Strata Schemes Development Act 2015*.

Note. Under section 10.17 of the *Environmental Planning and Assessment Act 1979*, the prescribed period commenced on 25 March 2020. It ends on 31 March 2022.

23 Reduction of rate for first 2 years

If a special infrastructure contribution is made as a monetary contribution:

- (a) at any time before 1 July 2022 – the amount that would otherwise be payable is reduced by one half, and
- (b) at any time between 1 July 2022 and 30 June 2023 – the amount that would otherwise be payable is reduced by one quarter.

24 Special infrastructure contribution works-in-kind agreement

- (1) For the purposes of this Determination, a special infrastructure contribution works-in-kind agreement is an agreement that meets the requirements set out in this clause.
- (2) A special infrastructure contribution works-in-kind agreement is an agreement between the Minister and the developer for the carrying out of works to provide an item (or part of an item) of infrastructure specified in Schedule 2, or for the dedication or other provision of land for the purpose of any such infrastructure, in lieu (in part or in whole) of the payment of a monetary contribution for the development concerned.
- (3) A special infrastructure contribution works-in-kind agreement, in relation to the carrying out of works, is to:
 - (a) specify or acknowledge the monetary contribution that would otherwise be payable for the SIC development, and

- (b) describe the works that are to be, or may be, carried out by or on behalf of the developer to contribute to the provision of a specified item or items of infrastructure in lieu of a monetary contribution, and
 - (c) specify the attributable cost of the item or items of infrastructure and provide for the adjustment of that cost in a manner that is consistent with the adjustment of the contribution amount under this Determination, and
 - (d) provide that the maximum amount of the liability to make the special infrastructure contribution that may be discharged by the carrying out of the works is not to exceed the attributable cost of the item or items of the infrastructure, and
 - (e) provide for the nature or form of security to be provided by the developer for a failure to meet obligations with respect to the special infrastructure contribution or in circumstances where the works concerned are not completed by the time at which the contribution, if made as a monetary contribution, would have been required to be made under this Determination.
- (4) A special infrastructure contribution works-in-kind agreement, in relation to the dedication or other provision of land, is to:
 - (a) specify or acknowledge the monetary contribution that would otherwise be payable for the SIC development, and
 - (b) specify the time by which the land is to be dedicated or otherwise provided, and
 - (c) specify the value of that land, or the manner in which the value of that land is to be calculated, and
 - (d) provide for the nature or form of security to be provided by the developer for a failure to meet obligations with respect to the special infrastructure contribution or in circumstances where the land concerned is not dedicated or otherwise provided by the time at which the contribution, if made as a monetary contribution, would have been required to be made under this Determination.
- (5) In this clause, *attributable cost*, in relation to an item of infrastructure, means the amount specified in Schedule 2 for that item.

Note. The decision to negotiate or enter into a special infrastructure contribution works-in-kind agreement as proposed by a developer is entirely at the Minister's discretion. The developer is not entitled to enter into any such agreement in lieu of making a monetary contribution. For example, if the NSW Government gives priority to providing one item of infrastructure over another, then the Minister may decide not to agree to the developer providing that other item.

25 Matters for which special infrastructure contribution is made

- (1) For the purpose of section 7.23 (3A) of the Act:
 - (a) 1.5% of a special infrastructure contribution required to be made by this Determination is for matters specified in section 7.22 (1) (d) of the Act, and
 - (b) 25.4% of a special infrastructure required to be made by this Determination for SIC development in West Dapto Sub-Growth Area is for the provision of infrastructure

by Wollongong City Council, but only if the SIC development is on land that is biodiversity certified land when development consent for the development is granted.

Note. The matters specified in section 7.22 (1) (d) of the *Environmental Planning and Assessment Act 1979* are the carrying out of any research or investigation, preparing any report, study or instrument, and doing any other matter or thing in connection with the exercise of any statutory function under the Act, by the Minister, the Planning Ministerial Corporation, the Planning Secretary or the Department of Planning, Industry and Environment.

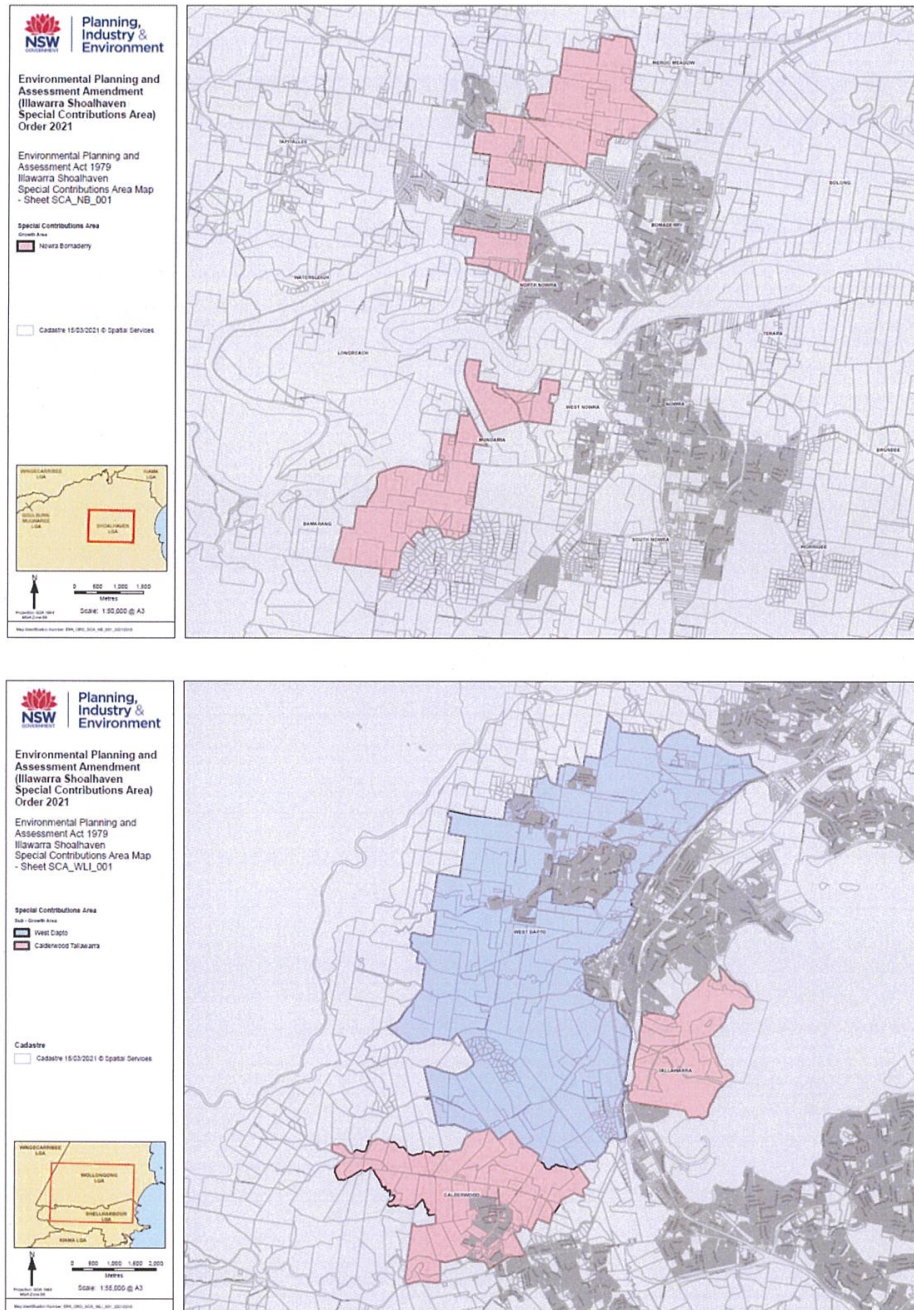
- (2) For the purposes of section 7.32 (6) of the Act, affordable housing is not a class of infrastructure for which special infrastructure contributions are required to be made under this Determination.

26 Reasons for the level and nature of the special infrastructure contribution

For the purpose of section 7.23 (5) of the Act, the reasons for the level and nature of special infrastructure contributions required to be made by this Determination are as follows:

- (a) to assist in providing adequate funding for State and regional public infrastructure (described in Schedule 2) in the Illawarra Shoalhaven Special Contributions Area,
 - (b) to ensure that future development bears a share of the cost of the provision of such infrastructure,
 - (c) to provide for the adjustment of special infrastructure contributions to reflect changes in economic conditions between the time of imposing the contribution and the time at which the contribution is made,
 - (d) to provide flexibility as to the manner in which special infrastructure contributions may be made,
 - (e) to ensure that special infrastructure contributions reflect a reasonable apportionment between the demand for infrastructure generated by existing development and the demand for that infrastructure that is likely to be generated by new development for which contributions must be paid,
 - (f) to ensure that the level of special infrastructure contributions does not adversely affect housing supply.
-

SCHEDULE 1 – SPECIAL CONTRIBUTIONS AREA



SCHEDULE 2 – LIST OF INFRASTRUCTURE

| Infrastructure item | 100% Attributable Cost | Project cost funded through contributions |
|--|------------------------------|--|
| Road and Intersection Upgrades | | |
| Nowra Bomaderry | | |
| New Moss Vale Road main road intersection | \$3,232,627 | \$323,262 |
| Moss Vale Road capacity and intersection upgrades | \$20,838,735 | \$2,083,873 |
| Bells Lane Collector Road (Pestells Lane to Moss Vale Road) | \$18,318,223 | \$1,831,822 |
| East Nowra sub-arterial road Stage 1 (Princes Highway to North Kalandar Street) | \$33,470,036 | \$3,347,003 |
| East Nowra sub-arterial road Stage 2 (Kalandar Street to Princes Highway/Warra Warra Road) | \$26,048,419 | \$2,604,841 |
| Princes Highway capacity and intersection upgrades between Bomaderry and South Nowra | \$156,290,516 | \$15,629,051 |
| West Lake Illawarra | | |
| Yallah interchange | \$74,186,565 | \$7,418,656 |
| Improved access to and connectivity with the M1 Motorway between Tallawarra and Five Island Road | \$87,787,430 | \$8,778,743 |
| Improved efficiency/capacity upgrades to the M1 Motorway between Tallawarra and Five Islands Road | \$77,895,891 | \$7,789,589 |
| Illawarra Highway upgrade | \$49,457,710 | \$4,945,771 |
| Northcliffe Drive extension | \$74,186,565 | \$7,418,656 |
| Princes Highway upgrade x 2 intersections | \$17,186,554 | \$1,718,655 |
| West Lake Illawarra major road spine | \$260,000,000 | \$26,000,000 |
| Upgrade of Tripoli Way extension to State road | \$43,002,952 | \$4,300,295 |
| | | |
| Education | | |
| Nowra Bomaderry | | |
| Provision of primary and secondary school student places | \$4,663,875 | \$466,387 |
| West Lake Illawarra | | |
| Provision of primary and secondary school student places | \$15,979,025 | \$1,597,902 |
| | | |
| Active Transport | | |
| Nowra Bomaderry | | |
| New Moss Vale Road North and South shared user path (SUP) and cycleway network (Nowra to Berry) | \$10,409,060 | \$1,040,906 |
| Improved active and public transport options including multi modal interchanges and facilities (planning and | \$5,000,000 | \$500,000 |

| | | |
|---|--------------|----------------------|
| design) | | |
| | | |
| Regional Open Space | | |
| Nowra Bomaderry | | |
| Nowra Riverfront and Shoalhaven Community and Recreation Precinct | \$25,000,000 | \$2,500,000 |
| | | |
| Emergency Services | | |
| Nowra Bomaderry | | |
| Nowra Shoalhaven fire station | \$5,799,336 | \$579,933 |
| | | |
| Community Health facilities | | |
| Nowra Bomaderry | | |
| Redevelopment and expansion of Nowra Community Health Centre | \$21,088,495 | \$2,108,850 |
| | | |
| Biodiversity | | |
| West Lake Illawarra | | |
| West Dapto Biodiversity | \$20,000,000 | \$20,000,000 |
| | | |
| Planning and Delivery | | |
| Nowra Bomaderry and West Lake Illawarra | | \$1,899,412 |
| | | |
| TOTAL | | \$124,883,607 |

ITEM 4

POST EXHIBITION: WOLLONGONG CITY LIBRARIES STRATEGY - DISCOVER, LEARN AND CONNECT 2024-2028

On 27 November 2023, Council resolved to exhibit the draft *Discover, learn and connect* – Wollongong City Libraries Strategy 2024-2028 for a period of 14 days, after an initial 28-day exhibition and community engagement in August 2023.

This report provides an overview of the draft *Discover, learn and connect* – Wollongong City Libraries Strategy 2024-2028 (*Discover, learn and connect*) exhibition process and recommends that the draft strategy is endorsed by Council for adoption and implemented in 2024.

RECOMMENDATION

Council adopt the draft *Discover, learn, and connect* Wollongong City Libraries Strategy 2024-2028.

REPORT AUTHORISATIONS

Report of: Bruce Macdonnell, Manager Libraries & Community Facilities (Acting)
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 WCC Library Strategy - Discover, Learn and Connect - 2024-2028
- 2 Community Engagement Report - Draft Library Strategy - 2024-2028 (August 2023)
- 3 Community Engagement Report - Libraries Strategy 2024-2028 - EHQ Data Report - 2nd Exhibition

BACKGROUND

Wollongong City Libraries (WCL) has prepared and implemented successive strategic planning documents to guide service direction and priorities since 2012. The draft *Discover, learn, and connect* Wollongong City Libraries Strategy 2024-2028 represents the next phase in Council's vision for and execution of, a quality, contemporary library service.

The new strategy is premised on a vision that libraries are 'the heart of our community where everyone can discover, learn, and connect' and on a purpose of 'empowering people through lifelong learning, resources, information, and experiences'.

The draft strategy includes four goals:

Our libraries will...

Goal 1 | Engage and connect with our community

Goal 2 | Inspire our community to learn, share and celebrate

Goal 3 | Develop customer-driven, dynamic, and sustainable collections

Goal 4 | Create welcoming, vibrant, and inclusive places and spaces

PROPOSAL

It is proposed that the draft *Discover, learn, and connect*, Wollongong City Libraries Strategy 2024-2028 is adopted by Council following two public exhibitions (August 2023 and December 2023) that allowed community feedback.

It is intended that *Discover, learn and connect* will inform planning for the future of Council's library service.

The actions and deliverables within the strategy will be deployed via an annual business planning and reporting program.

CONSULTATION AND COMMUNICATION

The draft WCL strategy has been developed via analysis of data from a variety of sources to identify key areas of focus for future delivery of library services to the community. This includes: WCL's 2021 survey of 867 library members during Covid lockdown *We miss you and value you feedback*, the 2022 Wollongong Learning City community and stakeholder engagement project, where 1,970 members of the community provided input through focus groups, briefings, online survey completion and visits to the website; and data captured from WCL's ongoing program of online customer feedback surveys.

The draft strategy has also been informed by two separate community engagements completed across July and August 2023 (28 days) and November and December 2023 (14 days), where combined:

- 1,143 people visited the *Our Wollongong* webpage.
- 211 unique participants submitted their response to the survey live on the *Our Wollongong* webpage with 213 total survey responses received.
- 5 emails were received commenting on the strategy.
- 6 people participated in the library youth group.

Submissions and comments on the draft strategy document were largely in support of the proposed document. Many people described the points as easy to understand, wide reaching, aspirational, practical and supportive of everyone's needs. Some people requested small word changes in the proposed vision, purpose and goals, whilst others requested themes of inclusion and accessibility be referenced.

Amendments were made to the draft strategy document based on feedback from both community engagements, as outlined in the table below.

| Community Engagement Feedback | Revision |
|---|--|
| Request to change <i>customer</i> to <i>client</i> | No revision. <i>Customer</i> is the preferred term used at WCL when referring to library members. <i>Customer</i> is used interchangeably with <i>community members</i> across WCL. |
| Request to include actions specifically on themes relating to inclusion and accessibility | Revised. Addition of one action and four measures under Goal 2 – <i>Share and celebrate people in the LGBTQIA+ community.</i> Addition of one action and four measures under Goal 2 – <i>Empower, champion, and celebrate people with disability</i> |
| Concern raised that all actions were specific to Wollongong Library branch | Revised. Confusion in language used – Wollongong Library represents one of seven locations; vs Wollongong City Libraries is all seven locations. <i>Wollongong City Libraries</i> amended as <i>our libraries</i> in all mentions in the document. |
| Request to see the quantitative deliverables as a baseline to gauge progress to the library's commitments | Revised in final document. Infographic outlining key metrics and current results to be included in the final strategy document. Progress updates to be shared across general WCL marketing over the course of the strategy period. |

Additional suggestions on future library services, including types of programs and events, resources held in the collection, and volunteering opportunities have been taken into consideration and will be built into action plans for each functional area across the libraries.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 3 '*Wollongong is a creative, vibrant city*' and Goal 4 '*We are a connected and engaged community*'. It specifically delivers on the following:

| Community Strategic Plan 2032 | Delivery Program 2022-2026 |
|--|----------------------------|
| Strategy | Service |
| 3.5 Provide communities with access to quality local spaces and places to meet, share and celebrate. | Libraries |
| 4.1 Provide our community with equitable access to information and opportunities to inform decision making. | |
| 4.2 Improve digital access and participation across all communities. | |
| 4.3 Partner with First Nations People and Culturally and Linguistically Diverse communities on programs and projects. | |
| 4.4 Build awareness and understanding of Local Aboriginal and Torres Strait Islander culture, heritage, and histories. | |
| 4.8 Council's resources are managed effectively to ensure long term financial sustainability. | |
| 4.9 Excellent customer service is core business. | |
| 4.10 Wollongong's role as a Learning City is supported by lifelong learning initiatives. | |
| 4.11 Quality services, libraries and facilities are available to communities to access and gather. | |

RISK MANAGEMENT

There are no identified risks associated with progressing *Discover, learn and connect* to adoption.

FINANCIAL IMPLICATIONS

Operational funding to deliver this strategy is part of the libraries business as usual operating model. Opportunities to apply for grant funding may be available to support delivery of key program and event deliverables across the life of the strategy.

CONCLUSION

The draft strategy presents the future of service delivery for Wollongong City Libraries. It reflects Council's values and supports the achievements of strategic outcomes outlined in Our Wollongong 2032 Community Strategic Plan. It outlines actions and clear measures of success that when achieved will fulfil the vision that libraries are 'the heart of our community where everyone can discover, learn, and connect'.



Wollongong City Council

Discover, learn and connect Wollongong City Libraries Strategy 2024 - 2028



Image: Artwork by Claire Harding,
Acknowledgment of Country Art Competition 2022

Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which our city is built, Dharawal Country. We recognise and appreciate their deep connection to this land, waters and the greater community. We pay respect to Elders past, present and those emerging and extend our respect to all Aboriginal and Torres Strait Islander people who call this city home. We recognise Aboriginal and Torres Strait Islander people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to the city.

For more information on **Wollongong City Council's Reconciliation Action Plan**, visit www.wollongong.nsw.gov.au/about/aboriginal-culture-and-communities/council-programs-and-support



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Libraries are for everyone

Our libraries have come a long way from their humble beginnings in 1946, a time when smart phones, computer and the internet was the stuff of science fiction and not the reality of day-to-day life.

Over the past 74 years, Wollongong City Libraries have evolved from being a place to borrow books, to be a community hub. These days library members don't even have to set foot in a library to take advantage of our services, because with a smartphone, computer or tablet, you can access news, entertainment, books and learning resources 24 hours a day, 7 days a week.

Libraries are a safe and inclusive space and a place for learning, accessing resources and social connection. They play an important role in closing gaps in access to information, promoting literacy, fostering social inclusion and cohesion and preserving our local history.

Our vision for Wollongong is to be a city where *From the mountains to the sea, we value and protect our natural environment and will be leaders in building an educated, creative, sustainable and connected community.* Our libraries are a cornerstone in delivering on that vision for our community.

Nowhere is this more clearly demonstrated than in Warrawong where, over the next few years, we'll deliver the new Southern Suburbs Community Centre and Library. This major, multi-million-dollar project for Council represents a significant investment and boost to services in the southern suburbs. It will ultimately see a state-of-the-art facility that meets the needs for residents in our southern suburbs now, and into the future.

We also continue to work towards delivering a new facility for the residents of Helensburgh and surrounding suburbs.

Discover, learn and connect - The Wollongong City Libraries Strategy 2024 - 2028 reflects the next phase of Wollongong City Libraries. It has been created with input from our community and customers and is designed to reflect their expectations and aspirations. I would like to acknowledge the work done by the libraries team, and everyone who contributed to the development of this plan.

Our goal is to create a truly world-class library service for our community, while contributing to the delivery of the United Nations' Sustainable Development Goals. I'm confident that this strategy will continue to guide us in that direction as we meet new challenges, and explore new ideas brought to us by our diverse and growing community. Whoever you are, whatever your circumstances, libraries really are for everyone.

Wollongong City Lord Mayor Councillor
Gordon Bradbery AM

Executive Summary

Discover, learn and connect - The Wollongong City Libraries Strategy 2024 - 2028 outlines our shared vision for a world class library service in the Wollongong LGA.

In developing this strategy, we considered important demographic information about Wollongong and how our city continues to grow. We also listened to what the community told us about what libraries mean to them, and what they want from the service in the future.

A draft of this strategy was shared with our community in 2023, with over 200 people responding to our call for feedback. Most were supportive, describing the plan as easy to understand, wide reaching, aspirational, practical and supportive of everyone's needs.

Some people requested small word changes in the proposed vision, purpose and goals, whilst others requested themes of inclusion and accessibility be referenced.

This important feedback has been incorporated into the final strategy and will help guide Wollongong City Libraries as we evolve to meet the changing needs of our community.



About Wollongong City Libraries

Wollongong City Libraries consists of seven libraries located across the Local Government Area, with libraries in Corrimal, Dapto, Helensburgh, Thirroul, Unanderra, Warrawong and Wollongong.

The first Wollongong Free Public Library was opened by Mr John J. Cahill, State Minister for Local Government (and future NSW Premier) on 29 June 1946. By the mid-1950s, there were four branches of the Greater Wollongong Public Library in Balgownie, Bulli, Dapto and Port Kembla. Throughout the following decades, the service has continued to be widely regarded as one of the finest regional library services in Australia.

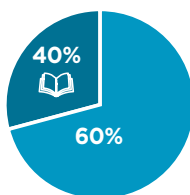


Snapshot



216,290

The population of Wollongong LGA



40% of the population of the Wollongong LGA, or 87,889 people are active Library Members (32.4% national average)



7 Locations



124 staff

81 permanent and 43 casual team members



65 Volunteers



407,283

Physical library collection items (books, DVDs etc.)



997,178

Physical item loans in 2022/2023



316,924

Digital item loans in 2022/2023



6,040

Wollongong City Libraries App users



199

Home Library Service customers



2,784

Programs delivered in 2022/2023



51,894

Total program attendees in 2022/2023

Sources:

iD Profile / ABS / 2022

Australia Public Libraries statistical report 2021 - 22 - National and State Libraries Australasia

Spydus Library Management System / 2022

SOLUS app / 2022

WCL program reporting

All statistics current at December 2022, unless noted otherwise





Vision, Purpose and Goals

Vision

We are the heart of our community where everyone can discover, learn, and connect.

Purpose

We empower people through lifelong learning, resources, information, and experiences.

Goals

Our libraries will...

Goal 1 | Engage and connect with our community

Goal 2 | Inspire our community to learn, share and celebrate

Goal 3 | Develop customer-driven, dynamic, and sustainable collections

Goal 4 | Create welcoming, vibrant, and inclusive places and spaces

Key actions and measurements

Library Strategy Actions 2024 - 2028

Goal 1 | Engage and connect with our community

| Action | | Measurement |
|---|-------|---|
| 1.1 Extend Wollongong City Libraries' (WCL) engagement with the community | 1.1.1 | Deliver one pop up library annually |
| | 1.1.2 | Deliver one new outreach experience annually |
| | 1.1.3 | Library membership increased by 5% annually |
| | 1.1.4 | Deliver one community-based program with a new partner non-government organisation annually |





| Action | | Measurement |
|--|-------|---|
| 1.2 Enhance focus on customer experience | 1.2.1 | Annual satisfaction rating greater than 80% for major library events |
| | 1.2.2 | Annual satisfaction rating greater than 80% for regular programming, including children, young people and school holiday activities |
| | 1.2.3 | Annual customer service satisfaction rating greater than 80% |
| | 1.2.4 | Wollongong City Libraries score greater than 3.75/5 in the Wollongong City Council Biennial Community Satisfaction Survey |
| Action | | Measurement |
| 1.3 Maximise membership, visitation and participation in WCL | 1.3.1 | Increase library visitation by 5% annually |
| | 1.3.2 | Increase number of physical loans 5% annually |
| | 1.3.3 | Increase number of digital loans 5% annually |
| | 1.3.4 | Increase website traffic by 3% annually |
| | 1.3.5 | Increase library app usage by 3% annually |



| Action | | Measurement |
|--|-------|--|
| 1.4 Cultivate a learning culture across the library workforce | 1.4.1 | Greater than 80% of all Library staff to achieve competency in Library Technical Skills |
| | 1.4.2 | Greater than 80% of all Library staff to participate in one Professional Development activity annually |
| | 1.4.3 | Greater than 80% satisfaction rating by staff for the biennial Staff Development Day |
| | 1.4.4 | Greater than 80% of all Library Staff to complete Council training when scheduled |
| Action | | Measurement |
| 1.5 Provide opportunities for our community to learn and connect by volunteering | 1.5.1 | Increase number of volunteers by 3% annually |
| | 1.5.2 | Increase total number of contributed hours from volunteers by 3% annually |
| | 1.5.3 | Greater than 80% satisfaction rating on annual volunteer survey |
| | 1.5.4 | Increase the number of volunteers with five years' service and above |

Goal 2 | Inspire our community to learn, share and celebrate

| Action | | Measurement |
|---|-------|---|
| 2.1 Create and deliver programs, events, and activities to enrich and empower our community | 2.1.1 | Annual satisfaction rating greater than 80% for major library events |
| | 2.1.2 | Annual satisfaction rating greater than 80% for regular programming, including children, young people and school holiday activities |
| | 2.1.3 | 60% of programs, events, and activities are evaluated annually |
| | 2.1.4 | Eight programs, events, and/or activities co-designed with community partners, are co-delivered annually |
| | 2.1.5 | 100% of staff delivering specialised programs and events to achieve competency in biannual upskilling and training |
| Action | | Measurement |
| 2.2 Establish Wollongong as a Learning City | 2.2.1 | Develop and deliver a lifelong learning strategy for Wollongong City Council by 2024 |
| | 2.2.2 | Gain accreditation from UNESCO as a Learning City in 2025/26 |
| Action | | Measurement |
| 2.3 Ensure that diversity and inclusion are at the core of all programs, events, and activities | 2.3.1 | Partnerships with diverse and inclusive community organisations to increase by 2%, annually |
| | 2.3.2 | Eight programs, events, and/or activities co-designed with community partners, are co-delivered annually |
| | 2.3.3 | 60% of programs, events, and activities are evaluated annually |

| Action | | Measurement |
|---|-------|---|
| 2.4 Share and celebrate the culture and history of First Nations people | 2.4.1 | Partnerships with First Nations community groups to increase by 2% annually |
| | 2.4.2 | Four programs, events, and/or activities that share and celebrate First Nations communities' culture and/or history, co-designed and co-delivered |
| | 2.4.3 | Content and visibility of First Nations communities on promotional material and our libraries website to increase by 5% annually |
| | 2.4.4 | First Nations communities' content in our library's collections to increase by 5% annually, subject to publication |
| Action | | Measurement |
| 2.5 Share and celebrate the culture and history of culturally and linguistically diverse (CALD) communities | 2.5.1 | Partnerships with CALD community groups to increase by 2% annually |
| | 2.5.2 | Four programs, events, and/or activities that share and celebrate CALD communities' culture and/or history, co-designed and co-delivered |
| | 2.5.3 | Content and visibility of CALD communities on promotional material and our libraries website to increase by 5% annually |
| | 2.5.4 | CALD communities' content in our library's collections to increase by 5% annually, subject to publication |

| Action | | Measurement |
|--|-------|---|
| 2.6 Share and celebrate people in the LGBTQIA+ community | 2.6.1 | Partnerships with community groups working with people in the LGBTQIA+ community to increase by 2% annually |
| | 2.6.2 | Four programs, events, and/or activities that share and celebrate people in the LGBTQIA+ community, co-designed and co-delivered |
| | 2.6.3 | Content and visibility of people in the LGBTQIA+ community on promotional material and our libraries website to increase by 5% annually |
| | 2.6.4 | Content representing people in the LGBTQIA+ community in our library's collections to increase by 5% annually, subject to publication |
| Action | | Measurement |
| 2.7 Empower, champion and celebrate people with disability | 2.7.1 | Partnerships with Disability community groups to increase by 2% annually |
| | 2.7.2 | Four programs, events, and/or activities that share and celebrate Disability groups, co-designed and co-delivered |
| | 2.7.3 | Content and visibility of people with disabilities on promotional material and our libraries website to increase by 5% annually |
| | 2.7.4 | Inclusive and accessible content in our library's collections to increase by 5% annually, subject to publication |



Goal 3 | Develop customer-driven, dynamic, and sustainable collections

| Action | | Measurement |
|---|-------|--|
| 3.1 Build dynamic, customer-driven collections | 3.1.1 | 85% of customer recommended titles are acquired |
| | 3.1.2 | 85% of customer "Suggestion for Purchase" are processed within four weeks |
| | 3.1.3 | Increase number of physical loans 5% annually |
| | 3.1.4 | Increase number of digital loans 5% annually |
| | | |
| Action | | Measurement |
| 3.2 Maintain the openness, accessibility, and inclusiveness of our collection | 3.2.1 | Catalogue usage increases by 5% annually |
| | 3.2.2 | Increase library app usage by 3% annually |
| | 3.2.3 | 1,750 items digitised annually |
| | 3.2.4 | 25,000 titles catalogued annually |
| | 3.2.5 | 85% of new titles are on the shelves within seven working days from delivery |
| | 3.2.6 | Content related to First Nations, CALD, and LGBTQIA+ communities to increase by 5% annually in our library's collections, subject to publication |
| | 3.2.7 | Inclusive and accessible content in our library's collections to increase by 5% annually, subject to publication |

| Action | Measurement | |
|---|-------------|---|
| 3.3 Our collections are financially and environmentally sustainable | 3.3.1 | Turnover of stock is greater than 3.0 annually |
| | 3.3.2 | 100% of library materials budget is expended annually |
| | 3.3.3 | Implement resource recycling, end of life disposal and purchasing decisions by 2026, in line with Wollongong City Council's Sustainable Wollongong 2030 Strategy |
| Action | Measurement | |
| 3.4 Preserve and promote the Local Studies Collection | 3.4.1 | 1,000 items added to the collection annually from donations and other sources |
| | 3.4.2 | Digitise 500 local studies items annually |
| | 3.4.3 | Digitise and/or catalogue 1,250 items for the Illawarra Mercury Image Collection Project annually |
| | 3.4.4 | Capture 10 local stories annually |
| | 3.4.5 | Four Local Studies events programs, and/or activities are held annually |



Goal 4 | Create welcoming, vibrant, and inclusive places and spaces

| Action | | Measurement |
|--|-------|--|
| 4.1 Develop modern, inviting, and accessible spaces | 4.1.1 | Increase library visitation by 5% annually |
| | 4.1.2 | Greater than 85% of customers express satisfaction with library spaces |
| Action | | Measurement |
| 4.2 Plan and make sustainable choices for our spaces and resources | 4.2.1 | 50% of craft materials sourced for Wollongong City Libraries are made from recycled materials |
| | 4.2.2 | 80% of events are plastic free |
| | 4.2.3 | 80% of items purchased for library spaces are sourced from local suppliers |
| | 4.2.4 | Four engagements with social procurement |
| | 4.2.5 | Implement resource recycling, end of life disposal and purchasing decisions in line with Wollongong City Council's Sustainable Wollongong 2030 Strategy |

| Action | | Measurement |
|---|-------|---|
| 4.3 Provide spaces that are safe and enhance wellbeing | 4.3.1 | Zero incidents of injury to members of the public annually |
| | 4.3.2 | All libraries identified as <i>cool centres</i> by 2028, in line with Wollongong City Council's Urban Heating Strategy |
| | 4.3.3 | Greater than 85% customer satisfaction relating to library spaces measured annually |
| | 4.3.4 | Greater than 80% of library staff to achieve competency in creating welcoming spaces for people with diverse backgrounds |
| Action | | Measurement |
| 4.4 Plan and deliver library infrastructure that meets the needs of the community | 4.4.1 | Deliver afterhours access at Helensburgh Library in 2025 |
| | 4.4.2 | Greater than 80% customer satisfaction for those who use the library after hours self-access |
| | 4.4.3 | Deliver Southern Suburbs Community Centre and Library in 2026-2027 |
| | 4.4.4 | Continue planning for Helensburgh Community Centre and Library |
| | 4.4.5 | Deliver a refurbishment at Dapto Library in 2026-2027 |





Our Wollongong Our Future

From the mountains to the sea, we value and protect our natural environment and will be leaders in building an educated, creative, sustainable and connected community.

We value and protect our environment

We have an innovative and sustainable economy

Wollongong is a creative, vibrant city

We are a connected and engaged community

We have a healthy community in a liveable city

We have affordable and accessible transport



OUR WOLLONGONG JOIN THE CONVERSATION



Draft Library Strategy 2024-2028 Engagement Report

August 2023

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The information in this report is based on data collected from community members who chose to be involved in engagement activities and therefore should not be considered representative.

This report is intended to provide a high-level analysis of the most prominent themes and issues. While it's not possible to include all the details of feedback we received, feedback that was relevant to the project has been provided to technical experts for review and consideration.

Executive Summary

Council asked the community to comment on the Draft Library Strategy 2024-2028. The Draft Strategy was developed as the previous strategy had reached the end of its timeframe. The new vision, purpose, goals and measures have been drafted to align the strategy to the changing community and the current Community Strategy Plan.

Engagement

Engagement was undertaken with key stakeholders and the community. Information was provided through email, media releases, newsletters, Illawarra Mercury Community Update, Council website and Council social media posts.

A project page was created on Our Wollongong webpage from 10 July to 6 August 2023. The page featured the Drafted Library Strategy 2024-2028, a survey, frequently asked questions, related projects and the key dates.

The survey was available by hardcopy at all 7 libraries, with posters and bookmarks with a QR code to the survey on display.

Targeted youth engagement took place on 24 August 2023. The engagement saw the group openly discuss what the library meant to them, why they went to the library, what they liked about the current offering and what they would like to see in the future.

Engagement participation

The community were invited to provide general feedback on the Draft Library Strategy and comment on the key actions.

- 1053 people visited the Our Wollongong webpage
- 197 unique participants submitted their response to the survey live on the Our Wollongong webpage with 199 total survey responses received.
- 3 emails were received commenting on the strategy
- 6 people participated in the library youth group.

What we heard

Submissions and comments on the Draft Strategy document were largely in support of the proposed document. Many people described the points as easy to understand, wide reaching, aspirational, practical and supportive of everyone's needs. Some people requested small word changes in the proposed vision, purpose and goals, whilst others requested themes of inclusion and accessibility be referenced.

For requests and concerns in other parts of the strategy, people offered both broad and specific suggestions. The most common sentiment was around people being unsure about what the outcomes measures referred to when measuring the progress of the strategy, and would like to understand it better.

On the topic of safety and inclusion, over 93 percent of respondents reported they felt safe and included. Those who responded differently comment on themes around their experience in the physical space, the library's culture and 'identity' and external factors out of the library's control.

Participants were asked to describe what inspired them to visit the library. The range of books and love of reading were highly mentioned, as well as library programs, children's activities and the sense of community the library creates.

Participants were also asked to report what they believed would enhance their experience at the library. The clear themes were around resources, service and creating community, with people suggesting items and actions they wished to see the library enact in the future.

Background

Wollongong City Council's existing 'Wollongong City Libraries Strategy 2017-2022' has reached the end of its timeframe and requires a new five-year strategy. The Wollongong City Libraries Strategy 2024-2028 aims to communicate the goals, objectives, and deliverables of our libraries to the community for the next five years.

The 2024-2028 Strategy and accompanying vision, purpose and goals were developed through consultation with the established Project Working group, Libraries staff and internal Council staff. The draft strategy was informed by previous engagement from the 2021 survey '*We miss you and value your feedback*' consultation which took place during the Covid-19 lockdown. The previous consultation received 867 survey responses, allowing the Project Working Group to gain a lot of valuable information and insights. The Draft Strategy has also been informed by the Learning Cities engagement. The following engagements related to libraries have also been reviewed and considered in the development of this Engagement Plan:

- Libraries Strategy 2017-2022 - Beyond Books: Your Libraries' Next Chapter
- Helensburgh Library – Open for Lunch!
- Planning for a new Helensburgh Community Centre and Library
- Warrawong District Community Centre and Library

Stakeholders


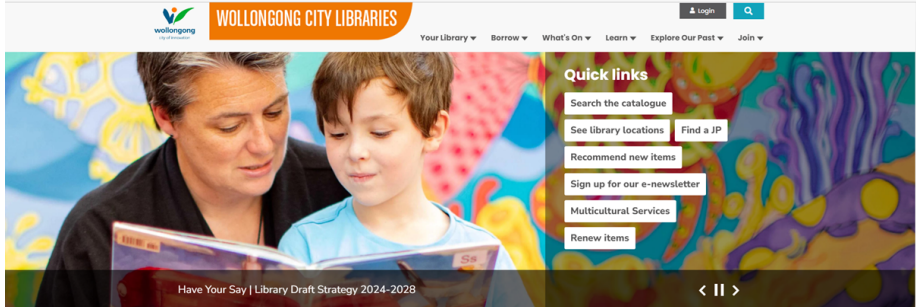
Stakeholders identified prior to the start of the engagement period included:

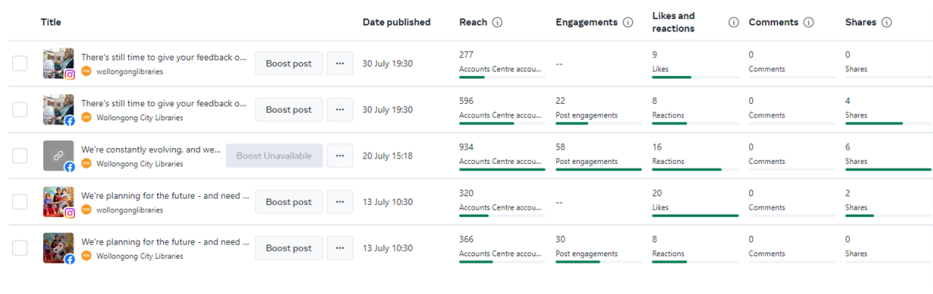


Methods

Communication

Communication of the Draft Library Strategy 2024-2028 document used a range of communication methods to target a wide-reaching audience. The following communication methods were used to promote the public's participation:

| Methods | Details of Methods |
|----------------------------------|--|
| Our Wollongong website | <p>The project webpage launched 10 July 2023 and hosted:</p> <ul style="list-style-type: none"> • Background information and supporting documents • Frequently Asked Questions (published from questions received by email) • Draft Strategy document • Online survey <p>1,355 participants registered on the Our Wollongong website with an interest in "Culture and Arts" were emailed a newsletter announcing the page.</p> <p>The majority of 'direct' visits (688) to the Our Wollongong website were generated via the Wollongong City Libraries email database.</p> |
| Email to library user's database | <p>An email was sent to the database of 'Library Lovers'</p> <ul style="list-style-type: none"> • 11 058 emails were sent • 5 741 people opened the email • 688 unique clicks opened to the Our Wollongong survey. |
| Email signature banner | <p>A banner promoting the engagement was added to the email signatures of all Library staff.</p>  |
| Bookmarks, flyers and posters | <p>Bookmarks, flyers and posters were displayed at all libraries with each including an unique QR code linking to the online survey.</p> <p>Bookmark QR: 5 scans Flyer: 6 scans Poster: 5 scans</p> |
| Advertised on Libraries website | <p>A banner ad linked directly to the survey.</p>  |

| | |
|--------------------------------------|--|
| Social media | <p>Six social posts promoting the exhibition was published on:</p> <p>11 July - City of Wollongong Facebook</p> <p>13 July - Wollongong City Libraries Facebook and Instagram</p> <p>20 July - Wollongong City Libraries Facebook</p> <p>30 July - Wollongong City Libraries Facebook and Instagram</p>  |
| Media release | A media release on 25 July 2023 provided a statement on the Draft Library Strategy and how people could provide feedback. |
| Community Update – Illawarra Mercury | The 2 August 2023 Council community update promoted the Draft Library Strategy 2024-2028 exhibition. |

Engagement Measures

The following engagement methods were used to record data:

- Our Wollongong website
 - An online survey was used to capture participants' comments
 - A printed hardcopy survey was available at all libraries.
- Phone calls
- Emails
- Letters
- Targeted Youth Group

Participation

All stakeholders and the wider community were invited to provide feedback on the Draft Library Strategy 2023-2028 from 10 July 2023 – 6 August 2023. A youth engagement workshop was hosted on 24 August 2023. The results of the engagement participation and the responses received are as follows:

Engagement Participation

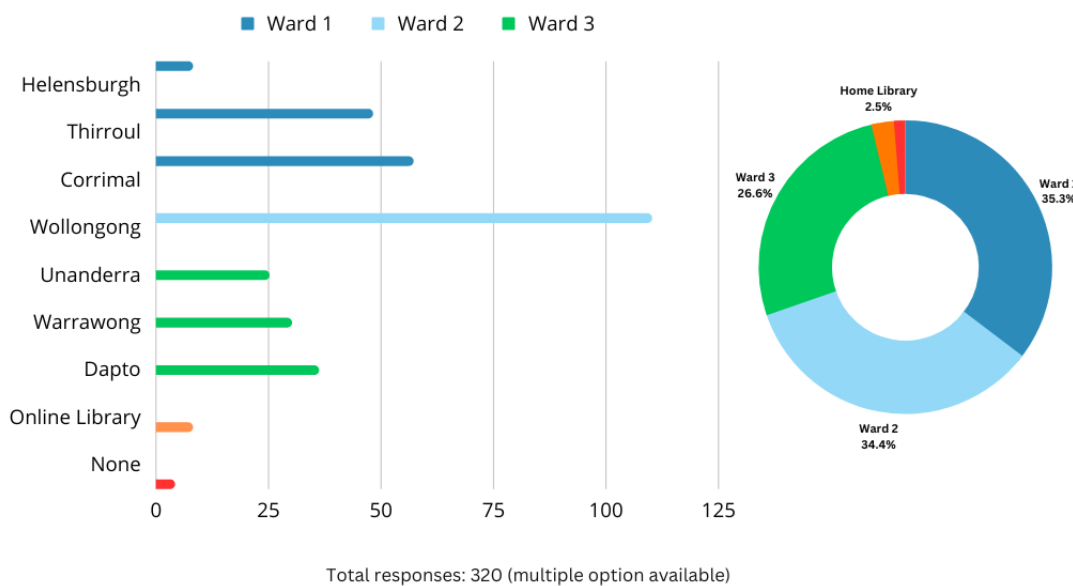
The number of participants for each engagement activity were:

| Engagement Activities | Participation |
|--|--|
| Online survey Printed hardcopy survey | 197 unique participants (199 total responses) |
| Emails | 3 |

| | |
|--|--|
| Internal staff sessions + online survey | 6 sessions with 15 attendees 7 survey responses |
| Youth group | 6 |
| Online Participation | |
| Aware – Total number of unique visitors who viewed the project webpage. | 1,053 |
| Informed – Total number of people who clicked a hyperlink, e.g. to download the draft Strategy. | 670 |
| Engaged – Total number of people who actively contributed to the project, e.g. by submitting comments via the survey | 197 (199 total responses) |

Demographics

What library do you usually visit?



The location recorded for 187 people across the engagement activities included:

Ward 1: 65 people

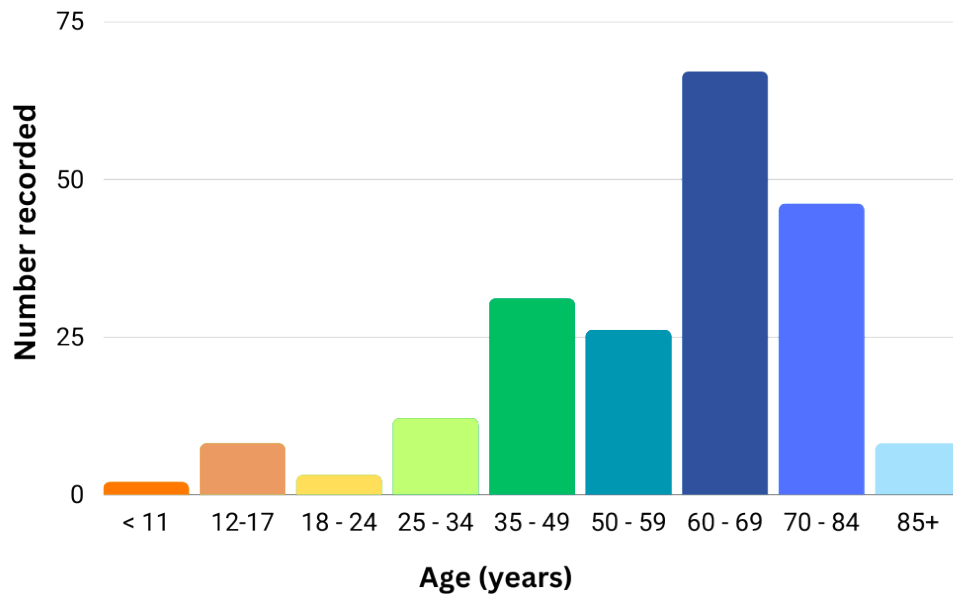
Ward 2: 64 people

Ward 3: 52 people

There was five people who reported they were out of area. One person via the Our Wollongong survey recorded 'skipped' as their answer.

The age of participants was recorded in the Our Wollongong survey and at youth group.

Age of Participants



The three emails received did not record the library they use, location or age and have not been included in these statistics.

Submission results

Participants who contributed to the survey answered questions regarding the following:

- How do you feel about the following vision, purpose and goals proposed in the draft Library Strategy? Very supportive, supportive, neutral, unsupportive or very unsupportive?
- Do you have any comments about the vision, purpose or goals?
- Would you like to provide feedback on other parts of the draft Library Strategy? Tell us your thought.
- Which library (or libraries) do you usually visit?

The following questions were then optional via the online survey:

- What inspires you to visit the library?
- What would enhance your experience at the library?
- How safe and included do you feel in the library spaces? Please explain your answer.
- Demographic based questions including suburb and age.

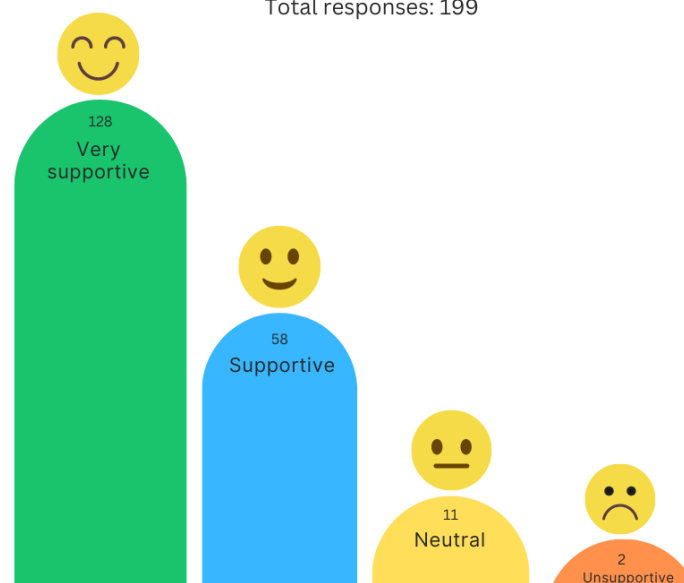
Responses received via email commented generally on the strategy and requests for libraries and were themed accordingly and filtered into the report where relevant.

The library youth group was an unstructured discussion around the meaning of the library strategy. The discussion followed similar questions as included in the Our Wollongong online survey. The group talked about their feelings about the library, what they liked and what was important to them, and what would enhance their experience. They were also asked about their feeling of inclusion in the library spaces. The ideas were recorded, themed and reported appropriately in this report.

The Draft Vision, Purpose and Goals

How do you feel about the following vision, purpose and goals proposed in the draft Library Strategy?

Total responses: 199



*responses recorded in the Our Wollongong Survey

Very Supportive: A significant proportion of respondents – 128 - described they were 'Very Supportive' when asked how they felt about the proposed draft vision, purpose and goals of the Library Strategy.

Supportive: There were 58 people stated they were supportive of the draft, however many offered minor tweaks and suggestions in their feedback that extended on what was already proposed.

Neutral: There were 11 people who felt neutral. They were primarily concerned with the implementation of the strategy.

Unsupportive: There were two respondents who were unsupportive of the draft and provided feedback in what they wished to see changed.

Very unsupportive: No respondents described their feelings towards the proposed vision, purpose and goals as 'very unsupportive'.

Support

Many people in support of the draft vision, purpose and goals described the points as easy to understand, wide reaching, aspirational, practical and supportive of everyone's needs. Others said it was bold, interesting, inspiring and encouraging. Focus on Wollongong City Council's libraries being a welcoming, learning hub and an important part of the local community was the common sentiment across responses.

Suggestions

Some people made specific requests on the wording within the Draft library Strategy. A change from the word 'customer' to 'community' or 'client' was requested. Featuring inclusive language including "like-minded" people and "diverse community" was also a suggestion.

There was a repeated reference to accessibility throughout the data that was collected. A commitment to making libraries accessible not just as a physical space but a social and psychosocial space for people was requested to be included in the goals of the strategy. Being inclusive of age was also referred to in responses.

Requests to feature the theme of inclusion was repeatedly recorded in the feedback received through the online engagement. Increasing engagement and collaboration with First Nations, culturally and linguistically diverse communities, neurodiverse and other diverse community groups were some examples where people wished to see inclusion manifest in the draft strategy.

There was a repeated request to use words like 'empower' and 'facilitate' the desire for people to learn, specific to goal 2. Respondents provided ideas such as of a relevant and appropriate activities, for example, having pre-school aged children visit the libraries and learn with senior people in a cross-age program.

There was also desire for the goals to mention a commitment to obtaining of resources and growing collections.

Concerns

There was a small amount of people who were concerned with the implementation of the vision, purpose and goals. Some stated they were concerned the vision, purpose and goals were reaching far beyond

providing the basics of a library. Others raised concerns that the draft were not achievable. An example was that the respondent wished the libraries to push harder on sustainable matters. Requests for a comparison of quantitative deliverables were a common theme amongst the responses. The justification for this was so that respondents could gauge the progress that the library committing to in the new draft.

Another common theme in the response was that the draft vision alluded to being specific to the larger libraries in the Wollongong City Council. The libraries at Unanderra, Dapto, Helensburgh and Corrimal were repeatedly mentioned clarifying their desire to ensure that all libraries were treated equal.

Some people provided more detailed suggestions and concerns of the library service including those who stated they were 'unsupportive' of the proposed vision, purpose and goals within the draft Library Strategy, which will be reported in feedback on other parts of the strategy.

Other parts of the strategy

Participants were offered the opportunity to comment on any other suggestions or concerns they had on other parts of the Draft Library Strategy. To enact transparency, some responses from participants have been moved within this report to reflect relevance to the question.

Strengths

The responses that provided positive praise for the draft strategy were around:

- Community engagement goals and strategies, including pop-ups
- Increasing activities like music in the library
- Telling of local stories and history
- Healthy physical spaces of Wollongong City Council's libraries
- Library refurbishments and the new Warrawong Library plan
- Continuing commitment to receiving suggestions for purchase
- Time-frames for getting new stock onto shelves
- Customer service delivery and professionalism by staff.

Suggestions

There were requests to have more KPI's of the draft strategy be measurable by satisfaction rather than have quantitative targets. People suggested satisfaction surveys during school holidays to capture youth's voices or similarly measure satisfaction when people are already engaged with library programs.

Many respondents suggested that the quantifiable nature of the strategy was not easy to understand. Some said the percentages measured did not explain the previous numbers they were being compared to or what an increase may look like. For example, increasing visitation by five percent annually, responders wished to know what this would look like in numbers. One suggestion made was that it would be appropriate to what the average performance has been over previous years as a point to compare to.

Some other suggestions people made in the survey included:

- Using the word 'patron' rather than 'customer'
- A greater focus range of activities and programs targeting a mix of attendees eg. Youth and elderly
- Increase creative activities and spaces for local artists.
- Increase and promote space for book clubs and community groups within libraries.

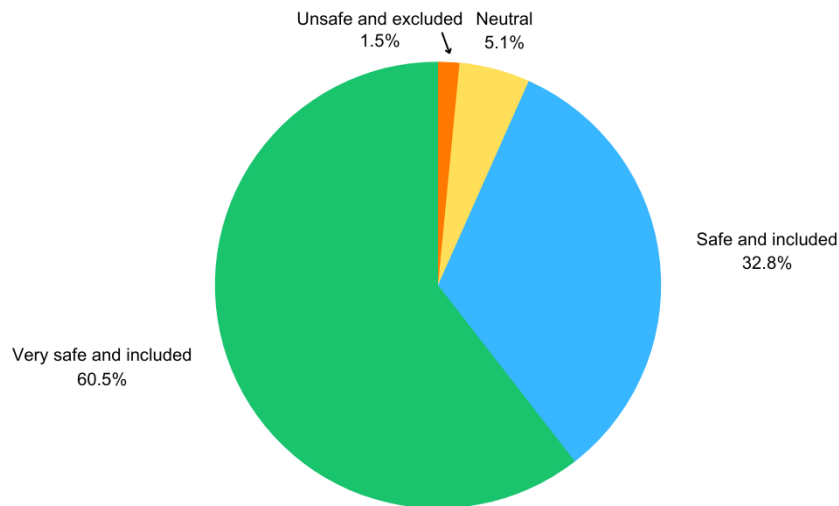
- Commitment to create cross-skill learning opportunity eg. Creative art with learning
- Increase engagement of young adults including people in their 20s
- Support for illiterate and semi-illiterate community
- Celebrate and engage LGBTQIA+ community, particularly young people with KPI's to include events, reading material, flags and working with local NGO's to provide safe spaces.
- Promote cultural safety and responsiveness with KPI's to provide staff cultural training.
- Increase accessibility for First Nations people and organisations and continue increasing Indigenous resources in the spaces of science.
- Commitment to maintaining face-to-face services with strong customer service.
- Creating spaces for community to project their voice as a library user eg. Allowing customers to contribute to a 'recommendations' list.
- Promote volunteering at the library as many were unaware it was an option.
- Enact and promote environmentally sustainable practices including opportunities for the public to interact with sustainable activities eg. Toy library.
- Increase accessibility of library by extending hours during week and on the weekend
- Have the library commit to bigger events including Sydney Writer's Festival
- Commit to obtaining different resources eg. academic journals and resources in different languages.

Concerns

The concerns over other parts of the Draft Library Strategy 2024-2028 included:

- The measures are not ambitious enough relevant to digital loans
- The measurements related to the Aboriginal community need specific consultation to create meaningful action
- Lack of detail and specificity could lead to actions be easily manipulated
- The measures would not be delivered as similar measures outlined in the previous library strategy had not been actioned eg. Opportunity to provide suggestions/feedback on resources and programs
- The strategy would lead to favouring the larger libraries and leave smaller libraries neglected.
- Wollongong City Council's libraries are too politically active and bias and push the alternate agenda at every opportunity including at drag story time.
- Some of the measurements were deemed as narrow-minded. The specific example was of injury within the library taking place where children were subjected to inappropriate content within books.

Safety and Inclusion



How safe and included do you feel in the library spaces?

Total responses: 195

Safe and Included

There was approximately 93 percent of respondents that reported they felt safe and included in Wollongong City Council's library spaces. Many respondents highlighted the efforts of library staff as a mechanism in making them feel safe. Some words that were recorded include that staff made people feel invited, welcomed and warm. Others said they never felt any judgement by staff and librarians were always happy to assist at any time. There was also mention about the physical presence of staff made people feel protected and comfortable.

Another factor of people feeling safe and included in the library was the atmosphere and physical space. People described the space as peaceful and relaxing, with comfortable areas to access. Other words included calm, quiet and clean. The open-plan design and appropriate staff supervision within the space was commended in the responses.

Some other elements of the library that made people feel safe and included:

- Acknowledgement of Country carried out at story time
- Posters, events and resources that celebrate inclusion, differences and minority groups
- The emergency room
- Sectioned areas and rooms at the library

The youth group agreed they all felt safe in the library space. Similar to the responses in the survey, the group commented on the staff who worked at the library. They said the staff were always friendly and welcoming, always smiling and greeting them by their name upon entrance. This made the youth group feel like they belonged and encouraged them to continue using the space.

Unsafe and Excluded

Requests and concerns regarding the safety and inclusion that people felt when interacting with Wollongong City Council's libraries were around the following themes – experiences in the physical space, the culture of the library and external factors. Points that impacted people's feeling of safety and inclusion are listed within the 3 themes.

Experience in the physical space

- Lack of lighting around Wollongong library and carpark
- Space between shelves were narrow and impact mobility impaired customers including wheelchair users
- Lack of comfortable and accessible areas to sit
- Limit on internet usage and data access
- Lack of water facilities at Thirroul library, specifically related to breastfeeding women
- Limited religious resources
- Drag queens entering women's toilets.
- No dedicated sensory spaces catered towards neuro-diverse teenagers and adults

Culture

- The book collections are very white-centric and limited in the range of stories and perspectives
- Lack of inclusion for Deaf/deaf, hard of hearing and Auslan users
- The 'blatant use of political activism by Library management pushed in customer's faces'
- Library management is 'using weaponised words such as "inclusive" but showing they are appealing to minority activists and holding obvious bias'.
- Youth would feel more included in the library delivered activities or "youth time" that were more targeted to their age group.
- Staff can sometimes lack recognition and understanding of neuro-diverse behaviours including stimming and being non-verbal.

External factors

- Experience with unpredictable people who are accessing the library or are hanging around the library made people feel unsafe.

Delivery of the current service

Participants were invited to comment on what inspires them to use the libraries of Wollongong City Council. The results reflected varying comments on the delivery of physical resources by the libraries, services provided to the community and the culture created within the library spaces. The data was tagged with common themes and words, then reported as a word map to identify the most common responses as the larger text.



The most favoured experiences that people had when interacting with the library were around the range of books available, reading, children's activities, library programs and sense of community.

An appreciation for the delivery of Customer Service was consistently mentioned by users of all libraries in the Local Government Area. The staff were friendly, welcoming and made people feel valued when accessing the library.

Many people complimented the variety of resources that the library offers, mentioning different books, DVDs, CDs, news, family history and online services like Kanopy. They commended there was so much on offer at the libraries and could use the libraries in a range of ways.

The consensus of what inspired the youth group to visit the library was the focussed on the social offerings. They visit the library because of the dedicated weekly youth time at the library, that was supported by a youth worker who hosted activities and conversations. It was about the social interactions they shared with other attendees where they could talk about common interests and their week. The library was viewed as more of a relaxing space rather than a place to borrow resources. The staff and delivery of customer service was very meaningful to the group.

Ideas for the future

The community were also invited to provide suggestions on what would enhance their experience in their elected library of choice. Suggestions could be themed against resources of the library, service delivery and creating and maintaining a community identity through the library's actions.



Resources

- Increasing book numbers, literary material, DVDs and documentaries, magazines, online resources
- Improve speed of obtaining new release books and notify library users
- Access to academic journals
- Recycling facilities at libraries
- Grow desktop numbers and internet access
- Host dedicated craft, puzzles or games areas

Service

There was a consistent reference to increasing events and programs that target a range of ages. Many people wished for more book clubs and games nights, others wished for diverse workshops, craft events and lectures. Some groups that identified they felt excluded from the current offerings were new mothers, young adults and middle-aged people. They wanted to have programs and activities that would bring like-minded people together and would be at suitable times for people to engage with the library, including after hours and mornings.

Some other suggestions that would enhance people's experience with Wollongong City Libraries' service included:

- Regular visit from the 'therapy dog'
- Games and puzzles within the library
- Increase Author talks, book launches and guest speakers
- Community-wide activities/events including in the school holidays
- Designated creative space

- Teaching workshops
- Café
- Designated quiet spaces or quiet times
- Meeting spaces and Individual study spaces
- Designated parking areas for library users
- Faster rotation of children's activities between libraries
- Provide a toy library
- Extended library hours to be 7 days a week
- Music incorporated in the space, in events and host music workshops
- High quality bilingual books
- Allow library cards to be electronically accessible
- Creative opportunities using digital media
- Themed events surrounding nationally recognised days including Halloween

Younger participants within the engagement commented consistently on the physical space of the library being why they accessed the service. The suggestions they offered were less about resources, but more about the space the library provided. Suggestions that would enhance their experience in the library were comfortable lounge-like seating, beanbags, nooks and cornered-off sections where they could feel somewhat separated from other library users. They liked the use of natural light and plants to create a serene space.

Community

- Flags on the wall including Pride flag, Aboriginal and Torres Strait Islander flags.
- Learning events and engagement with Aboriginal cultural providers.
- Provide cross-age events and learning eg. Children playing with seniors.
- Engage the LGBTQIA+, non-English speaking background, culturally and linguistically diverse and Aboriginal and Torres Strait Islander people.
- Less political activism.
- Host events where children connect face to face.
- Inclusion of the disability community in events like Auslan story time and in resources including children's books.
- Consider neuro-diverse people, including young people in library spaces, for example consider sensory aids, and in library program schedules.
- Increase consultation with young people about what programs the library hosts

Next steps

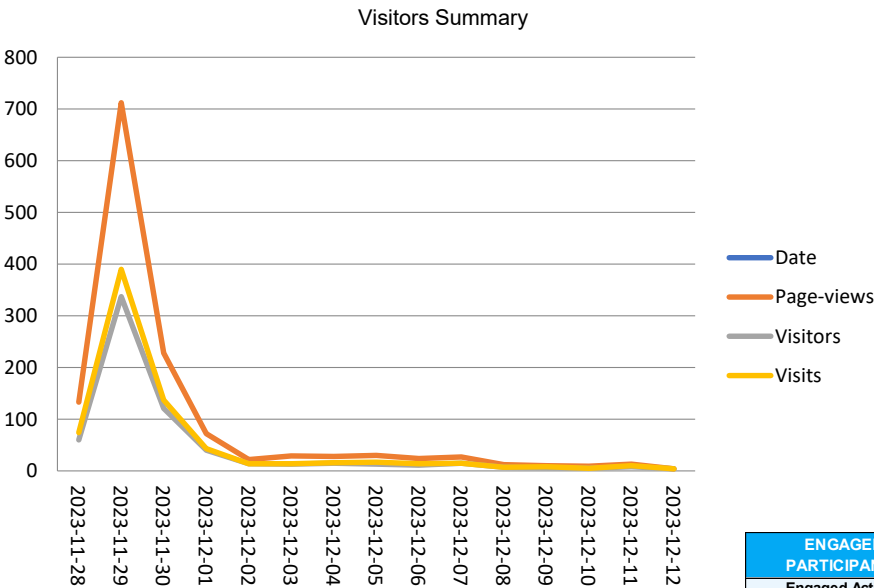
Based on suggestions received through the community engagement and consultation, the project working group will consider the data and may amend the Draft Library Strategy 2024-2028.

The final draft will then be submitted for the Councillors to endorse and is expected to occur in mid-October. The final Library Strategy 2024-2028 will then go on exhibition for 28 days.

Discover, Learn and Connect Wollongong City Libraries Strategy 2024-2028

Community Engagement – Project Report 28 November to 12 December

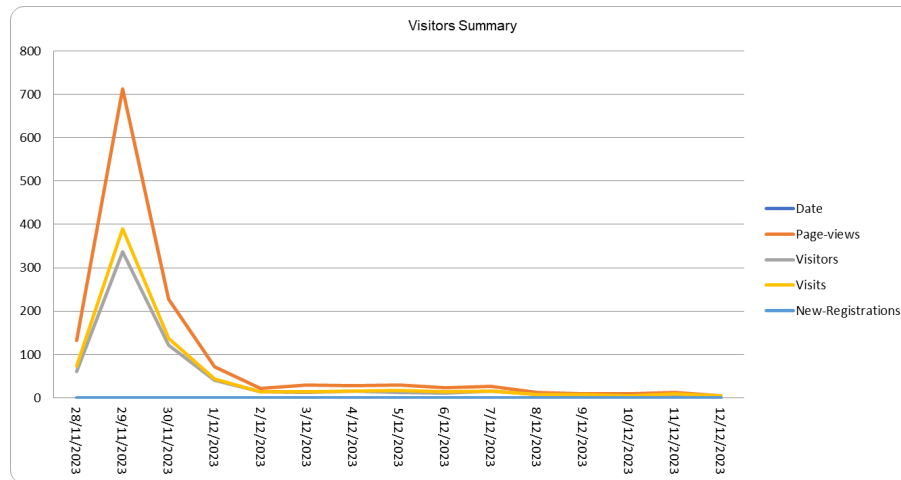
Summary



| Project Highlights | |
|--------------------|-----|
| Total Visits | 768 |
| New Registrations | 0 |
| Video views | 0 |
| Photo Views | 0 |
| Document Downloads | 266 |

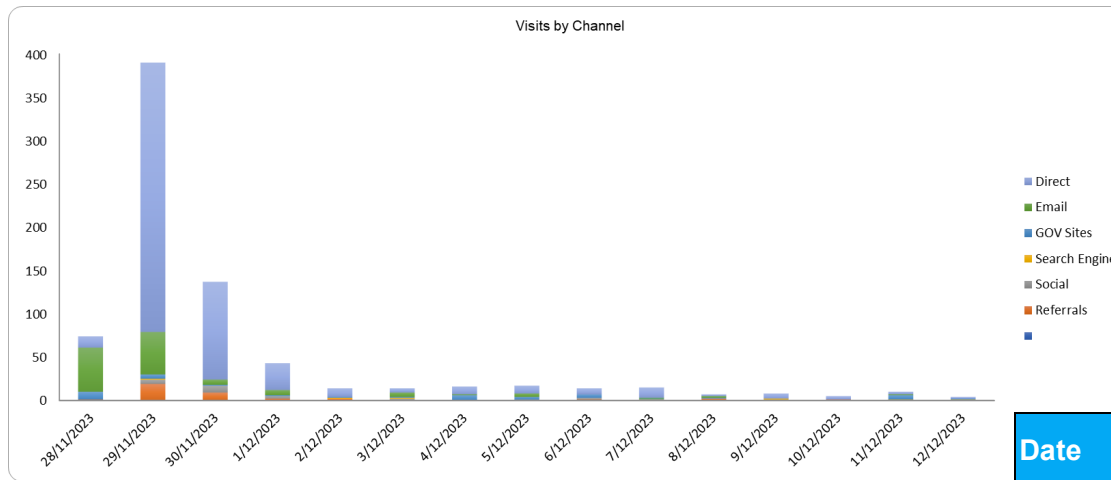
| ENGAGED PARTICIPANTS | 14 | | | INFORMED PARTICIPANTS | 233 | AWARE PARTICIPANTS | 610 |
|-----------------------------|------------|------------|-----------|---------------------------------|--------------|---------------------------|--------------|
| Engaged Actions Performed | Registered | Unverified | Anonymous | Informed Actions Performed | Participants | Aware Actions Performed | Participants |
| Contributed on Forums | 0 | 0 | 0 | Viewed a video | 0 | Visited at least one Page | 610 |
| Participated in Surveys | 8 | 6 | 0 | Viewed a photo | 0 | | |
| Contributed to Newsfeeds | 0 | 0 | 0 | Downloaded a document | 210 | | |
| Participated in Quick Polls | 0 | 0 | 0 | Visited the Key Dates page | 2 | | |
| Posted on Guestbooks | 0 | 0 | 0 | Visited an FAQ list Page | 0 | | |
| Contributed to Stories | 0 | 0 | 0 | Visited Instagram Page | 0 | | |
| Asked Questions | 0 | 0 | 0 | Visited Multiple Project Pages | 190 | | |
| Placed Pins on Places | 0 | 0 | 0 | Contributed to a tool (engaged) | 14 | | |
| Contributed to Ideas | 0 | 0 | 0 | | | | |

Visitors Summary



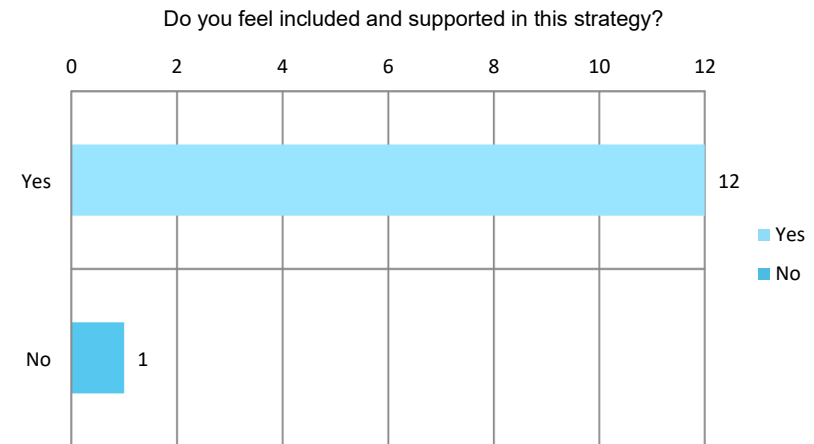
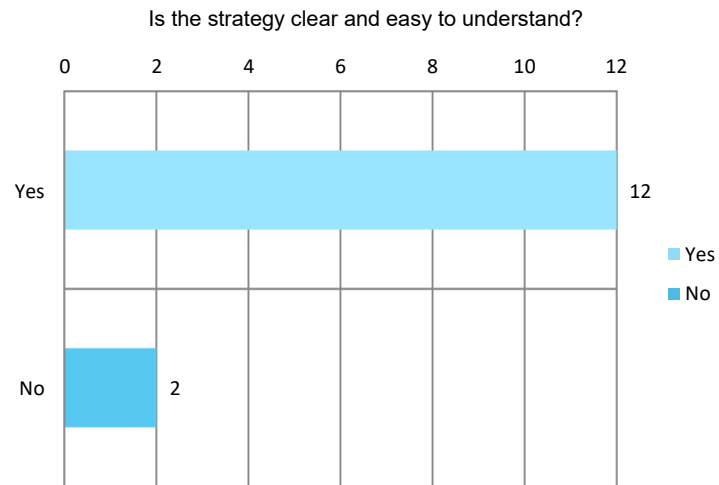
| Date | Page-views | Visitors | Visits | New-Registrations |
|------------|------------|----------|--------|-------------------|
| 28/11/2023 | 133 | 60 | 74 | 0 |
| 29/11/2023 | 712 | 337 | 390 | 0 |
| 30/11/2023 | 228 | 121 | 137 | 0 |
| 1/12/2023 | 72 | 40 | 43 | 0 |
| 2/12/2023 | 22 | 14 | 14 | 0 |
| 3/12/2023 | 29 | 13 | 14 | 0 |
| 4/12/2023 | 28 | 15 | 16 | 0 |
| 5/12/2023 | 30 | 13 | 17 | 0 |
| 6/12/2023 | 24 | 11 | 14 | 0 |
| 7/12/2023 | 27 | 15 | 15 | 0 |
| 8/12/2023 | 12 | 7 | 7 | 0 |
| 9/12/2023 | 10 | 6 | 8 | 0 |
| 10/12/2023 | 9 | 5 | 5 | 0 |
| 11/12/2023 | 13 | 8 | 10 | 0 |
| 12/12/2023 | 4 | 4 | 4 | 0 |

Traffic Sources Summary



| Date | Direct | Email | GOV Sites | Search Engine | Social | Referrals |
|------------|--------|-------|-----------|---------------|--------|-----------|
| 28/11/2023 | 13 | 51 | 9 | 0 | 0 | 1 |
| 29/11/2023 | 311 | 49 | 5 | 1 | 5 | 19 |
| 30/11/2023 | 113 | 6 | 1 | 0 | 8 | 9 |
| 1/12/2023 | 31 | 6 | 1 | 0 | 3 | 2 |
| 2/12/2023 | 10 | 0 | 1 | 1 | 0 | 2 |
| 3/12/2023 | 5 | 5 | 1 | 1 | 2 | 0 |
| 4/12/2023 | 9 | 1 | 6 | 0 | 0 | 0 |
| 5/12/2023 | 9 | 4 | 3 | 0 | 1 | 0 |
| 6/12/2023 | 7 | 0 | 4 | 0 | 2 | 1 |
| 7/12/2023 | 12 | 1 | 1 | 1 | 0 | 0 |
| 8/12/2023 | 2 | 2 | 1 | 0 | 0 | 2 |
| 9/12/2023 | 6 | 0 | 0 | 1 | 1 | 0 |
| 10/12/2023 | 4 | 0 | 0 | 0 | 0 | 1 |
| 11/12/2023 | 3 | 1 | 5 | 1 | 0 | 0 |
| 12/12/2023 | 2 | 0 | 1 | 1 | 40 | 0 |

Survey Summary



ITEM 5 APPOINTMENT OF COUNCIL 'LOCAL EXPERT' MEMBERS ON THE SOUTHERN REGIONAL PLANNING PANEL

Sydney and Regional Planning Panels were introduced to NSW in 2009 to strengthen decision making on regionally significant development applications and other planning matters. The five member panels include three State appointed members and two Council appointed members, one of which is required to be a local "expert" member. This report sets out a process to refresh the Council appointed expert panel members.

RECOMMENDATION

Council endorse the appointment for local expert representatives Marjorie Ferguson and Tina Christie (alternative delegate) to the Southern Regional Planning Panel for a period of three years to replace the previous outgoing members, Michael Mantei and Mark Carlon.

REPORT AUTHORISATIONS

Report of: Mark Adamson, Manager Development Assessment and Certification
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Regional Panels provide independent, merit-based decision making on regional development and commenced operation on 1 July 2009. Wollongong City Council is part of the Southern Regional Planning Panel which was the first in the state to hold a determination meeting on 24 September 2009. Regional Panels consist of five members comprising one chair (appointed by Minister), two experts (appointed by Minister) and two Council appointed members. Historically Wollongong has appointed one Councillor (non-expert) and one local expert as local panel members.

Section 4.4 of the Sydney District & Regional Planning Panel Operational Procedures (November 2022) states that *'Two council members are appointed by each council. At least one council member must have expertise in one or more of the following areas: planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering or tourism'*.

On 21 February 2023, Council resolved unanimously to appoint Councillor David Brown (Delegate) and Councillor Tania Brown (Alternate Delegate) as Councillor representatives.

The term of Council's qualified expert members Michael Mantei and alternate Mark Carlon expired in December 2023. The expert position and alternate are now vacant and require replacement. To date, Council's expert members have been effective professional panel members and their service has been highly regarded.

Section 4.5 of the Sydney District & Regional Planning Panel Operational Procedures (November 2022) states that *'Councils are not restricted to nominating people from the council's local area. They can appoint, terminate, and reappoint members at any time, and can determine the duration of each appointment. Generally, so as to ensure the greatest degree of continuity for the Panels, councils should consider appointing members for the maximum term of 3 years. However, councils should reconsider if the nominations to the Panels are appropriate within 12 months following a council election.'*

Following some consultation with the Panel Secretariat, a review of the existing pool of experts appointed by the Minister for local and State planning panels was identified as an efficient and ideal resource to identify suitable candidates. The Planning Panels Secretariat at the Department of Planning, Housing and Infrastructure maintains a list of approved independent experts and can make this list available to councils on request.

State panel locally appointed experts are required to be appropriately qualified in the relevant areas of town planning, architecture and like fields.

The Minister's pool has approximately 200 qualified experts. Experts in the pool have also already undergone necessary probity checks to be eligible. *Each expert has completed probity checks and provided a statutory declaration that they have not been bankrupt, do not have a criminal record and are not developers or real estate agents.*

Reviewing the pool has enabled Council to efficiently identify relevantly qualified and experienced experts that have undergone probity checks that are located within the Wollongong Local Government Area.

The candidates were all evaluated by managers within the Development Assessment and Certification division against the following selection criteria:

- Relevant expertise in one of the following areas - planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering or tourism
- Qualification levels
- Experience in development assessment or as member on an assessment panel
- Knowledge of local area and local planning issues
- Ability to act independently and to represent community concerns

As a result of the evaluation process two (2) preferred candidates were identified:

- Marjorie Ferguson
- Tina Christie (alternative)

The recommended experts do not hold any other positions within the Local Government Area that may affect their ability to undertake the role or result in any perceived conflicts of interest. Both candidates have indicated that they would accept the appointment to the Panel.

It is recommended that the above candidates be appointed as local experts. Both candidates have local knowledge and extensive experience in development assessment, planning issues and decision making. The new members may be appointed for a period of up to three years. This appointment ensures the continuation of the strong performance delivered by the Southern Regional Planning Panel on significant local development proposals.

PROPOSAL

Council endorse the appointment of a local expert representative and an alternate member to replace the outgoing members.

This appointment ensures the continuation of local representation with suitably experienced members and the strong performance delivered by the Southern Regional Planning Panel on significant local development proposals.

CONSULTATION AND COMMUNICATION

Local experts with relevant planning panel experience and expertise were identified via the list of experts appointed by the Minister for Planning.

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 Delivery Program and Operational Plan Development Assessment service.

RISK MANAGEMENT

Legislative and Regulatory Risk – The Panel is to be constituted in accordance with legislation.

FINANCIAL IMPLICATIONS

Council determines the fees paid to local panel members and is responsible for making payments to local expert panel members when they attend regional panel meetings. It is proposed to retain the existing remuneration arrangement as follows:

| Schedule of remuneration | |
|--------------------------|---|
| Councillors | No additional payment beyond existing Councillor entitlements |
| Council Experts | \$1,100 (GST inclusive) per meeting |

CONCLUSION

This report recommends that Council endorse the appointment of local expert representatives Marjorie Ferguson and Tina Christie (alternate) to the Southern Regional Planning Panel for a period of three years to replace the outgoing members, Michael Mantei and Mark Carlon. The alternate local expert is to provide expertise in the event the primary expert is unavailable or identifies a conflict of interest.

ITEM 6

LEAVE OF ABSENCE - COUNCILLOR JANICE KERSHAW - 5 FEBRUARY 2024 TO 19 MARCH 2024

Councillor Janice Kershaw has requested a leave of absence for the period of 5 February 2024 to 19 March 2024.

RECOMMENDATION

Leave of Absence be granted to Councillor Kershaw for the period of 5 February 2024 to 19 March 2024.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer and Business Integrity
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

There are no attachments for this report.

ITEM 7

COUNCILLOR ATTENDANCE AT 2024 NSW AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION (ALGWA) ANNUAL CONFERENCE

This report seeks approval for Councillor attendance at the 2024 NSW Australian Local Government Women's Association (ALGWA) Annual Conference.

RECOMMENDATION

- 1 That Councillors Tania Brown and Ann Martin be authorised to attend the ALGWA Annual Conference in Macquarie Park between 14 and 16 March 2024, and
- 2 The General Manager be delegated the authority to determine requests from any other Councillor to attend the 2024 ALGWA Annual Conference.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer and Business Integrity
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

The Australian Local Government Women's Association (ALGWA) is the peak body for women in local government. A voluntary-run organisation, ALGWA supports both employees and elected representatives.

The 2024 ALGWA NSW Annual Conference is designed to provide training and support for councillors and staff, whether they are new to local government or have been around for a long time. It's an opportunity to learn and gain valuable insights from our guest speakers along with networking with other delegates from across NSW. The 2024 conference is hosted by the City of Ryde.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal "We are a connected and engaged community". It specifically delivers on core business activities as detailed in the Governance and Customer Service Divisional Service Plan 2023-24.

SUSTAINABILITY IMPLICATIONS

Councillors are encouraged to utilise digital conference papers where available, to minimise the use of paper.

FINANCIAL IMPLICATIONS

The estimated total cost of attendance in person at the 2024 ALGWA conference for each attendee, inclusive of available sessions, functions and events is \$2,020 inc GST.

Travel is undertaken and expenses reimbursed in accordance with the Councillors Expenses and Facilities Policy.

A breakdown of estimated costs is shown below:

| Estimated Expenses | Amount (incl GST) |
|--------------------------|-------------------|
| Conference registration | \$1,300.00 |
| Accommodation (3 nights) | \$720.00 |
| TOTAL | \$2,020.00 |

CONCLUSION

The 2024 ALGWA Conference is directly related to the business of Council and this report presents the anticipated cost in councillor attendance.

ITEM 8 DECEMBER 2023 FINANCIALS

The financial result for December 2023 compared to budget is favourable for the Operating Result [pre-capital] \$10.7M. Funds Available from Operations was favourable compared to budget \$2.8M and the Total Funds Result, favourable \$4.8M compared to budget.

The Statement of Financial Position at the end of the period indicates that there is sufficient cash to support external restrictions.

Council has expended \$44.8M on its capital works program representing 45.6% of the annual budget. The budget for the same period was \$44.9M.

RECOMMENDATION

- 1 The financials be received and noted.
- 2 Council endorse the proposed changes to the Capital Budget for November and December 2023.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

- 1 Financial Statements - December 2023
- 2 Capital Project Report - November and December 2023

BACKGROUND

This report presents the Financial Performance of the organisation as at December 2023. The below table provides a summary of the organisation's overall financial results for the year.

| Wollongong City Council 29 December 2023 Forecast Position | Original Budget \$M 1-Jul | Revised Budget \$M 29-Dec | YTD Forecast \$M 29-Dec | YTD Actual \$M 29-Dec | Variation \$M |
|---|--|--|--|--|--------------------------|
| Operating Revenue | 319.0 | 303.0 | 149.0 | 156.1 | 7.1 |
| Operating Costs | (330.4) | (350.3) | (178.0) | (174.4) | 3.6 |
| Operating Result [Pre Capital] | (11.4) | (47.4) | (29.0) | (18.3) | 10.7 |
| Capital Grants & Contributions | 38.7 | 28.9 | 10.4 | 15.8 | 5.4 |
| Operating Result | 27.3 | (18.5) | (18.6) | (2.5) | 16.1 |
| Funds Available from Operations | 64.3 | 44.5 | 21.4 | 24.2 | 2.8 |
| Capital Works | 99.0 | 98.2 | 44.9 | 44.8 | 0.1 |
| Contributed Assets | 7.9 | 7.9 | 0.0 | - | 0.0 |
| Transfer to Restricted Cash | 11.0 | 14.0 | 6.9 | 6.9 | - |
| Borrowings Repaid | 2.6 | 2.6 | 1.3 | 1.3 | - |
| Funded from: | | | | | |
| - Operational Funds | 64.3 | 44.5 | 21.4 | 24.2 | 2.8 |
| - Other Funding | 56.1 | 58.2 | 19.5 | 21.4 | 1.9 |
| Total Funds Surplus/(Deficit) | (0.2) | (19.9) | (12.2) | (7.4) | 4.8 |

FINANCIAL PERFORMANCE

The December 2023 Operating Result [pre-capital] deficit of \$18.3M is a favourable variance of \$10.7M compared to the budget deficit of \$29M.

The Operating Result deficit of \$2.5M is a favourable variance of \$16.1M compared to budget. This is largely driven by:

- Operating Grants and Contributions at \$11.9M being favourable to budget by \$5.9M; and
- Capital Grants and Contributions at \$15.8M being favourable to budget by \$5.4M.

The Funds Available from Operations result is favourable by \$2.8M compared to phased budget. This result excludes non-cash variations and transfers to and from Restricted Assets but includes the variation in cash payments for Employee Entitlements. This result best represents the operational budget variations that impact our funding position and current financial capacity.

The Total Funds result as at 29 December 2023 is a favourable variance of \$4.8M compared to phased budget.

At the end of December, the Capital Works Program had an expenditure of \$44.8M compared to a budget of \$44.9M.

FINANCIAL POSITION

Cash, Investments & Available Funds

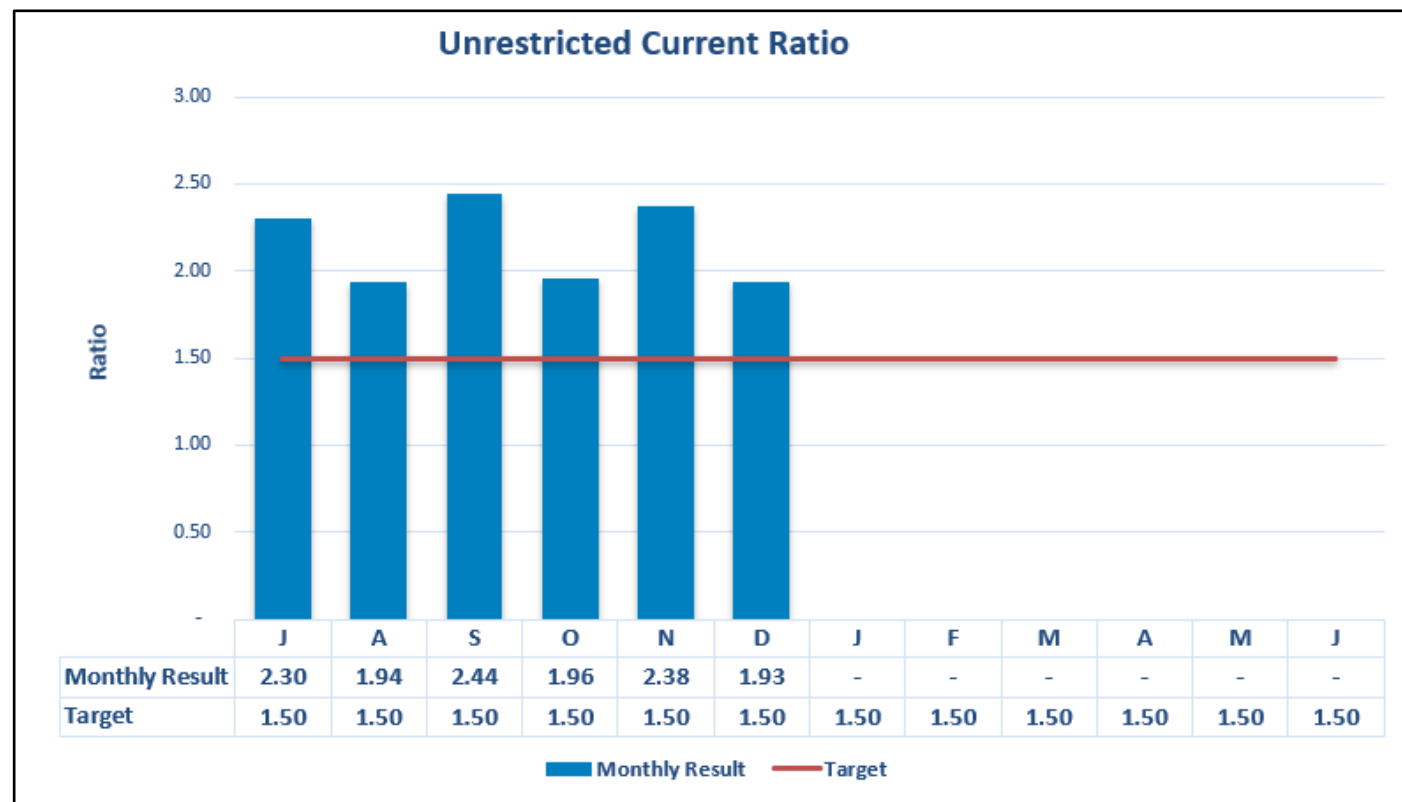
Council's cash and investments increased during December 2023 to holdings of \$184.1M compared to \$181.7M at the end of November 2023. A significant portion of these funds are subject to restriction meaning they can only be utilised for specific purposes. As a result, Council's true available cash position is more accurately depicted by considering available funds that are uncommitted and not subject to restriction.

| Wollongong City Council 29 December 2023 Cash, Investments and Available Funds | | | | |
|---|----------------|-------------------------|------------------------|---------------------------|
| | Actual 2022/23 | Original Budget 2023/24 | Current Budget 2023/24 | Actuals YTD December 2023 |
| | \$M | \$M | \$M | \$M |
| Total Cash and Investments | 177.2 | 133.3 | 147.2 | 184.1 |
| Less Restrictions: | | | | |
| External | 94.2 | 66.0 | 67.3 | 87.9 |
| Internal | 61.7 | 63.8 | 65.0 | 67.6 |
| CivicRisk Investment | 2.9 | | | 2.9 |
| Total Restrictions | 158.8 | 129.8 | 132.3 | 158.4 |
| Available Cash | 18.4 | 3.5 | 14.9 | 25.7 |
| Adjusted for : | | | | |
| Payables | (22.3) | (29.7) | (31.5) | (43.4) |
| Receivables | 33.1 | 27.9 | 25.9 | 38.6 |
| Other | 6.3 | 13.2 | 6.3 | 8.8 |
| <i>Current Contract Assets</i> | 3.8 | 9.7 | 3.8 | 6.4 |
| <i>Other</i> | 6.4 | 7.1 | 6.4 | 7.4 |
| <i>Contract Liabilities</i> | (3.9) | (3.6) | (3.9) | (5.1) |
| Inventories - movement | | | | 0.0 |
| Net Payables & Receivables | 17.1 | 11.4 | 0.7 | 4.1 |
| Available Funds | 35.5 | 14.9 | 15.6 | 29.8 |

External restrictions are funds that must be spent for a specific purpose and cannot be used by Council for general operations. Internal restrictions are funds that Council has determined will be used for a specific future purpose, although Council may vary that use by resolution of Council. Further details on the internal and external restrictions can be found in the Cash Flow Statement (Attachment 1).

The level of cash and investments in Council's available funds position is still above the Financial Strategy target range of 3.5% to 5.5% of operational revenue (pre-capital) due to the impact of the early payment of the Financial Assistance Grant. The increase in cash and investments is in line with anticipated cash flows.

The Unrestricted Current Ratio measures the Council's liquidity position or ability to meet short term obligations as they fall due. The below graph reflects Council's performance against the Local Government benchmark of greater than 1.5 times.



Borrowings

Council continues to have financial strength in its low level of borrowing. Council's Financial Strategy includes provision for additional borrowing in the future and Council will consider borrowing opportunities from time to time to bring forward the completion of capital projects where immediate funding is not available.

Infrastructure, Property, Plant & Equipment

The Statement of Financial Position shows that \$3.68B of assets (written down value) are controlled and managed by Council for the community at 29 December 2023.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Goal 4 "We are a connected and engaged community". It specifically delivers on the following:

| Community Strategic Plan 2032 | | Delivery Program 2022-2026 | |
|-------------------------------|---|----------------------------|--|
| Strategy | | Service | |
| 4.8 | Council's resources are managed effectively to ensure long term financial sustainability. | Financial Services | |

CONCLUSION

The financial result impacted key financial indicators at the end of December through a favourable result for *Funds Available from Operations Budget versus Actual* and *Expenditure year to date verses Budget year to date*.

| Wollongong City Council 1 July 2023 to 29 December 2023 Income Statement | | | | | | |
|---|--------------------------------------|-------------------------------------|---------------------------------|---------------------------------|--------------------|--|
| | 2023/24 Original Budget \$'000 | 2023/24 Current Budget \$'000 | 2023/24 YTD Budget \$'000 | 2023/24 Actual YTD \$'000 | Variance \$'000 | |
| Income From Continuing Operations | | | | | | |
| Revenue: | | | | | | |
| Rates and Annual Charges | 232,236 | 232,236 | 115,484 | 115,071 | (413) | |
| User Charges and Fees | 39,001 | 39,390 | 19,102 | 18,007 | (1,095) | |
| Interest and Investment Revenues | 5,693 | 5,693 | 2,845 | 4,971 | 2,126 | |
| Other Revenues | 6,199 | 5,941 | 2,770 | 3,076 | 306 | |
| Rental Income | 6,335 | 6,746 | 3,445 | 3,663 | 219 | |
| Grants & Contributions provided for Operating Purposes | 29,533 | 12,954 | 5,967 | 11,918 | 5,951 | |
| Grants & Contributions provided for Capital Purposes | 38,728 | 28,874 | 10,442 | 15,807 | 5,365 | |
| Other Income: | | | | | | |
| | 0 | 0 | 0 | 0 | 0 | |
| Profit/Loss on Disposal of Assets | 0 | 0 | (623) | (623) | (0) | |
| Total Income from Continuing Operations | 357,724 | 331,834 | 159,431 | 171,889 | 12,458 | |
| Expenses From Continuing Operations | | | | | | |
| Employee Costs | 154,642 | 158,247 | 79,498 | 77,245 | 2,254 | |
| Borrowing Costs | 548 | 548 | 272 | 344 | (72) | |
| Materials & Services | 94,923 | 103,884 | 54,829 | 51,131 | 3,698 | |
| Other Expenses | 24,537 | 24,597 | 12,225 | 12,647 | (422) | |
| Depreciation, Amortisation + Impairment | 79,116 | 86,116 | 42,823 | 42,562 | 261 | |
| Labour Internal Charges | (21,106) | (20,756) | (10,521) | (8,704) | (1,817) | |
| Non-Labour Internal Charges | (2,249) | (2,295) | (1,141) | (864) | (277) | |
| Total Expenses From Continuing Operations | 330,411 | 350,340 | 177,986 | 174,362 | 3,624 | |
| Operating Result | 27,314 | (18,506) | (18,555) | (2,473) | 16,082 | |
| Operating Result [pre capital] | (11,414) | (47,379) | (28,997) | (18,280) | 10,717 | |
| Funding Statement | | | | | | |
| Net Operating Result for the Year | 27,314 | (18,506) | (18,555) | (2,473) | 16,082 | |
| Add back : | | | | | | |
| - Non-cash Operating Transactions | 97,176 | 104,548 | 52,894 | 53,543 | 649 | |
| - Restricted cash used for operations | 14,690 | 26,423 | 16,532 | 14,414 | (2,118) | |
| - Income transferred to Restricted Cash | (59,505) | (52,560) | (21,636) | (31,680) | (10,044) | |
| Leases Repaid | (152) | (152) | (76) | (262) | (186) | |
| Payment of Employee Entitlements | (15,251) | (15,251) | (7,766) | (9,317) | (1,552) | |
| Funds Available from Operations | 64,272 | 44,501 | 21,393 | 24,225 | 2,831 | |
| Loans Repaid | (2,564) | (2,564) | (1,275) | (1,275) | 0 | |
| Advances (made by) / repaid to Council | 0 | 0 | 0 | 0 | 0 | |
| Operational Funds Available for Capital Budget | 61,708 | 41,937 | 20,118 | 22,950 | 2,832 | |
| Capital Budget Statement | | | | | | |
| Assets Acquired | (99,037) | (98,200) | (44,898) | (44,764) | 133 | |
| Contributed Assets | (7,876) | (7,876) | (0) | 0 | 0 | |
| Transfers to Restricted Cash | (11,046) | (13,973) | (6,948) | (6,948) | 0 | |
| Funded From :- | | | | | | |
| - Operational Funds | 61,708 | 41,937 | 20,118 | 22,950 | 2,832 | |
| - Sale of Assets | 1,728 | 1,728 | 619 | 260 | (359) | |
| - Internally Restricted Cash | 13,473 | 14,296 | 3,233 | 3,340 | 107 | |
| - Borrowings | 0 | 0 | 0 | 0 | 0 | |
| - Capital Grants | 22,548 | 23,815 | 10,975 | 12,814 | 1,839 | |
| - Developer Contributions (Section 94) | 9,021 | 9,471 | 3,848 | 3,652 | (196) | |
| - Other Externally Restricted Cash | 0 | 0 | 0 | 183 | 183 | |
| - Other Capital Contributions | 9,326 | 8,876 | 812 | 1,122 | 311 | |
| TOTAL FUNDS SURPLUS / (DEFICIT) | (156) | (19,927) | (12,241) | (7,391) | 4,850 | |

WOLLONGONG CITY COUNCIL

Statement of Financial Position
as at 29 December 2023

| | YTD Actual 2023/24 \$'000 | Actual 2022/23 \$'000 |
|--|---------------------------------|-----------------------------|
| Current Assets | | |
| Cash Assets | 39,251 | 44,371 |
| Investment Securities | 112,797 | 99,424 |
| Receivables | 38,638 | 33,100 |
| Inventories | 6,503 | 6,486 |
| Current Contract Assets | 6,432 | 3,795 |
| Other | 7,445 | 6,351 |
| Assets classified as held for sale | 65 | 65 |
| Total Current Assets | 211,131 | 193,592 |
| Non-Current Assets | | |
| Non Current Cash Assets | 29,200 | 30,450 |
| Non Current Investment Securities | 2,862 | 2,862 |
| Non-Current Inventories | 0 | 0 |
| Property, Plant and Equipment | 3,680,075 | 3,680,312 |
| Investment Properties | 5,050 | 5,050 |
| Intangible Assets | 0 | 0 |
| Right-Of-Use Assets | 1,335 | 718 |
| Total Non-Current Assets | 3,718,522 | 3,719,392 |
| TOTAL ASSETS | 3,929,654 | 3,912,984 |
| Current Liabilities | | |
| Current Payables | 43,353 | 22,272 |
| Current Contract Liabilities | 9,972 | 10,315 |
| Current Lease Liabilities | 93 | 129 |
| Current Provisions payable < 12 months | 15,744 | 16,748 |
| Current Provisions payable > 12 months | 44,689 | 44,689 |
| Current Interest Bearing Liabilities | 1,297 | 2,572 |
| Total Current Liabilities | 115,148 | 96,725 |
| Non-Current Liabilities | | |
| Non Current Interest Bearing Liabilities | 657 | 657 |
| N/C Lease Liabilities | 1,115 | 655 |
| Non Current Provisions | 28,681 | 28,371 |
| Total Non-Current Liabilities | 30,453 | 29,683 |
| TOTAL LIABILITIES | 145,601 | 126,408 |
| NET ASSETS | 3,784,053 | 3,786,576 |
| Equity | | |
| Accumulated Surplus | 1,485,849 | 1,489,917 |
| Asset Revaluation Reserve | 2,147,552 | 2,149,063 |
| Restricted Assets | 150,652 | 147,596 |
| TOTAL EQUITY | 3,784,053 | 3,786,576 |

| WOLLONGONG CITY COUNCIL | | | |
|---|----------------------------------|------------------------------|--|
| Cash Flows and Investments | | | |
| as at 29 December 2023 | | | |
| | YTD Actual 2023/24 \$ '000 | Actual 2022/23 \$ '000 | |
| Cash Flows From Operating Activities | | | |
| Receipts | | | |
| Rates & Annual Charges | 131,103 | 215,632 | |
| User Charges & Fees | 26,681 | 31,914 | |
| Interest & Interest Received | 4,599 | 1,549 | |
| Grants & Contributions | 20,856 | 64,618 | |
| Bonds, deposits and retention amounts received | - | 1,201 | |
| Other | 6,896 | 21,387 | |
| Payments | | | |
| Employee Benefits & On-costs | (69,778) | (131,464) | |
| Materials & Contracts | (56,059) | (86,914) | |
| Borrowing Costs | (34) | (442) | |
| Bonds, deposits and retention amounts refunded | - | (755) | |
| Other | (12,807) | (28,808) | |
| Net Cash provided (or used in) Operating Activities | 51,458 | 87,918 | |
| Cash Flows From Investing Activities | | | |
| Receipts | | | |
| Sale of Investments | 20,548 | 54,491 | |
| Sale of Investment Property | | | |
| Sale of Real Estate Assets | | | |
| Sale of Infrastructure, Property, Plant & Equipment | 260 | 2,161 | |
| Payments: | | | |
| Purchase of Investments | (33,501) | (59,990) | |
| Purchase of Investment Property | - | - | |
| Purchase of Infrastructure, Property, Plant & Equipment | (42,332) | (96,906) | |
| Net Cash provided (or used in) Investing Activities | (55,026) | (100,244) | |
| Cash Flows From Financing Activities | | | |
| Payments: | | | |
| Repayment of Borrowings & Advances | (1,275) | (5,496) | |
| Repayment of Finance Lease Liabilities | (278) | (380) | |
| Net Cash Flow provided (used in) Financing Activities | (1,553) | (5,876) | |
| Net Increase/(Decrease) in Cash & Cash Equivalents | (5,120) | (18,202) | |
| plus: Cash & Cash Equivalents - beginning of year | 44,371 | 52,320 | |
| plus: Investments on hand - end of year | 144,859 | 127,915 | |
| Cash & Cash Equivalents and Investments - year to date | 184,110 | 162,033 | |

| WOLLONGONG CITY COUNCIL | | | |
|---|----------------------------------|------------------------------|--|
| Cash Flows and Investments | | | |
| as at 29 December 2023 | | | |
| | YTD Actual 2023/24 \$ '000 | Actual 2022/23 \$ '000 | |
| Total Cash & Cash Equivalents and Investments - year to date | 184,110 | 162,033 | |
| Attributable to: | | | |
| External Restrictions (refer below) | 87,935 | 94,280 | |
| Internal Restrictions (refer below) | 67,619 | 61,684 | |
| Unrestricted | 28,556 | 16,228 | |
| | 184,110 | 162,033 | |
| External Restrictions | | | |
| Developer Contributions | 48,846 | 45,109 | |
| RMS Contributions | 357 | 2,158 | |
| Specific Purpose Unexpended Grants | 13,516 | 20,299 | |
| Special Rates Levy Wollongong Mall | 916 | 722 | |
| Special Rates Levy Wollongong City Centre | 94 | 94 | |
| Local Infrastructure Renewal Scheme | - | - | |
| Unexpended Loans | 720 | 883 | |
| Domestic Waste Management | 6,017 | 6,880 | |
| Private Subsidies | 7,128 | 6,848 | |
| Housing Affordability | 7,018 | 8,380 | |
| Stormwater Management Service Charge | 3,323 | 2,907 | |
| Total External Restrictions | 87,935 | 94,280 | |
| Internal Restrictions | | | |
| Property Investment Fund | 9,769 | 9,531 | |
| Strategic Projects | 29,753 | 27,181 | |
| Sports Priority Program | 759 | 893 | |
| Car Parking Strategy | 1,194 | 1,348 | |
| MacCabe Park Development | 1,965 | 1,890 | |
| Darcy Wentworth Park | 18 | 18 | |
| Garbage Disposal Facility | 12,527 | 10,083 | |
| West Dapto Development Additional Rates | 11,010 | 10,062 | |
| Natural Areas | 173 | 173 | |
| Lake Illawarra Estuary Management Fund | 451 | 505 | |
| Total Internal Restrictions | 67,619 | 61,684 | |

Notes to the Financial Statements:

While reviewing the information presented through this report, it should be noted that Council has elected to process additional transactions that vary from the accounting standards applied to year end reports to ensure the information at monthly intervals provides support to the decision-making and monitoring process. These transactions are summarised below:

- Timing of the recognition of Rates income – under AASB 1058, the Rates income is required to be recognised when it is raised. Through the monthly financial reports, the income has been spread across the financial year.
- Timing of the recognition of Financial Assistance Grant – under AASB 1058, the Financial Assistance Grant is required to be recognised on receipt. Through these financial reports, the income is spread across the financial year.

Commentary on November 2023 Capital Budget Report

On 26 June 2023, Council approved a capital budget for 2023-2024 of \$99.04M. During the period July-October, the budget was adjusted to include both increases and decreases in various internal and external funding sources, but the overall size of the budget was balanced by the removal of Council revenue from the budget. In November there were multiple adjustments - introduction of additional funding and removal of existing funding from the budget which balanced off to a net decrease in funding of \$480K which resulted in the overall budget being reduced to \$98.2M

The significant funding adjustment in November 2023 was:

- Rephasing of Stormwater Levy funding for Wollongong High School Detention Basin Drainage.
- Rephasing of Strategic Project Funding for Illawarra Escarpment MTB - Supporting Infrastructure – Phase 1 for works at Mt Kembla and Balgownie.

Council achieved expenditure at the end of November 2023 of \$35.78M which is 104% of the adjusted phased budget for November 2023 of \$34.42 M.

Listed below is a summary of the reasons for budget changes for November which resulted in changes to the 2023-2024 capital budget.

| Program | Commentary on Significant Variations |
|---|---|
| Traffic Facilities | Rephase TFNSW Funding for Princes Highway and Railway Street traffic lights upgrade project which is being constructed next FY due to delays in approvals from TFNSW. |
| Roadworks | Introduce LRCI Part 4 Phase A funding for Princes Highway - Northcliffe Drive to West Dapto Road project. |
| Footpaths | Introduce Strategic Project Restricted Asset funding for existing project - North Wollongong Beach Seawall renewal stage 1. |
| Cycle/Share paths | Introduce additional Section 7:12 Developer Contributions for existing project - Gipps Road; Vickery Street to Foley Street, Southern side. |
| Commercial Centres Upgrades | Introduce additional funding for existing project - Safer Cities Her Way which is for community safety Upgrades at MacCabe Park Wollongong, Dapto and Port Kembla CBDs. |
| Carpark Construction/Formalising | Reallocate funds from Carpark Construction/Formalising Program to Carparks Reconstruction or Upgrading Program. |
| Carpark Reconstruction or Upgrading | Reallocate funds from Carpark Construction/Formalising Program to Carparks Reconstruction or Upgrading Program. |
| Stormwater Management | Rephase Stormwater Levy funding for Wollongong High School Detention Basin Drainage due to delays in obtaining planning approvals from Department of Education (Wollongong High School). |
| Administration Buildings | Introduce Strategic Project Reserve Funding for existing project for EV charging infrastructure at the administration building |
| Tourist Park - Upgrades and Renewal | Reallocate funds from Tourist Park - Upgrades and Renewal to Crematorium/Cemetery - Upgrades and Renewal. |
| Crematorium/Cemetery - Upgrades and Renewal | Reallocate funds from Tourist Park - Upgrades and Renewal to Crematorium/Cemetery - Upgrades and Renewal. |
| Recreation Facilities | Introduce Strategic Project Reserve funding for design investigations on the Hill 60 Tunnels Refurbishment project. Rephase Strategic Project Reserve funding Illawarra Escarpment MTB-Supporting Infrastructure-Phase 1 for works at Mt Kembla and Balgownie. |

| Program | Commentary on Significant Variations |
|-----------------------------|--|
| Sporting Facilities | Introduce Sports Priority funding for existing project. Introduction of Strategic Project Restricted Asset funding for existing project Rex Jackson Sports Field Lighting. |
| Treated Water Pools | Reallocate funds from Contingency to Helensburgh Pool Upgrade for design works |
| Land Acquisitions | Introduce Housing Acceleration Fund funding and Section 7:12 Developer Contributions for Purchase of Land from Endeavour Energy on West Dapto Road, as per previous resolution of Council. |
| Capital Project Contingency | Reallocate funds to Treated Water Pools Program area. |

| CAPITAL PROJECT REPORT | | | | | | | |
|--|----------------|---------------|----------------|---------------|-----------------|-------------|---------------|
| as at the period ended 24 November 2023 | | | | | | | |
| ASSET CLASS PROGRAMME | \$'000 | | \$'000 | | YTD EXPENDITURE | \$'000 | |
| | CURRENT BUDGET | | WORKING BUDGET | | | VARIATION | |
| | EXPENDITURE | OTHER FUNDING | EXPENDITURE | OTHER FUNDING | | EXPENDITURE | OTHER FUNDING |
| Roads And Related Assets | | | | | | | |
| Traffic Facilities | 2,233 | (1,206) | 2,168 | (1,141) | 382 | (65) | 65 |
| Public Transport Facilities | 563 | (273) | 563 | (273) | 652 | (0) | 0 |
| Roadworks | 13,555 | (4,427) | 13,710 | (4,582) | 8,692 | 155 | (155) |
| Bridges, Boardwalks and Jetties | 1,867 | (1,197) | 1,867 | (1,197) | 1,396 | (0) | 0 |
| TOTAL Roads And Related Assets | 18,218 | (7,103) | 18,308 | (7,193) | 11,122 | 90 | (90) |
| West Dapto | | | | | | | |
| West Dapto Infrastructure Expansion | 8,160 | (8,060) | 8,174 | (8,060) | 1,436 | 14 | (0) |
| TOTAL West Dapto | 8,160 | (8,060) | 8,174 | (8,060) | 1,436 | 14 | (0) |
| Footpaths And Cycleways | | | | | | | |
| Footpaths | 4,356 | (2,598) | 4,489 | (2,732) | 3,091 | 133 | (133) |
| Cycle/Shared Paths | 6,365 | (1,600) | 6,420 | (1,655) | 2,546 | 55 | (55) |
| Commercial Centre Upgrades - Footpaths and Cyclewa | 2,107 | (162) | 2,137 | (192) | 1,492 | 30 | (30) |
| TOTAL Footpaths And Cycleways | 12,828 | (4,360) | 13,046 | (4,579) | 7,129 | 218 | (218) |
| Carparks | | | | | | | |
| Carpark Construction/Formalising | 250 | 0 | 60 | 0 | 29 | (190) | 0 |
| Carpark Reconstruction or Upgrading | 655 | 0 | 845 | 0 | 97 | 190 | 0 |
| TOTAL Carparks | 905 | 0 | 905 | 0 | 126 | (0) | 0 |
| Stormwater And Floodplain Management | | | | | | | |
| Floodplain Management | 3,578 | (2,989) | 3,578 | (2,989) | 2,322 | 0 | 0 |
| Stormwater Management | 5,929 | (894) | 5,429 | (394) | 2,061 | (500) | 500 |
| Stormwater Treatment Devices | 60 | 0 | 60 | 0 | 8 | (0) | 0 |
| TOTAL Stormwater And Floodplain Mar | 9,566 | (3,883) | 9,066 | (3,383) | 4,390 | (500) | 500 |
| Buildings | | | | | | | |
| Cultural Centres (IPAC, Gallery, Townhall) | 80 | 0 | 80 | 0 | 245 | 0 | 0 |
| Administration Buildings | 530 | 0 | 625 | (100) | 55 | 95 | (100) |
| Community Buildings | 8,055 | (1,750) | 8,060 | (1,750) | 3,136 | 5 | (0) |
| Public Facilities (Shelters, Toilets etc.) | 125 | (30) | 125 | (30) | 5 | (0) | 0 |
| TOTAL Buildings | 8,790 | (1,780) | 8,890 | (1,880) | 3,441 | 100 | (100) |
| Commercial Operations | | | | | | | |
| Tourist Park - Upgrades and Renewal | 565 | 0 | 315 | 0 | 73 | (250) | 0 |
| Crematorium/Cemetery - Upgrades and Renewal | 285 | 0 | 535 | 0 | 54 | 250 | 0 |
| Leisure Centres & RVGC | 50 | 0 | 50 | 0 | 44 | 0 | 0 |
| TOTAL Commercial Operations | 900 | 0 | 900 | 0 | 171 | 0 | 0 |
| Parks Gardens And Sportfields | | | | | | | |
| Play Facilities | 2,898 | (1,313) | 2,898 | (1,313) | 887 | (0) | 0 |
| Recreation Facilities | 2,070 | (1,820) | 1,295 | (1,045) | 438 | (775) | 775 |
| Sporting Facilities | 17,587 | (8,773) | 17,852 | (9,038) | 3,612 | 265 | (265) |
| TOTAL Parks Gardens And Sportfields | 22,555 | (11,906) | 22,044 | (11,395) | 4,936 | (510) | 510 |
| Beaches And Pools | | | | | | | |
| Beach Facilities | (0) | 0 | (0) | 0 | 82 | 0 | 0 |
| Rock/Tidal Pools | 0 | 0 | (0) | 0 | 130 | (0) | 0 |
| Treated Water Pools | 120 | (50) | 470 | (50) | 46 | 350 | 0 |
| TOTAL Beaches And Pools | 120 | (50) | 470 | (50) | 258 | 350 | 0 |
| Waste Facilities | | | | | | | |
| Whytes Gully New Cells | 9,105 | (9,105) | 9,105 | (9,105) | 340 | (0) | (0) |
| TOTAL Waste Facilities | 9,105 | (9,105) | 9,105 | (9,105) | 340 | (0) | (0) |

| CAPITAL PROJECT REPORT | | | | | | | |
|---|----------------|---------------|----------------|---------------|-----------------|-------------|---------------|
| as at the period ended 24 November 2023 | | | | | | | |
| ASSET CLASS PROGRAMME | \$'000 | | \$'000 | | YTD EXPENDITURE | \$'000 | |
| | CURRENT BUDGET | | WORKING BUDGET | | | VARIATION | |
| | EXPENDITURE | OTHER FUNDING | EXPENDITURE | OTHER FUNDING | | EXPENDITURE | OTHER FUNDING |
| Fleet | | | | | | | |
| Motor Vehicles | 1,800 | (949) | 1,800 | (949) | 521 | (0) | 0 |
| TOTAL Fleet | 1,800 | (949) | 1,800 | (949) | 521 | (0) | 0 |
| Plant And Equipment | | | | | | | |
| Mobile Plant (trucks, backhoes etc.) | 3,295 | (779) | 3,295 | (779) | 956 | (0) | 0 |
| TOTAL Plant And Equipment | 3,295 | (779) | 3,295 | (779) | 956 | (0) | 0 |
| Information Technology | | | | | | | |
| Information Technology | 1,600 | 0 | 1,600 | 0 | 314 | 0 | 0 |
| TOTAL Information Technology | 1,600 | 0 | 1,600 | 0 | 314 | 0 | 0 |
| Library Books | | | | | | | |
| Library Books | 1,340 | 0 | 1,340 | 0 | 651 | (0) | 0 |
| TOTAL Library Books | 1,340 | 0 | 1,340 | 0 | 651 | (0) | 0 |
| Public Art | | | | | | | |
| Art Gallery Acquisitions | 100 | 0 | 100 | 0 | 24 | 0 | 0 |
| TOTAL Public Art | 100 | 0 | 100 | 0 | 24 | 0 | 0 |
| Land Acquisitions | | | | | | | |
| Land Acquisitions | 250 | (250) | 372 | (372) | (6) | 122 | (122) |
| TOTAL Land Acquisitions | 250 | (250) | 372 | (372) | (6) | 122 | (122) |
| Non-Project Allocations | | | | | | | |
| Capital Project Contingency | (852) | 0 | (1,217) | 0 | 0 | (364) | 0 |
| TOTAL Non-Project Allocations | (852) | 0 | (1,217) | 0 | 0 | (364) | 0 |
| Not Applicable | | | | | | | |
| Not Applicable | 0 | 0 | 0 | 0 | 17 | 0 | 0 |
| TOTAL Not Applicable | 0 | 0 | 0 | 0 | 17 | 0 | 0 |
| GRAND TOTAL | 98,680 | (48,225) | 98,200 | (47,745) | 35,827 | (480) | 480 |

Commentary on December 2023 Capital Budget Report

On 26 June 2023, Council approved a capital budget for 2023-2024 of \$99.04M. During the period July-November, the budget was adjusted to include both increases and decreases in various internal and external funding sources, but the overall size of the budget was maintained by the removal of Council revenue from the budget which resulted in a budget of \$98.20M. In December, there are additional adjustments which resulted in a net increase of \$107K to \$98.31M.

The significant funding adjustments in December 2023 are:

- Rephase West Dapto Funding for Bong Bong Road -Station Street traffic lights.
- Introduction of Local Roads & Community Infrastructure Program Round 4 funding for Accessible Viewing Area on Hill 60.
- Introduction of PKCIF funding for King George V drainage/irrigation project.

Council achieved expenditure at the end of December 2023 of \$44.74M which is 99.6% of the adjusted phased budget for December 2023 of \$44.90 M.

Listed below is a summary of the details of any budget changes in excess of \$25K, which resulted in changes to the 2023-2024 capital budget.

| Program | Commentary on Significant Variations |
|---------------------------------|---|
| Traffic Facilities | Rephase TFNSW Funding for Pioneer Road Traffic Signals at Towradgi Road and Rothery Road and Princess Highway/Mount Brown Road Traffic signals due to delays in approvals. Introduce additional Section 7:12 Developer Contributions for existing project - Gipps Road; Vickery Street to Foley Street. |
| Bridges, Boardwalks and Jetties | Remove additional TFNSW Natural Disaster funding for completed Otford Road causeway project |
| West Dapto | Rephase Section 7:11 Developer Contributions for Marshall Mount Road and Connecting Roads Upgrade. Rephase West Dapto Funding for Bong Bong Road -Station Street traffic lights. Reallocate funds from West Dapto Expansion Program to Capital Contingency. |
| Footpaths | Introduce additional Section 7:12 Developer Contributions for existing project - Stuart Park Accessibility Enhancement. Introduce additional Strategic Project Reserve funding for North Wollongong Beach, Seawall Renewal Stage 1. |
| Cylce/Shareways | Introduce additional Section 7:12 Developer Contributions for existing project - Gipps Road; Vickery Street to Foley Street, Southern side. Introduce additional TFNSW – Get NSW Active funding for Grand Pacific Walk – Austinmer. Introduce TFNSW Safer Cities – Her Way funding for Safety Upgrades to MacCabe Park, Dapto Square and Port Kembla. |
| Recreation Facilities | Transfer Strategic Project Reserve funding for design investigations on the Hill 60 Tunnels Refurbishment project from Capital to Operational budget. Introduce Local Roads & Community Infrastructure Program Round 4 funding for Accessible Viewing Area on Hill 60. |
| Sporting Facilities | Introduce PKCIF funding for King George V drainage/irrigation. Introduce Community Building Partnerships funding for Cawley Park Sportsground Irrigation. Rephase Section 7:12 Developer Contributions for Lakelands oval drainage. |
| Capital Project Contingency | Reallocate budget from West Dapto Program to Capital Project contingency. |

| CAPITAL PROJECT REPORT | | | | | | | |
|--|----------------|---------------|----------------|---------------|-----------------|-------------|---------------|
| as at the period ended 29 December 2023 | | | | | | | |
| ASSET CLASS PROGRAMME | \$'000 | | \$'000 | | YTD EXPENDITURE | \$'000 | |
| | CURRENT BUDGET | | WORKING BUDGET | | | VARIATION | |
| | EXPENDITURE | OTHER FUNDING | EXPENDITURE | OTHER FUNDING | | EXPENDITURE | OTHER FUNDING |
| Roads And Related Assets | | | | | | | |
| Traffic Facilities | 2,168 | (1,141) | 1,925 | (898) | 503 | (243) | 243 |
| Public Transport Facilities | 563 | (273) | 563 | (273) | 704 | 0 | (0) |
| Roadworks | 13,710 | (4,582) | 13,710 | (4,582) | 10,223 | (0) | 0 |
| Bridges, Boardwalks and Jetties | 1,867 | (1,197) | 1,839 | (1,169) | 1,733 | (28) | 28 |
| TOTAL Roads And Related Assets | 18,308 | (7,193) | 18,037 | (6,922) | 13,164 | (271) | 271 |
| West Dapto | | | | | | | |
| West Dapto Infrastructure Expansion | 8,174 | (8,060) | 7,268 | (7,195) | 1,923 | (907) | 865 |
| TOTAL West Dapto | 8,174 | (8,060) | 7,268 | (7,195) | 1,923 | (907) | 865 |
| Footpaths And Cycleways | | | | | | | |
| Footpaths | 4,489 | (2,732) | 4,563 | (2,805) | 3,416 | 74 | (74) |
| Cycle/Shared Paths | 6,420 | (1,655) | 6,689 | (1,924) | 3,140 | 269 | (269) |
| Commercial Centre Upgrades - Footpaths and Cyclewa | 2,137 | (192) | 2,237 | (292) | 1,736 | 100 | (100) |
| TOTAL Footpaths And Cycleways | 13,046 | (4,579) | 13,489 | (5,021) | 8,292 | 442 | (442) |
| Carparks | | | | | | | |
| Carpark Construction/Formalising | 60 | 0 | 60 | 0 | 30 | (0) | 0 |
| Carpark Reconstruction or Upgrading | 845 | 0 | 845 | 0 | 98 | (0) | 0 |
| TOTAL Carparks | 905 | 0 | 905 | 0 | 128 | (0) | 0 |
| Stormwater And Floodplain Management | | | | | | | |
| Floodplain Management | 3,578 | (2,989) | 3,583 | (2,994) | 2,990 | 5 | (5) |
| Stormwater Management | 5,429 | (394) | 5,429 | (394) | 2,753 | (0) | 0 |
| Stormwater Treatment Devices | 60 | 0 | 60 | 0 | 8 | (0) | 0 |
| TOTAL Stormwater And Floodplain Mar | 9,066 | (3,383) | 9,072 | (3,388) | 5,751 | 5 | (5) |
| Buildings | | | | | | | |
| Cultural Centres (IPAC, Gallery, Townhall) | 80 | 0 | 80 | 0 | 260 | (0) | 0 |
| Administration Buildings | 625 | (100) | 600 | (100) | 199 | (25) | 0 |
| Community Buildings | 8,060 | (1,750) | 8,085 | (1,750) | 4,050 | 25 | 0 |
| Public Facilities (Shelters, Toilets etc.) | 125 | (30) | 125 | (30) | 2 | 0 | 0 |
| TOTAL Buildings | 8,890 | (1,880) | 8,890 | (1,880) | 4,512 | (0) | 0 |
| Commercial Operations | | | | | | | |
| Tourist Park - Upgrades and Renewal | 315 | 0 | 315 | 0 | 77 | (0) | 0 |
| Crematorium/Cemetery - Upgrades and Renewal | 535 | 0 | 535 | 0 | 75 | 0 | 0 |
| Leisure Centres & RVGC | 50 | 0 | 50 | 0 | 44 | 0 | 0 |
| TOTAL Commercial Operations | 900 | 0 | 900 | 0 | 196 | 0 | 0 |
| Parks Gardens And Sportfields | | | | | | | |
| Play Facilities | 2,898 | (1,313) | 2,898 | (1,313) | 1,404 | (0) | (0) |
| Recreation Facilities | 1,295 | (1,045) | 1,770 | (1,520) | 615 | 475 | (475) |
| Sporting Facilities | 17,852 | (9,038) | 18,172 | (9,358) | 5,304 | 321 | (321) |
| TOTAL Parks Gardens And Sportfields | 22,044 | (11,395) | 22,840 | (12,191) | 7,323 | 796 | (796) |
| Beaches And Pools | | | | | | | |
| Beach Facilities | (0) | 0 | (0) | 0 | 82 | 0 | 0 |
| Rock/Tidal Pools | (0) | 0 | 0 | 0 | 92 | 0 | 0 |
| Treated Water Pools | 470 | (50) | 470 | (50) | 124 | (0) | (0) |
| TOTAL Beaches And Pools | 470 | (50) | 470 | (50) | 298 | 0 | (0) |
| Waste Facilities | | | | | | | |
| Whytes Gully New Cells | 9,105 | (9,105) | 9,105 | (9,105) | 558 | (0) | 0 |
| TOTAL Waste Facilities | 9,105 | (9,105) | 9,105 | (9,105) | 558 | (0) | 0 |

| CAPITAL PROJECT REPORT | | | | | | | |
|---|----------------|---------------|----------------|---------------|-----------------|-------------|---------------|
| as at the period ended 29 December 2023 | | | | | | | |
| ASSET CLASS PROGRAMME | \$'000 | | \$'000 | | YTD EXPENDITURE | \$'000 | |
| | CURRENT BUDGET | | WORKING BUDGET | | | VARIATION | |
| | EXPENDITURE | OTHER FUNDING | EXPENDITURE | OTHER FUNDING | | EXPENDITURE | OTHER FUNDING |
| Fleet | | | | | | | |
| Motor Vehicles | 1,800 | (949) | 1,800 | (949) | 521 | (0) | (0) |
| TOTAL Fleet | 1,800 | (949) | 1,800 | (949) | 521 | (0) | (0) |
| Plant And Equipment | | | | | | | |
| Mobile Plant (trucks, backhoes etc.) | 3,295 | (779) | 3,295 | (779) | 968 | 0 | 0 |
| TOTAL Plant And Equipment | 3,295 | (779) | 3,295 | (779) | 968 | 0 | 0 |
| Information Technology | | | | | | | |
| Information Technology | 1,600 | 0 | 1,600 | 0 | 352 | 0 | 0 |
| TOTAL Information Technology | 1,600 | 0 | 1,600 | 0 | 352 | 0 | 0 |
| Library Books | | | | | | | |
| Library Books | 1,340 | 0 | 1,340 | 0 | 728 | (0) | 0 |
| TOTAL Library Books | 1,340 | 0 | 1,340 | 0 | 728 | (0) | 0 |
| Public Art | | | | | | | |
| Art Gallery Acquisitions | 100 | 0 | 100 | 0 | 36 | 0 | 0 |
| TOTAL Public Art | 100 | 0 | 100 | 0 | 36 | 0 | 0 |
| Land Acquisitions | | | | | | | |
| Land Acquisitions | 372 | (372) | 372 | (372) | (6) | 0 | 0 |
| TOTAL Land Acquisitions | 372 | (372) | 372 | (372) | (6) | 0 | 0 |
| Non-Project Allocations | | | | | | | |
| Capital Project Contingency | (1,217) | 0 | (1,175) | 0 | 0 | 42 | 0 |
| TOTAL Non-Project Allocations | (1,217) | 0 | (1,175) | 0 | 0 | 42 | 0 |
| GRAND TOTAL | 98,200 | (47,745) | 98,307 | (47,852) | 44,743 | 107 | (107) |

ITEM 9 STATEMENT OF INVESTMENT - NOVEMBER AND DECEMBER 2023

This report provides an overview of Council's investment portfolio performance for the reporting periods November and December 2023.

Council had an average weighted return for November 2023 of 0.30% (marginally below the benchmark return of 0.35%) and for December 2023, 0.66% (above the benchmark return of 0.37%). The November 2023 result was primarily due to positive valuations of the consolidated Floating Rate Notes and NSW TCorp investments, offset by performance of some long-term deposits purchased at comparatively lower rates during the COVID period. The December 2023 results resulted from positive valuations on the Floating Rate Notes and the NSW TCorp funds. Council's portfolio continues to provide a high degree of credit quality and liquidity.

RECOMMENDATION

Council receive the Statement of Investment for November and December 2023.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

- 1 Statements of Investment - November and December 2023
- 2 Investment Income Compared to Budget 2023-2024

BACKGROUND

Council is mandated to invest surplus funds in accordance with the Ministerial Investment Order and Office of Local Government guidelines. The Order reflects a conservative investment approach and restricts investment types available to Council. In compliance with the Order and Office of Local Government guidelines Council adopted an Investment Policy on 12 December 2022. The Investment Policy provides a framework for Council to manage investment credit quality, institutional diversification and maturity constraints. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment Policy. Council's Audit, Risk and Improvement Committee's (ARIC) provides oversight of the review of Council's Investment Policy and the Management Investment Strategy.

Council's Responsible Accounting Officer is required to sign the complying Statement of Investment contained within the report, certifying that all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

Council's investment holdings at 24 November 2023 were \$181,227,612 (Statement of Investment attached) [25 November 2022 \$149,170,810] and 29 December 2023 were \$183,859,463 (Statement of Investment attached) [30 December 2022 \$157,209,070]. These figures include Council's interest in CivicRisk Mutual Ltd recognised at fair value as at 30 June 2023.

Council had an average weighted return for November 2023 of 0.30% (marginally below the benchmark return of 0.35%) and for December 2023, 0.66% (above the benchmark return of 0.37%). The November 2023 result was primarily due to positive valuations of the consolidated Floating Rate Notes and NSW TCorp investments, offset by performance of some long-term deposits purchased at comparatively lower rates during the COVID period. The December 2023 results were due to the positive valuations on the Floating Rate Notes and the NSW TCorp funds. Council's portfolio continues to provide a high degree of credit quality and liquidity. The global markets are still experiencing high levels of instability and volatility in interest rates, driven by the persistent ongoing inflation issues. Australia's sticky inflation is still tracking higher by international comparison and is providing levels of uncertainty in rates of return for the foreseeable future.

At 29 December 2023, year to date interest and investment revenue of \$4,382,088 was recognised compared to the year to date budget of \$2,481,695.

Council's 23 floating rate notes had a net increase in value of \$120,488 for November 2023, and a net increase in value of \$92,088 for December 2023.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net decrease in value of \$16,317 for November 2023 and a net increase in value of \$13,818 for December 2023. The market value of this security takes into account the extended term of the security along with the limited liquidity and the coupon margin reflects pre-Global Financial Crisis (GFC) pricing. While the maturity dates are outside Council's control, the investment advisors had previously indicated capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council holds two investments within the NSW TCorp Hour Glass Facility; Long-Term Growth Fund and Medium-Term Growth Fund. The Long-Term Growth recorded a net increase in value of \$144,727 in November 2023 and a net increase of \$129,256 in December 2023. The Medium-Term Growth Fund recorded a net increase in value of \$91,569 in November 2023, and a net increase of \$145,900 in December 2023. The fluctuations in both the Long-Term Growth and Medium-Term Growth Funds are a reflection of the current share market volatility both domestically and internationally and is diversified across a number of different asset classes with differing risk and return characteristics.

At their December 2023 meeting, the Reserve Bank of Australia (RBA) decided to hold the official cash rate at 4.35%. The Board remains resolute in its determination to return inflation to target of 2–3% and will do what is necessary to achieve that outcome. The RBA will continue to monitor uncertainties regarding the global economy, trends in demand, developments and adjust policy as needed as based on the data and evolving assessment of risks.

The current Investment Policy sets a 40% maximum exposure limit to individual institutions within the AAA category. This limit is currently considered to include funds held within the Commonwealth Bank (CBA), savings account which holds Council's operating cash balances. Through the banking services contract with the CBA, that includes a fixed margin over the current cash rate, Council's savings account provides a higher return than alternate short- to medium-term investments available to Council. At the end of December 2023, the exposure to CBA was 20.89%, which is below the 25% target set in the Investment Strategy.

The current investment portfolio complies with Council's Investment Policy which was endorsed by Council on 12 December 2022. Council's Responsible Accounting Officer has signed the Statement of Investment contained within the report, certifying all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Goal 4 "We are a connected and engaged community". It specifically delivers on the following:

| Community Strategic Plan 2032 | | Delivery Program 2022-2026 |
|-------------------------------|---|----------------------------|
| Strategy | | Service |
| 4.8 | Council's resources are managed effectively to ensure long term financial sustainability. | Financial Services |

CONCLUSION

The investments for November 2023 recorded an average weighted return that was marginally below the AusBondBank Bill Index Benchmark and in December 2023 recorded an average weighted return above the benchmark, due to positive market valuations reflecting the continuing volatility in the market. The portfolio performed favourably when compared to the year-to-date budget.

| WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 24 November 2023 | | | | | | | | |
|--|---------------|-------------------|--------------------------|-------------|---------------|---------------|---------------------------|--|
| DIRECT INVESTMENTS | | | | | | | | |
| Investment Body | Rating | Purchase Price \$ | Fair Value of Holding \$ | Security | Purchase Date | Maturity Date | Interest / Coupon Rate | |
| CBA Business Online Saver | A1+ | - | 33,771,835 | BOS A/c | 24/11/2023 | 24/11/2023 | 4.60% | |
| CBA General Fund A/c | A1+ | - | 1,525,742 | General A/c | 24/11/2023 | 24/11/2023 | 4.60% | |
| NAB General Fund A/c | A1+ | - | 31,843 | General A/c | 24/11/2023 | 24/11/2023 | | |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 25/11/2021 | 27/11/2023 | 1.15% | |
| Westpac Banking Corporation Ltd | S&P AA- | 5,000,000 | 5,000,000 | T/Deposit | 2/12/2021 | 4/12/2023 | 1.21% | |
| Bank of Sydney Ltd | Unrated ST UR | 250,000 | 250,000 | T/Deposit | 16/03/2023 | 11/12/2023 | 4.75% | |
| Westpac Banking Corporation Ltd | S&P AA- | 5,000,000 | 5,000,000 | T/Deposit | 23/12/2020 | 22/12/2023 | 0.60% | |
| Bendigo & Adelaide Bank Ltd | Moodys ST P-2 | 3,000,000 | 3,000,000 | T/Deposit | 16/03/2023 | 16/01/2024 | 4.50% | |
| Australian Unity Bank (BPSS20) | S&P ST A2 | 3,000,000 | 3,000,000 | T/Deposit | 16/03/2023 | 16/02/2024 | 4.50% | |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 6/03/2019 | 6/03/2024 | 5.12% | |
| Bendigo & Adelaide Bank Ltd | Moodys ST P-2 | 3,000,000 | 3,000,000 | T/Deposit | 16/03/2023 | 15/03/2024 | 4.50% | |
| IMB Ltd | Moodys Baa1 | 3,000,000 | 3,000,000 | T/Deposit | 28/03/2023 | 26/04/2024 | 4.51% | |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 23/05/2023 | 24/06/2024 | 5.11% | |
| Australian Unity Bank (BPSS20) | S&P ST A2 | 750,000 | 750,000 | T/Deposit | 10/07/2023 | 9/07/2024 | 5.75% | |
| Bank of Queensland Ltd | Moodys A3 | 3,000,000 | 3,000,000 | T/Deposit | 16/08/2023 | 16/08/2024 | 5.05% | |
| Judo Bank | S&P BBB- | 2,000,000 | 2,000,000 | T/Deposit | 17/09/2021 | 17/09/2024 | 1.20% | |
| Auswide Bank Limited | Moodys ST P-2 | 2,000,000 | 2,000,000 | T/Deposit | 9/11/2023 | 8/11/2024 | 5.50% | |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 9/06/2023 | 11/11/2024 | 5.50% | |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 2/12/2021 | 2/12/2024 | 1.63% | |
| Bank of Queensland Ltd | Moodys A3 | 4,000,000 | 4,000,000 | T/Deposit | 2/06/2023 | 2/12/2024 | 5.25% | |
| Coastline Credit Union Ltd | Moodys Baa3 | 250,000 | 250,000 | T/Deposit | 5/06/2023 | 5/12/2024 | 5.25% | |
| Judo Bank | S&P BBB- | 2,200,000 | 2,200,000 | T/Deposit | 7/03/2022 | 11/03/2025 | 2.30% | |
| Westpac Banking Corporation Ltd | S&P AA- | 5,000,000 | 5,000,000 | T/Deposit | 7/03/2022 | 13/03/2025 | 2.03% | |
| Bendigo & Adelaide Bank Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 9/06/2023 | 9/05/2025 | 5.45% | |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2025 | 5.50% | |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2025 | 5.35% | |
| Westpac Banking Corporation Ltd | S&P AA- | 3,000,000 | 3,000,000 | T/Deposit | 25/11/2022 | 25/11/2025 | 4.59% | |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2026 | 5.19% | |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2027 | 5.09% | |
| Total | | | 99,779,420 | | | | | |
| WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 24 November 2023 continued | | | | | | | | |
| Bond and Floating Rate Note Securities | | | | | | | | |
| DIRECT INVESTMENTS | | | | | | | | |
| Investment Body | Rating | Purchase Price \$ | Fair Value of Holding \$ | Security | Purchase Date | Maturity Date | Interest / Coupon Rate | |
| ANZ Banking Group Ltd | S&P AA- | 2,000,000 | 2,022,620 | FRN | 6/12/2018 | 6/12/2023 | 5.15% | |
| National Australia Bank Ltd | S&P AA- | 2,000,000 | 2,024,080 | FRN | 19/06/2019 | 19/06/2024 | 5.05% | |
| Auswide Bank Limited | Moodys Baa2 | 3,000,000 | 3,001,470 | FRN | 22/08/2023 | 23/08/2024 | 5.35% | |
| Macquarie Bank | S&P A+ | 2,000,000 | 2,007,860 | FRN | 12/02/2020 | 12/02/2025 | 5.26% | |
| Bendigo & Adelaide Bank Ltd | Moodys A3 | 1,700,000 | 1,701,190 | FRN | 2/12/2020 | 2/12/2025 | 4.64% | |
| Macquarie Bank | Moodys A2 | 6,500,000 | 6,522,360 | FRN | 11/03/2022 | 9/12/2025 | 4.61% | |
| Suncorp-Metway Ltd | S&P A+ | 2,100,000 | 2,079,105 | FRN | 24/02/2021 | 24/02/2026 | 4.83% | |
| Newcastle Greater Mutual Group Ltd | S&P BBB | 5,000,000 | 4,960,350 | FRN | 4/03/2021 | 4/03/2026 | 4.76% | |
| ANZ Banking Group Ltd | Moodys Aa3 | 2,500,000 | 2,525,725 | FRN | 31/03/2023 | 31/03/2026 | 4.97% | |

| WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 29 December 2023 | | | | | | | |
|--|---------------|-------------------|--------------------------|---------------|-------------------------|---------------|------------------------|
| DIRECT INVESTMENTS | | | | | | | |
| Investment Body | Rating | Purchase Price \$ | Fair Value of Holding \$ | Security | Purchase Date | Maturity Date | Interest / Coupon Rate |
| CBA Business Online Saver | A1+ | - | 37,776,246 | BOS A/c | 29/12/2023 | 29/12/2023 | 4.60 |
| CBA General Fund A/c | A1+ | - | 1,546,606 | General A/c | 29/12/2023 | 29/12/2023 | 4.60 |
| NAB General Fund A/c | A1+ | - | 19,476 | General A/c | 29/12/2023 | 29/12/2023 | |
| Bendigo & Adelaide Bank Ltd | Moodys ST P-2 | 3,000,000 | 3,000,000 | T/Deposit | 16/03/2023 | 16/01/2024 | 4.50 |
| Australian Unity Bank (BPSS20) | S&P ST A2 | 3,000,000 | 3,000,000 | T/Deposit | 16/03/2023 | 16/02/2024 | 4.50 |
| Southern Cross CU | Unrated ST UR | 250,000 | 250,000 | T/Deposit | 5/12/2023 | 4/03/2024 | 5.15 |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 6/03/2019 | 6/03/2024 | 5.35 |
| Bendigo & Adelaide Bank Ltd | Moodys ST P-2 | 3,000,000 | 3,000,000 | T/Deposit | 16/03/2023 | 15/03/2024 | 4.50 |
| IMB Ltd | Moodys Baa1 | 3,000,000 | 3,000,000 | T/Deposit | 28/03/2023 | 26/04/2024 | 4.51 |
| Westpac Banking Corporation Ltd | S&P ST A1+ | 2,000,000 | 2,000,000 | T/Deposit | 4/12/2023 | 6/05/2024 | 5.20 |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 23/05/2023 | 24/06/2024 | 5.11 |
| Australian Unity Bank (BPSS20) | S&P ST A2 | 750,000 | 750,000 | T/Deposit | 10/07/2023 | 9/07/2024 | 5.75 |
| Bank of Queensland Ltd | Moodys A3 | 3,000,000 | 3,000,000 | T/Deposit | 16/08/2023 | 16/08/2024 | 5.05 |
| Judo Bank | S&P BBB- | 2,000,000 | 2,000,000 | T/Deposit | 17/09/2021 | 17/09/2024 | 1.20 |
| Westpac Banking Corporation Ltd | S&P ST A1+ | 1,000,000 | 1,000,000 | T/Deposit | 4/12/2023 | 4/10/2024 | 5.24 |
| Auswide Bank Limited | Moodys ST P-2 | 2,000,000 | 2,000,000 | T/Deposit | 9/11/2023 | 8/11/2024 | 5.50 |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 9/06/2023 | 11/11/2024 | 5.50 |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 2/12/2021 | 2/12/2024 | 1.63 |
| Bank of Queensland Ltd | Moodys A3 | 4,000,000 | 4,000,000 | T/Deposit | 2/06/2023 | 2/12/2024 | 5.25 |
| Coastline Credit Union Ltd | Moodys Baa3 | 250,000 | 250,000 | T/Deposit | 5/06/2023 | 5/12/2024 | 5.25 |
| Bank of Sydney Ltd | Unrated UR | 250,000 | 250,000 | T/Deposit | 11/12/2023 | 11/12/2024 | 5.40 |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 27/11/2023 | 28/01/2025 | 5.40 |
| Judo Bank | S&P BBB- | 2,200,000 | 2,200,000 | T/Deposit | 7/03/2022 | 11/03/2025 | 2.30 |
| Westpac Banking Corporation Ltd | S&P AA- | 5,000,000 | 5,000,000 | T/Deposit | 7/03/2022 | 13/03/2025 | 2.03 |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 4/12/2023 | 4/04/2025 | 5.32 |
| Bendigo & Adelaide Bank Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 9/06/2023 | 9/05/2025 | 5.45 |
| Bank of Queensland Ltd | Moodys A3 | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2025 | 5.50 |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2025 | 5.35 |
| Westpac Banking Corporation Ltd | S&P AA- | 3,000,000 | 3,000,000 | T/Deposit | 25/11/2022 | 25/11/2025 | 4.59 |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2026 | 5.19 |
| Westpac Banking Corporation Ltd | S&P AA- | 2,000,000 | 2,000,000 | T/Deposit | 30/06/2023 | 30/06/2027 | 5.09 |
| Westpac Banking Corporation Ltd | S&P AA- | 5,000,000 | 5,000,000 | T/Deposit | 22/12/2023 | 22/12/2028 | 4.90 |
| Total | | | 104,042,327 | | | | |
| WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 29 December 2023 continued | | | | | | | |
| Bond and Floating Rate Note Securities | | | | | | | |
| DIRECT INVESTMENTS | | | | | | | |
| Investment Body | Rating | Purchase Price \$ | Fair Value of Holding \$ | Security | Purchase Date | Maturity Date | Interest / Coupon Rate |
| National Australia Bank Ltd | S&P AA- | 2,000,000 | 2,008,140 | FRN | 19/06/2019 | 19/06/2024 | 5.29 |
| Auswide Bank Limited | Moodys Baa2 | 3,000,000 | 3,017,370 | FRN | 22/08/2023 | 23/08/2024 | 5.35 |
| Macquarie Bank | S&P A+ | 2,000,000 | 2,018,420 | FRN | 12/02/2020 | 12/02/2025 | 5.26 |
| Bendigo & Adelaide Bank Ltd | Moodys A3 | 1,700,000 | 1,691,415 | FRN | 2/12/2020 | 2/12/2025 | 4.64 |
| Macquarie Bank | Moodys A2 | 6,500,000 | 6,483,100 | FRN | 11/03/2022 | 9/12/2025 | 4.61 |
| Suncorp-Metway Ltd | S&P A+ | 2,100,000 | 2,091,369 | FRN | 24/02/2021 | 24/02/2026 | 4.83 |
| Newcastle Greater Mutual Group Ltd | S&P BBB | 5,000,000 | 4,933,400 | FRN | 4/03/2021 | 4/03/2026 | 4.76 |
| ANZ Banking Group Ltd | Moodys Aa3 | 2,500,000 | 2,509,025 | FRN | 31/03/2023 | 31/03/2026 | 4.97 |
| Teachers Mutual Bank Ltd | Moodys Baa1 | 1,100,000 | 1,083,973 | FRN | 16/06/2021 | 16/06/2026 | 4.80 |
| ANZ Banking Group Ltd | S&P AA- | 2,500,000 | 2,508,225 | FRN | 11/09/2023 | 11/09/2026 | 4.88 |
| Macquarie Bank | S&P A+ | 4,000,000 | 4,010,560 | FRN | 14/09/2023 | 14/09/2026 | 4.97 |
| Suncorp-Metway Ltd | S&P A+ | 3,750,000 | 3,712,388 | FRN | 15/09/2021 | 15/09/2026 | 4.61 |
| QPCU LTD t/a QBANK | S&P BBB- | 2,000,000 | 2,007,160 | FRN | 18/09/2023 | 18/09/2026 | 5.77 |
| Illawarra Credit Union Ltd | S&P BBB- | 2,500,000 | 2,503,350 | FRN | 20/09/2023 | 21/09/2026 | 5.84 |
| Suncorp-Metway Ltd | S&P A+ | 1,500,000 | 1,504,335 | FRN | 11/03/2022 | 25/01/2027 | 5.02 |
| ANZ Banking Group Ltd | Moodys Aa3 | 3,500,000 | 3,543,610 | FRN | 12/05/2022 | 12/05/2027 | 5.39 |
| Suncorp-Metway Ltd | S&P A+ | 3,000,000 | 3,023,370 | FRN | 24/11/2023 | 24/05/2027 | 5.48 |
| Cooperative Rabobank U.A Australia Branch | S&P A+ | 2,500,000 | 2,542,475 | FRN | 19/01/2023 | 19/01/2028 | 5.40 |
| ANZ Banking Group Ltd | Moodys Aa3 | 2,500,000 | 2,519,100 | FRN | 31/03/2023 | 31/03/2028 | 5.20 |
| ANZ Banking Group Ltd | S&P AA- | 2,100,000 | 2,109,009 | FRN | 11/09/2023 | 11/09/2028 | 5.06 |
| Westpac Banking Corporation Ltd | S&P AA- | 3,500,000 | 3,508,085 | FRN | 19/09/2023 | 19/09/2028 | 5.06 |
| National Australia Bank Ltd | S&P AA- | 4,000,000 | 4,168,120 | FRN | 16/11/2023 | 16/11/2028 | 5.40 |
| Cooperative Rabobank U.A Australia Branch | S&P A+ | 3,000,000 | 3,124,230 | FRN | 21/11/2023 | 21/11/2028 | 5.71 |
| Emerald Reverse Mortgage Trust | Unrated UR | 376,024 | 302,711 | MBS | 17/07/2006 | 21/08/2051 | 4.83 |
| Emerald Reverse Mortgage Trust | Unrated UR | 2,000,000 | 1,310,680 | MBS | 17/07/2006 | 21/08/2056 | 5.13 |
| Total | | | 66,233,619 | | | | |
| Managed Funds & Other | | | | | | | |
| MANAGED FUNDS | | | | | | | |
| Investment Body | Rating | Purchase Price \$ | Fair Value of Holding \$ | Purchase Date | Monthly Return (Actual) | FYTD (Actual) | |
| Tcorp Long Term Growth Facility Fund | N/A | | 3,963,256 | 13/06/2007 | 3.08% | 4.54% | |
| Tcorp Medium Term Growth Facility Fund | N/A | | 5,090,260 | 26/10/2021 | 2.48% | 4.01% | |
| Total | | | 9,053,516 | | | | |
| Membership interest in Investment Body | | | Fair Value of Holding \$ | | | | |
| CivicRisk Mutual Limited | N/A | | 2,530,000 | | | | |
| TOTAL INVESTMENTS | | | \$ 183,859,463 | | | | |
| * The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment. | | | | | | | |
| This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies. | | | | | | | |
| Brian Jenkins RESPONSIBLE ACCOUNTING OFFICER | | | | | | | |

