



## BUSINESS PAPER

# ORDINARY MEETING OF COUNCIL

To be held at 6.00 pm on

**Monday 10 December 2018**

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

### Order of Business

- 1 Acknowledgement of Traditional Owners
- 2 Civic Prayer
- 3 Apologies
- 4 Disclosures of Pecuniary Interest
- 5 Petitions and Presentations
- 6 Confirmation of Minutes - Ordinary Meeting of Council 19/11/2018
- 7 Public Access Forum
- 8 Call of the Agenda
- 9 Lord Mayoral Minute
- 10 Urgent Items
- 11 Notice of Motion
- 12 Agenda Items

### Members

Lord Mayor –  
Councillor Gordon Bradbery AM (Chair)  
Deputy Lord Mayor –  
Councillor David Brown  
Councillor Cameron Walters  
Councillor Cath Blakey  
Councillor Ann Martin  
Councillor Dom Figliomeni  
Councillor Janice Kershaw  
Councillor Jenelle Rimmer  
Councillor John Dorahy  
Councillor Leigh Colacino  
Councillor Mithra Cox  
Councillor Tania Brown  
Councillor Vicky King

QUORUM – 7 MEMBERS TO BE PRESENT

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## MINUTES

# ORDINARY MEETING OF COUNCIL

at 6.00 pm

**MONDAY 19 NOVEMBER 2018**

### Present

Lord Mayor – Councillor G Bradbery AM (in the Chair), Councillors D Brown, C Walters, D Figliomeni, J Kershaw, J Rimmer, J Dorahy, L Colacino, M Cox, T Brown, V King and C Blakey (arrived 6.36pm)

### In Attendance

General Manager (Acting) – K Hunt, Director Infrastructure and Works, Connectivity Assets and Liveable City – G Doyle, Director Planning and Environment, Future City and Neighbourhoods – A Carfield, Director Corporate Services, Connected and Engaged City – R Campbell, Manager Community Cultural Economic Development (Acting) – S Gibson, Manager Governance and Customer Service – T Hopwood, Manager Information and Improvement – C Phelan, Chief Financial Officer – B Jenkins, Manager Property and Recreation – P Coyte, Manager City Works and Services – M Roebuck, Manager Project Delivery – G Whittaker and Manager – Development Assessment and Certification – M Riordan, Manager City Strategy – C Stewart and Manager Open Space and Environmental Services – J Gordon

### Apologies

Min No.

**155** **COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor D Brown seconded Councillor Cox that the apology tendered on behalf of Councillor Blakey be accepted and a leave of absence be granted.

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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)(a) of the Local Government Act, 1993, as the report contains personnel matters concerning particular individuals.*

## **DISCLOSURE OF INTERESTS**

Councillor Walters declared a Significant Non-Pecuniary Interest in relation to Item 4 as he is a primary residence is within 50 meters of the area and stated that he would vacate the Chamber during debate and voting.

Councillor Figliomeni declared a Pecuniary Interest in relation to Item 1 and stated that he would vacate the Chamber during debate and voting.

Councillor Dorahy declared a Significant Non-Pecuniary Interest in relation to Item 8 as he is a Director for West Illawarra and the ASTA Group who lease parkland from Council for the purpose of sport and stated that he would vacate the Chamber during debate and voting.

## **PETITION - KERB AND GUTTERING AT CARRINGTON STREET, BULLI**

Councillor Cox advised that she was in receipt of a petition from 12 residents from Bulli in relation to Road Side Kerb and Guttering.

## **CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 29 OCTOBER 2018**

**156** **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the Minutes of the Ordinary Meeting of Council held on Monday, 29 October 2018 (a copy having been circulated to Councillors) be taken as read and confirmed.

## **PUBLIC ACCESS FORUM - PUBLIC ACCESS FORUM – ITEM 5 – VEGETATION VANDALISM IN THE DUNES BEHIND WOONONA BEACH**

Ms J Brienen spoke on behalf of Woonona Beach Committee spoke against the recommendation to install signage and shade cloth in the Woonona Beach area but does support the implementation of covert surveillance cameras. Ms Brienen advised the Committee opposes the recommendation to install signs on a number of points including:

- Signs punish the immediate residents of the area who fully support Council's Dune Management Strategy and planting program, are not the perpetrators of the vandalism, and have in the past experienced vilification, abuse and vandalism to their properties when the signs were last installed.
- Signs are proposed for the wrong area as the majority vandalism events have happened south of the Surf Club.
- Ineffective as signs in the past have not stopped the occasional vandalism events.
- Punish all beach goers by limiting the view over the ocean for the thousands of people who use the area to enjoy views over the beach, whale watch, check the surf, watch their children surf.
- Impede safety People could potentially drown during times where there are no patrols as people will not be able to look over the area and assist with rescues.

Ms Brienen advised that the Woonona Beach Committee would like the opportunity for Councillors to meet Committee members on site to discuss the history of the dune regeneration area, and provide more detailed and accurate information than what is contained in the business papers.

The Woonona Beach Committee would like Council staff to work with the Committee on a community education campaign which targets, residents of the entire Woonona area, primary and secondary school children in the Woonona and Southern Bulli area, and visitors to Woonona Beach.

**PUBLIC ACCESS FORUM - PUBLIC ACCESS FORUM – ITEM 2 – PLANNING PROPOSAL PP-2018/7 PROPOSED AMENDMENT TO MINIMUM LOT SIZE MAP – LOTS 202 AND 203 DP 1175709, FAIRWATER DRIVE, CLEVELAND**

Mr Rodger on behalf of Urbanco spoke against the recommendation stating the proposal seeks Council support to allow a simple boundary adjustment to re-align the current lot boundaries with the recently constructed road corridor. Lot 202 was divided into two separate portions, when Fairwater Drive was constructed and road corridor acquired by Council and Lot 203 has no direct vehicle access. Access to Lot 203 is through the creek corridor.

Mr Rodger noted the boundary adjustment is a paper subdivision with no environmental impact, which simply resolves the lot boundaries created as a result of the Council subdivision of the land to create the Fairwater Drive road corridor. The boundary adjustment will resolve this issue and simply create one lot on the northern side of Fairwater Drive and one lot on the southern side.

- 157** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that all speakers be thanked for their presentation and invited to table their notes.

**CALL OF THE AGENDA**

- 158** **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Cox that the staff recommendations for Item 9-17 inclusive be adopted as a block.

A PROCEDURAL MOTION was MOVED UNANIMOUSLY by Councillor D Brown seconded Councillor Rimmer that that the numbered Agenda items be considered prior to the lettered agenda items. The PROCEDURAL MOTION on being PUT to the VOTE was CARRIED.

**DEPARTURE OF COUNCILLOR**

Due to a prior disclosure of interest Councillor Figliomeni departed the Council Chamber the time being from 6.17 pm and did not participate in debate or voting on Item 1.

**ITEM 1 - PLANNING PROPOSAL FOR LOTS 1, 2 AND 3 DP 810104 LOCATED BETWEEN BONG BONG AND CLEVELAND ROAD WITHIN STAGE 3 OF THE WEST DAPTO URBAN RELEASE AREA - POST EXHIBITION**

**159** **COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor D Brown seconded Councillor Walters that -

- 1 The draft Planning Proposal for Lot 1, 2 & 3 DP 810104 between Bong Bong Road, Horsley and Cleveland Road, Huntley, be progressed to finalisation. The Planning Proposal incorporate:
  - a Amending the Land Zoning Map to rezoning the land from RU2 Rural Landscape to a mix of E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living, R2 Low Density Residential, R3 Medium Density Residential, and RE1 Public Recreation.
  - b Amending the Maximum Height of Buildings Map to show 9m for the R2 Low Density Residential zone and 16m for the R3 Medium Density Residential zone.
  - c Amending the Minimum Lot Size Map to show 249m<sup>2</sup> for the R2 Low Density Residential zone, 299m<sup>2</sup> for the R3 Medium Density zone, 2000m<sup>2</sup> for the E4 Environmental Living zone and 39.99ha for the E2 Environmental Conservation and E3 Environmental Management zones.
  - d Amending the Floor Space Ratio map to show 0.5:1 for the R2 Low Density Residential zone, and 0.75:1 for R3 Medium Density Residential zone.
  - e Amending the Natural Resource Sensitivity Map to more accurately reflect the sensitive vegetation on the site.
  - f Amending the Land Reservation Acquisition Map to show the proposed acquisition of the 2 parks and the widening of Cleveland Road.
  - g Amending the Heritage Map to include curtilage of 'Waples Butchery / Swan Homestead' and 'Sunnyside', and including their listing in the Heritage Schedule as being of local significance.
  - h Amending the Flood Map to more accurately reflect the 1:100 flood planning area.
  - i Amending the Riparian Map to remove the non-excitant watercourse.
  - j Amending the Urban Release Area map to include the site.
  - k Including LEP model provision Clause 4.1C Minimum Lot size (Integrated Housing) – to apply to the West Dapto Release Area.
- 2 The final Planning Proposal be referred to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final proposal.
- 3 Noting that the General Manager will thereafter proceed to exercise delegation issued by NSW Department of Planning and Environment under Section 3.36 of the Act, in relation to the final Planning Proposal.
- 4 The Neighbourhood Plan for Lot 1, 2 & 3 DP 810104 between Bong Bong Road, Horsley and Cleveland Road, Huntley be adopted as an amendment to the Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area.

In favour Councillors Kershaw, Rimmer, D Brown, T Brown, King, Colacino, Walters, Dorahy, Figliomeni and Bradbery  
Against Councillor Cox



**ITEM 2 - PLANNING PROPOSAL PP-2018/7 PROPOSED AMENDMENT TO MINIMUM LOT SIZE MAP - LOTS 202 AND 203 DP 1175709, FAIRWATER DRIVE, CLEVELAND**

- 160** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Cox that the item be deferred to allow the applicants additional time to address outstanding issues identified with the proposal including surrendering the development rights.

**ITEM 3 - DRAFT PLANNING PROPOSAL: LOT 100 DP 1207784 CORDEAUX ROAD, MT KEMBLA**

- 161** **COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor D Brown seconded Councillor Dorahy that -

- 1 The draft Planning Proposal for Lot 100 DP 1207784 Cordeaux Road, Mt Kembla be progressed, following the registration of the Conservation Agreement on land title with the Office of Environment and Heritage, by finalising the Planning Proposal that seeks to amend the Land Zoning Map by -
  - a rezoning 2.36 hectares of the site from E3 Environmental Management to E4 Environmental Living with a Minimum Lot Size of 5,999m<sup>2</sup> and Floor Space Ratio of 0.3:1; and
  - b rezoning 6.61 hectares from E3 Environmental Management to E2 Environmental Conservation with a Minimum Lot Size of 39.99 hectares.
- 2 The final Planning Proposal be referred to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final Proposal, noting that the General Manager will thereafter proceed to exercise his delegation issued by the NSW Department of Planning and Environment under Section 69 in relation to the final Proposal.
- 3 The Conservation Agreement for the riparian lands be finalised and registered on land title with the Biodiversity Conservation Trust (OEH), funding obtained and active management underway, prior to the issuing of a subdivision development approval.

In favour Councillors Kershaw, Rimmer, D Brown, T Brown, King, Colacino, Walters, Dorahy, Figliomeni and Bradbery

Against Councillor Cox

**DEPARTURE OF COUNCILLOR**

Due to a prior disclosure of interest, Councillor Walters departed the Chamber the time being 6.30pm and did not participate in debate or voting in relation to Item 4.

**ITEM 4 - DRAFT PLANNING PROPOSAL: LOT 100 DP 1123517 NO. 227 CORDEAUX ROAD, MT KEMBLA**

**162 COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- 1 The draft Planning Proposal for 227 Cordeaux Road, Mt Kembla (Lot 100 DP 1123517) be progressed, following the registration of the Conservation Agreement on land title with the Office of Environment and Heritage, by finalising the Planning Proposal that seeks to amend the Land Zoning Map by:
  - a rezoning 4.3 hectares of the site from E3 Environmental Management to E4 Environmental Living with a Minimum Lot Size of 5,000m<sup>2</sup> and Floor Space Ratio of 0.3:1; and
  - b rezoning the remainder of the site (1.5 hectares) from E3 Environmental Management to E2 Environmental Conservation with a Minimum Lot Size of 39.99 hectares.
- 2 The final Planning Proposal be referred to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final proposal, noting that the General Manager will thereafter proceed to exercise his delegation issued by the NSW Department of Planning and Environment under Section 69 in relation to the final proposal.
- 3 The Conservation Agreement for the riparian land be finalised and registered on land title with the Biodiversity Conservation Trust (OEH), funding obtained and active management underway, prior to the issuing of a subdivision development approval.

In favour Councillors Kershaw, Rimmer, D Brown, T Brown, King, Colacino, Dorahy, Figliomeni and Bradbery  
Against Councillor Cox

**ATTENDANCE OF COUNCILLOR**

During debate and prior to voting on Item 5, Councillor Blakey arrived at the meeting, the time being 6.36pm. Her prior granted Leave of Absence was taken to have been rescinded.

**ITEM 5 - VEGETATION VANDALISM IN THE DUNES BEHIND WOONONA BEACH**

**163 COUNCIL'S RESOLUTION** – RESOLVED on the motion of Councillor Kershaw seconded Councillor Rimmer that Council –

- 1 Note that the Woonona Beach dune system has been subject to a significant spate of ongoing vegetation vandalism since Council undertook dune management works in 2014.
- 2 Council continue to work with the Woonona Beach Committee (Woonona Surf Club, boardriders, Beach Care Illawarra and local residents) on measures to help stop the vandalism.
- 3 Council engage with the local community, including the local schools to have a community planting day.
- 4 Council promote community education on the types of plants being planted, why they were selected and the benefits of those plants.

- 5 Should vegetation vandalism continue within 12 months following the further consultation and the community planting, signs are to be placed in front of the 6 bays, where plantings have occurred. The signs are to remain in place until such time as vandalism is determined to have ceased, plants have been allowed to establish/recover and environmental conditions have been restored to Council's satisfaction for a minimum of 12 months.
- 6 An assessment of the ability and effectiveness of installing a covert surveillance camera(s) and CCTV at the Woonona Beach be undertaken, in accordance with the Tree and Vegetation Vandalism Covert Surveillance Camera Procedure and CCTV Policy, with the view to installing cameras if the assessment is supportive.
- 7 If it is necessary to implement point 5 and vegetation vandalism continues to occur at Woonona Beach, Council install appropriate barriers at the site to block views in accordance with Council's Tree and Vegetation Vandalism Policy.
- 8 The barriers remain in place until such time as vandalism is determined to have ceased, plants have been allowed to establish/recover and environmental conditions have been restored to Council's satisfaction for a minimum of 12 months.

*Variations* The variation moved by Councillor Rimmer (the amendment of six signs to three signs in Point 5) was accepted by the mover and seconder.

The variation moved by Councillor Cox (the amendment of three signs to six signs in Point 5) was accepted by the mover and seconder.

The variation moved by Cr Blakey in relation to Point 6 (to include reference to CCTV and CCTV Policy) was accepted by the mover and seconder.

Councillor Kershaw's MOTION on being PUT to the VOTE was CARRIED

**In favour** Councillors Kershaw, Rimmer, D Brown, T Brown, King, Cox, Blakey, Colacino and Bradbery  
**Against** Councillors Walters, Dorahy and Figliomeni

During debate on Item 5, a PROCEDURAL MOTION was MOVED by Councillor Colacino seconded Councillor Walters that Councillor Dorahy be granted an additional two minutes to address the meeting in relation to Item 5.

At this stage, Councillor Colacino moved an AMENDMENT to Item 5 and on being PUT to the VOTE was LOST.

- 1 Note that the Woonona Beach dune system has been subject to a significant spate of ongoing vegetation vandalism since Council undertook dune management works in 2014.
- 2 Council continue to work with the Woonona Beach Committee (Woonona Surf Club, boardriders, Beach Care Illawarra and local residents) on measures to help stop the vandalism.
- 3 Council engage with the local community, including the local schools to have a community planting day.
- 4 Council promote community education on the types of plants being planted, why they were selected and the benefits of those plants.

- 5 Should vegetation vandalism continue within 12 months following the further consultation and the community planting, signs are to be placed in front of the 6 bays, where plantings have occurred. The signs are to remain in place until such time as vandalism is determined to have ceased, plants have been allowed to establish/recover and environmental conditions have been restored to Council's satisfaction for a minimum of 12 months
- 6 An assessment of the ability and effectiveness of installing a covert surveillance camera(s) at the Woonona Beach be undertaken, in accordance with the Tree and Vegetation Vandalism Covert Surveillance Camera Procedure, with the view to installing cameras if the assessment is supportive.
- 7 If it is necessary to implement point 5 and vegetation vandalism continues to occur at Woonona Beach, Council install appropriate barriers at the site to block views in accordance with Council's Tree and Vegetation Vandalism Policy.
- 8 The barriers remain in place until such time as vandalism is determined to have ceased, plants have been allowed to establish/recover and environmental conditions have been restored to Council's satisfaction for a minimum of 12 months.
- 9 That this matter come back to Council for reassessment in 12 months' time in relation to surveillance.

In favour  
Against

Councillors Colacino, Walters and Dorahy

Councillors Kershaw, Rimmer, D Brown, T Brown, King, Cox, Blakey, Figliomeni and Bradbery

Following the defeat of Councillor Colacino's Amendment to Item 5, Councillor Kershaw's Original MOTION was PUT

#### **ITEM 6 - OSBORNE PARK ALCOHOL PROHIBITION**

**164** **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Cox that -

- 1 Council endorse Osborne Park becoming an Alcohol Prohibited Area (APA) for four (4) years, with signs erected to advise the public.
- 2 An Information Report on the APA be compiled after 18 months operation to review incidents and effectiveness.
- 3 Council write to the State Government requesting that the naming of, and signage relating to APAs, be reviewed to more accurately reflect how these areas are envisioned to operate and be enforced as 'alcohol regulated' areas.

#### **ITEM 7 - DRAFT AMENDED ROAD NAMING POLICY**

**165** **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Colacino that –

- 1 The revised Road Naming Policy be adopted.
- 2 That the policy include a procedure where names for new roads are needed as a result of Council's internal processes (rather than external requests) a working group of the Ward councillors and the Lord Mayor will approve those names to be forwarded to community and agency consultation.

## DEPARTURE OF COUNCILLOR

Due to a prior disclosure of interest, Councillor Dorahy departed the Chamber the time being 7.46pm and did not participate in debate or voting in relation to Item 8.

## ITEM 8 - POLICY REVIEW - COMMUNITY AND SPORTING GROUP RENTALS COUNCIL POLICY

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

- 1 Council adopt the Community and Sporting Group Rentals Council Policy.
- 2 The policy review date be updated to 30 October 2022.

## ITEM 9 - COUNCILLOR EXPENSES AND FACILITIES POLICY - POST-EXHIBITION

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

**COUNCIL'S RESOLUTION** - Council adopt the Councillor Expenses and Facilities policy, as exhibited.

## ITEM 10 - NOTICE TO MINISTER FOR LANDS AND FORESTRY OF COUNCIL'S NATIVE TITLE MANAGER

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

**COUNCIL'S RESOLUTION** Council –

- 1 Note the resolution of the Executive Management Committee on 7 August 2018 to appoint Ms K Ponne, Legal Counsel, as Council's Native Title Manager.
- 2 Authorise the General Manager to finalise and give written notice to the Minister for Lands and Forestry of the name and contact details of Council's Native Title Manager.

## ITEM 11 - PROPOSED ACQUISITION OF PROPOSED LOT 70 DP 241188, BEING PART LOT 1 DP 36010, PRINCES HIGHWAY, DAPTO FOR ROAD WIDENING PURPOSES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

**COUNCIL'S RESOLUTION** That -

- 1 Council acquires proposed Lot 70 DP 241188, being part Lot 1 DP 36010 for the purpose of road widening on the following conditions:
  - a Compensation by paid in the amount of \$103,000 (excluding GST);
  - b Council be responsible for all costs including valuation, transfer, legal, replacement or relocation of fencing, letterbox and water meter, if required.
- 2 Council (or its nominated contractor) complete the works associated with the replacement or relocation of the boundary fencing, landscaping, letterbox and water meter on a like for like basis;

- 3 Upon acquisition being finalised, the land be dedicated as public road pursuant to Section 10 of the Roads Act 1993;
- 4 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to the transfer documents and any other documentation required to give effect to this resolution.

**ITEM 12 - PROPOSED GRANT OF EASEMENT TO DRAIN WATER OVER LOT 55 DP 25035 TIMBERI PARK, DAPTO**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

**COUNCIL'S RESOLUTION** That -

- 1 Council approve the grant of an Easement to Drain Water 1.5m Wide over Lot 55 DP 25035 Timberi Park, Dapto in favour of Lot 57 DP 25035 Nos 19-23 Avondale Road, Dapto, as shown by black dashed lines on the attachment to the report.
- 2 Council accept payment in the amount of \$1,500 (GST free) from the owner of Lot 57 DP 25035 Nos 19-23 Avondale Road, Dapto as compensation for the grant of the easement.
- 3 The applicant be responsible for all costs associated with this matter.
- 4 Approval be granted to the General Manager and Lord Mayor to affix the Common Seal of Council to the survey plan, administration sheet and Section 88B Instrument and the General Manager be delegated authority to execute any other documentation required to give effect to this resolution.

**ITEM 13 - COMMUNITY TRANSPORT - PROCUREMENT EXEMPTION - LEDALE PTY LTD (TRADING AS CANTY'S BUS RENTALS)**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

**COUNCIL'S RESOLUTION** - Council, under Section 55(3)(i) of the Local Government Act 1993, enter into an agreement with Ledale Pty Ltd (trading as Canty's Bus Rentals) without inviting tenders due to extenuating circumstances, unavailability of competitive and reliable tenderers and otherwise, for the reasons set out in this report.

**ITEM 14 - TENDER T18/37 MULLET CREEK FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

**COUNCIL'S RESOLUTION** That -

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Rhelm for the Mullet Creek Floodplain Risk Management Study and Plan in the sum of \$149,960 excluding GST.
- 2 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.
- 3 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 15 - TENDER T18/39 WALKER STREET HELENSBURGH - CULVERT CONSTRUCTION AND WATER MAIN WORKS**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

### **COUNCIL'S RESOLUTION** - That -

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Cadifern Pty Ltd for Walker Street, Helensburgh – Water Main Protection, Water Main Relocation and Culvert Construction, in the sum of \$277,958, excluding GST.
- 2 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.
- 3 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 16 - DRAFT QUARTERLY REVIEW STATEMENT SEPTEMBER 2018**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

### **COUNCIL'S RESOLUTION** That -

- 1 The draft Quarterly Review Statement September 2018 be adopted.
- 2 The Budget Review Statement as at September 2018 be adopted and revised totals of income and expenditure be approved and voted.

## **ITEM 17 - CITY OF WOLLONGONG TRAFFIC COMMITTEE - MINUTES OF MEETING HELD ON 10 OCTOBER 2018 AND ELECTRONIC MEETINGS ON 2 AND 7 NOVEMBER 2018**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 158).

**COUNCIL'S RESOLUTION** - In accordance with the powers delegated to Council, the Minutes and recommendations of the City of Wollongong Traffic Committee held on 10 October 2018 and the electronic meetings were held on 2 and 7 November 2018 in relation to Regulation of Traffic be adopted.

## **DEPARTURE OF COUNCILLORS**

During debate and prior to voting on Item A:

- Councillor T Brown departed and returned to the meeting, the time being from 7.57 pm to 7.58 pm.
- During debate on Item A, Councillor Cox departed the Chamber at 8.02 pm and was not present for the vote.

## ITEM A - NOTICE OF MOTION - COUNCILLOR FIGLIOMENI - HILL 60 MASTERPLAN

This item was considered after the numbered agenda items.

**167** **COUNCIL'S RESOLUTION** – RESOLVED on the motion of Councillor Figliomeni seconded Councillor Cox that Wollongong City Council write to the Minister for the Environment and Heritage to –

- 1 Acknowledge the work carried out on the Hill 60 Master Plan to date and explore ways that the Hill 60 Master Plan projects and refurbishment can be brought forward and progressed with greater urgency.
- 2 Note that Council has worked closely with the local Aboriginal Communities in the development of plans to extend the Ngaraba-aan cultural trail from MM beach to Hill 60 and beyond and request that this work be given urgent consideration as part of the approval process.
- 3 That Council officers respond frankly to the Office of Environment and Heritage Customer Satisfaction Survey.

*Variation* The Following variations were accepted by the mover and seconder:

- Councillor Bradbery the addition of Point 3.
- Councillor King (the addition of the words "Acknowledge the work carried out on the Hill 60 Master Plan to date") to Point 1.

*In favour* Councillors Colacino, Walters, Dorahy, Kershaw, Rimmer, D Brown, T Brown, King, Cox, Blakey, Figliomeni and Bradbery

*Absent* Councillor Cox

## DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item B , Councillor Walters departed and returned to the meeting, the time being from 8.17 pm to 8.19 pm.

## ITEM B - NOTICE OF MOTION - COUNCILLOR COX - WOLLONGONG FOOD TRUCKS TRIAL

The Motion of Councillor T Brown seconded Councillor Figliomeni that Council develop a strategy to encourage food trucks in our city to contribute to a vibrant night life in Wollongong. The strategy to promote food trucks in Wollongong would encompass:

- Identifying public land not limited to the CBD that is appropriate for food trucks of mobile food vendors.
- Identifying spaces in need of night time activation and food options.
- Developing a simple process for food trucks to book a space and pay their fee.
- Reviewing our existing policy on Mobile Food Vending Vehicles.
- Applying learnings from food truck trials in other Local Government Areas such as the City of Sydney.

*Variation* The variation moved by Councillor Colacino the addition of (not limited to the CBD) was accepted by the mover and seconder.

At this stage, Councillor D Brown FORESHADOWED A MOTION should Councillor T Brown's Motion be defeated.

The MOTION on being PUT to the VOTE was LOST.



In favour Councillors Cox and Blakey

Against Councillors Kershaw, Rimmer, D Brown, T Brown, King, Colacino, Walters, Dorahy, Figliomeni and Bradbery

Following the defeat of Councillor T Brown's Motion, Councillor D Brown's FORESHADOWED MOTION became the MOTION.

**168 COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion by Councillor D Brown and Seconded by Councillor Cox that a Councillor Briefing be held that outlines a stakeholder consultation program to review food truck policies which includes the following:

- 1 Identifying public land not limited to the CBD that is appropriate for food trucks of mobile food vendors.
- 2 Identifying spaces in need of night time activation and food options.
- 3 Developing a simple process for food trucks to book a space and pay their fee.
- 4 Reviewing our existing policy on Mobile Food Vending Vehicles.
- 5 Applying learnings from food truck trials in other Local Government Areas such as the City of Sydney.

*Variation The variation moved by Councillor Figliomeni that the briefing to Council encompass the inclusion of Points 1-5 was accepted by the mover and seconder.*

## CLOSED COUNCIL SESSION

The Lord Mayor called for a motion to close the meeting to consider a Lord Mayoral Minute which deals with a Report back to Council on outcomes of Council resolution of 3 September 2018 regarding the General Manager's Contract in accordance with Section 10A (2) (a) of the Local Government Act 1993.

**169 COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor Figliomeni seconded Councillor Colacino that the meeting move into Closed Session to consider a Lord Mayoral Minute which deals with a Report back to Council on outcomes of Council resolution of 3 September 2018 regarding the General Manager's Contract in accordance with Section 10A (2)(a) of the Local Government Act 1993 on the basis that –

- 1 The report contains personnel matters concerning particular individuals.
- 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 matter in open meeting.

Prior to putting the above Motion to the vote, the Lord Mayor advised members of the press and gallery that Item C relates to a Lord Mayoral Minute regarding a report back to Council on outcomes of Council resolution of 3 September 2018 regarding the General Manager's Contract and is classified as Confidential for the following reasons –

- 1 Section 10A (2)(a) of the Local Government Act 1993, permits the meeting to be closed to the public, as the report contains personnel matters concerning particular individuals.
- 2 In accordance with Section 10A (4) of the Local Government Act, the Lord Mayor invited members of the gallery to make representations to the Council meeting as to whether

this part of the meeting should be closed.

There being no members present in the gallery, the MOTION was PUT to the VOTE and was CARRIED UNANIMOUSLY.

At this stage, the time being 8.26 pm, members of the gallery departed the Council Chambers.

The meeting moved into Closed Session, the time being 8.27 pm.

**ITEM C – LORD MAYORAL MINUTE – REPORT BACK TO COUNCIL ON OUTCOMES OF COUNCIL RESOLUTION OF 3 SEPTEMBER 2018 REGARDING THE GENERAL MANAGER’S CONTRACT**

**170** **COUNCIL’S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of the Councillor Bradbery that –

- 1 Council offer the General Manager a new Contract of Employment consistent with the Standard Contract of Employment for General Managers issued by the Office of Local Government.
- 2 The contract will commence on 15 December 2018 for a term of three (3) years to supersede the existing contract of employment.
- 3 The terms and conditions of the contract be consistent with the existing General Manager’s current Contract of Employment.

**171** **COUNCIL’S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Rimmer seconded Councillor Walters that the meeting move out of Closed Session and into Open Council.

Council resumed into Open Session at 8.45 pm and members of the press were invited back into the Council Chambers.

**RESOLUTIONS FROM THE CLOSED SESSION OF COUNCIL**

The Lord Mayor advised the meeting of Council’s resolution whilst in Closed Session (refer to Minute Number 170).

**THE MEETING CONCLUDED AT 8.48 PM.**

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Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 10 December 2018.

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Chairperson

## ITEM A OATH OR AFFIRMATION OF OFFICE

The *Local Government Act 1993* requires newly-elected Councillors to take an Oath or Affirmation of Office at or before the first Council meeting.

### RECOMMENDATION

- 1 Councillor Ann Martin take the Oath of Office, or Affirmation of Office, in accordance with the *Local Government Act 1993*.
- 2 The Oath of Office, or Affirmation of Office, be undertaken and conducted by the General Manager.

### REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Governance & Customer Service  
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

### ATTACHMENTS

- 1 OLG Circular 17-22 - Oath or Affirmation of Office by Councillors

### BACKGROUND

Under the *Local Government Act 1993* (the Act), the Lord Mayor and Councillors are required to take an Oath or Affirmation of Office at or before the first meeting of council after they are elected. Section 233A of the Act states -

- (1) *A councillor must take an oath of office or make an affirmation of office at or before the first meeting of the council after the councillor is elected.*
- (2) *The oath or affirmation may be taken or made before the general manager of the council, an Australian legal practitioner or a justice of the peace and is to be in the following form:*

*Oath I [name of councillor] swear that I will undertake the duties of the office of councillor in the best interests of the people of [name of council area] and the [name of council] and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the [Local Government Act 1993](#) or any other Act to the best of my ability and judgment.*

*Affirmation I [name of councillor] solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of [name of council area] and the [name of council] and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the [Local Government Act 1993](#) or any other Act to the best of my ability and judgment.*

- (3) *A councillor who fails, without a reasonable excuse, to take the oath of office or make an affirmation of office in accordance with this section is not entitled to attend a meeting as a councillor (other than the first meeting of the council after the councillor is elected to the office or a meeting at which the councillor takes the oath or makes the affirmation) until the councillor has taken the oath or made the affirmation.*
- (4) *Any absence of a councillor from an ordinary meeting of the council that the councillor is not entitled to attend because of this section is taken to be an absence without prior leave of the council.*
- (5) *Failure to take an oath of office or make an affirmation of office does not affect the validity of anything done by a councillor in the exercise of the councillor's functions.*
- (6) *The general manager must ensure that a record is to be kept of the taking of an oath or the making of an affirmation (whether in the minutes of the council meeting or otherwise)."*

## PROPOSAL

It is proposed that the Oath of Office, or Affirmation of Office, be conducted by the General Manager for Councillor Ann Martin, elected to Council on 29 November 2018.

## CONCLUSION

The newly elected Councillor is required to take an Oath or Affirmation of Office, at or before their first Council meeting in accordance with section 233A of the Local Government Act.

<b>Circular Details</b>	Circular No 17-22 / 25 July 2017 / A556241
<b>Previous Circular</b>	16-30 and 16-32
<b>Who should read this</b>	Councillors, General Managers and governance staff of councils with upcoming elections.
<b>Contact</b>	Council Governance   02 4428 4100   <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Oaths and affirmations of office to be taken at the first meeting

## Oath or affirmation of office by councillors

### What's new or changing

- Under the *Local Government Act 1993*, councillors (including mayors) are now required to take an oath or affirmation of office. The prescribed words of the oath and affirmation are contained in the attachment to this Circular.
- Oaths or affirmations of office must be taken by each councillor at or before the first meeting of the council after being elected.

### What this will mean for your council

- Each council will need to make arrangements for the oath or affirmation to be taken by each councillor at the first meeting of a newly-elected council, or at a newly-elected councillor's first meeting following a by-election.
- Councillors should be made aware of this requirement prior to the first meeting of a newly-elected council or the newly-elected councillor's first meeting following a by-election.
- An oath or affirmation should be taken by each councillor as the first item of business for the meeting.
- The general manager must ensure that a record is kept of the taking of the oath or affirmation. This can be done by way of a signed statement containing the oath or affirmation or by recording the taking of the oath or affirmation by each councillor in the minutes of the council meeting.
- If the councillor is unable to attend the first council meeting, he or she may take the oath or affirmation of office at another location in the presence of the general manager.
- The oath or affirmation of office may also be taken before an Australian legal practitioner or a Justice of the Peace.
- The taking of the oath or affirmation outside a council meeting must be publicly recorded by the council.
- Where an oath or affirmation is taken outside a council meeting, a council staff member should also be present to ensure that an accurate record can be kept by the council.

2

### **Key points**

- A councillor who fails, without a reasonable excuse, to take the oath or affirmation of office, will not be entitled to attend council meetings until they do so and will be taken to be absent without leave.
- If a councillor is absent without leave for three consecutive ordinary council meetings their office is automatically declared vacant and a by-election must be held.

### **Where to go for further information**

- For further information contact the Office of Local Government's Council Governance Team on 02 4428 4100.



**Tim Hurst**  
**Acting Chief Executive**

ITEM C

LORD MAYORAL MINUTE - SUBMISSION TO THE SENATE INQUIRY INTO THE IMPACT OF FERAL DEER, PIGS AND GOATS IN AUSTRALIA

The environmental and social impact that feral deer are causing in the Illawarra is significant. Since 2011 Wollongong City Council has contributed up to \$85,000 per year to the Illawarra Wild Deer Management Program, with other government agencies and private landholders contributing to collectively match or exceed this contribution.

Despite the best efforts of all parties, the scale of the problem and the cost of operating in the urban environment exceed financial resources available.

Council has been advised that without additional funding, operational activities at the broad landscape scale will not be able to continue.

South East Local Lands Services (SELLS) has estimated that a sustainable deer management program for the Illawarra would cost a minimum \$400,000 per year. Representations have been made to the State government to commit to funding a co-contribution of up to 50% of the program costs up to a maximum \$200,000 per year.

Operational activity is still occurring on Council and Water Catchment land, however without additional Government support the deer numbers cannot be managed effectively and the impact of these feral pests in the Illawarra is likely to increase.

It is important that the extent of the deer problem in the Illawarra is raised with all levels of Government. A submission from Wollongong City Council to the Senate inquiry will assist in highlighting this issue.

#### RECOMMENDATION

I move that -

- 1 Wollongong City Council, as a matter of urgency, make a submission and offer to appear at the Senate Standing Committees on Environment and Communications inquiry into the impact of feral deer, pigs and goats in Australia.
- 2 In the submission to the inquiry, Wollongong City Council emphasise:
  - a The extent of the feral deer problem in the Illawarra.
  - b The environmental and social impact of feral animals, especially deer, in the Illawarra.
  - c The inadequacy of Government funding to manage the feral deer problem in the Illawarra.

#### ATTACHMENTS

There are no attachments for this report.

File: CO-910.01.006 Doc: IC18/593

ITEM B

NOTICE OF MOTION - COUNCILLOR FIGLIOMENI - HOLBORN STREET BERKELEY SIGN REMOVAL

Councillor Figliomeni has submitted the following Notice of Motion –

“I formally move that –

- 1 The large tree vandalism sign at Holborn St Berkeley is removed as a matter of priority.
- 2 The possibility of installing CCTV at the site is investigated.
- 3 The Lord Mayor and all Ward 3 Councillors are consulted prior to the erection of future large tree vandalism signs in the Ward.
- 4 Consultation take place with the Berkeley community to discuss appropriate tree planting, vegetation management and Council's Tree Vandalism Policy.”

**Background provided by Councillor Figliomeni:**

This motion is submitted and supported by all Ward 3 Councillors and follows the petition and concerns submitted from the affected residents to Council in that placement of the sign has had an adverse social and community impact on their wellbeing.

The affected residents claim that they were not the perpetrators of the tree vandalism but yet have borne the brunt of the negative community reaction.

The residents claim that there was no consultation by Council prior to erection of the sign as required by Council Policy I have enquired on this issue and the response was that Council Policy had been followed but no consultation information or dates were provided.

The large sign assumes guilt and I would draw Councillors attention to the “presumption of innocence” unless the act can be proved beyond reasonable doubt that it has been caused by an individual/s. Implying guilt to a group of individuals who by chance reside in the area is against natural justice and the laws of the land and against the International Covenant on Civil and Political Rights article 14(2) of which Australia is a signatory.

We Ward 3 Councillors urge Councillors to support this motion.



## ITEM 1 AFFORDABLE HOUSING - TARGETTING OF FEDERAL FUNDING

In 2013, Council established the West Dapto Home Deposit Scheme to assist persons into home ownership through Council funding part of the deposit, under a Commonwealth grant through the 'Building Better Regional Cities' program. The scheme wasn't as successful as hoped, due to rapidly rising land prices in relation to statutory personal income limits specified by the grant. In October 2017, Council entered into a Memorandum of Understanding with the Federal Government to allow the reallocation of the balance of the funds, currently \$10.4 million, to assist with the improvement of affordable housing in the region.

Following a review of options as to how the funds should be used, including a Councillor workshop, it is recommended that Council establish a revised home ownership scheme to assist low to moderate income earners to enter the housing market.

### RECOMMENDATION

- 1 A home ownership scheme be developed to utilise the \$10.4 million balance of the Commonwealth grant received under the 'Building Better Regional Cities' which was ceded to Council subject to the 2017 Memorandum of Understanding for Affordable Housing.
- 2 The scheme target low to moderate income earners to assist persons/families into home ownership.
- 3 A further report be presented to Council outlining the specifics of the proposed scheme.

### REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

### ATTACHMENTS

- 1 Letter from the Federal Member for Whitlam, Mr Stephen Jones MP
- 2 SEPP 70 Submission July 2018
- 3 Low Income Household and Housing Characteristics Data

### BACKGROUND

In June 2012, Council received a Commonwealth grant under the 'Building Better Regional Cities' program of \$13.9 million for the West Dapto Urban Release Project. Council entered into a Funding Agreement to use this funding for:

- 1 Upgrading sections of Shone Avenue and West Dapto Road (\$4.7 million) which has been completed.
- 2 Reallocating \$9.2 million to assist low to moderate income earners in purchasing a home in West Dapto, known as the West Dapto Home Deposit Assistance Program.

On 22 July 2013, Council resolved to exhibit the proposed West Dapto Home Deposit Assistance Program, as it provided financial assistance for private gain. The proposed program was exhibited from 25 July to 22 August 2013, and two submissions were received.

On 9 September 2013, Council resolved that:

- 1 *The West Dapto Home Deposit Assistance Program be included as an amendment to Council's Annual Plan 2013-14, subject to a successful notification being made to the ACCC.*
- 2 *The Financial Assistance Policy be amended to include a specific Program for the West Dapto Home Deposit Assistance Program, subject to a successful notification being made to the ACCC.*
- 3 *Quarterly reports be provided to Council for the term of the West Dapto Home Deposit Assistance Program.*

- 4 *Council write to the appropriate new Federal Ministers requesting that the Federal Government match or increase the previous Government's allocation as a way to stimulate the housing market in the Illawarra and help bolster the local economy.*

### **The previous scheme**

The West Dapto Home Deposit Assistance Program offered a security deposit of 20% of the value of the property, starting at a maximum amount of \$75,000 to be indexed annually. The 20% deposit effectively placed a cap on the value of the property at \$375,000 in the first year. Council partnered with the IMB who would undertake the loan application assessments in accordance with its normal lending practices, and was under no obligation to approve a loan. For successful applicants, Council would make a deposit of \$75,000 with the IMB, which would act as a formal security deposit under the loan arrangement.

Successful applicants would not require a deposit to qualify for a home loan, this will help participants purchase a home sooner than would otherwise be possible. Successful applicants would also enjoy cash benefits through participation including, mortgage insurance savings and interest/principal savings.

- Applicants would not be required to pay mortgage insurance as the Council security deposit will be in place at 20% of the house and loan value. Mortgage insurance on a maximum loan for a property valued at \$375,000 with no savings is valued at around \$16,000. This amount would normally be added to the total loan amount and included in the calculation of interest and principal repayments.
- Applicants would receive interest/principal savings. The security deposit would remain in Council's name for the duration of the assistance. During this period, it was proposed that interest that Council earns on the deposit be applied to the borrower's loan (with potential deductions for reasonable administration expenses).

Based on modelling using rates current in June 2013, and assuming term deposit interest was directed to a borrower's loan for five years, the potential benefit to the customer over a 30 year loan, inclusive of savings on mortgage insurance premium, was \$67,000.

The security deposit was proposed to remain in Council's name and will stay in place until the initial loan to value ratio (LVR) reduces to 80% of the security property value (which was to be determined through a valuation by an IMB panel valuer) or early exit is required. At this time, the deposit would be returned to Council and Council would have no further involvement in the loan.

Deposits would also be released before this timeframe in the event of the sale of the security property. Council would not attempt to recover any portion of capital gain that participants enjoy on the sale of security properties.

As deposits are released, Council would recycle deposits to new applicants. This would allow the initial funding pool to revolve, to assist a greater number of purchasers over time. It was estimated that over a 15 year period, there was potential to offer around 295 assistance packages under the Program.

### **Changed circumstances meant the scheme was unsuccessful**

In 2014 (the first year of the program), 11 applications were made and 10 of these applications were approved. However, only one applicant was able to secure a home within the terms of the agreement. There was a mismatch between the scheme's upper income limits set by the National Rental Affordable Scheme's (NRAS) and the price of new housing stock in the specified West Dapto area. During 2013-15 house and land packages dramatically increased from around \$375,000 to over \$500,000 and kept on rising. The median house and land price in Horsley is currently over \$663,000, and existing homes can be purchased for up to \$900,000.

Council tried on a number of occasions to have the Government reset the criteria, such as extending the boundary beyond the West Dapto Release Area or increasing the participant income thresholds, without success. The Funding Agreement expired on 31 March 2017.

The West Dapto Home Deposit Scheme was not as successful as hoped. It was an innovative scheme that sought to assist low income earners into the housing market, with the funds being able to be recycled to assist people over a number of years.

### **The release of funds**

For a number of years the funds were effectively locked up, with scheme's parameters impractical and the Government unwilling to adjust them. In October 2017, a Memorandum of Understanding (MOU) was entered into between the Commonwealth and Council to utilise the financial benefit gained under the Program, to continue to facilitate the delivery of affordable housing in the region. The MOU says the funds are to be used to '*continue to facilitate the delivery of affordable housing in the region*'.

While not compelled to, Council has applied interest to these funds and the \$9.2 million has grown into \$10.4 million, which is held in a reserve account.

Council identified the opportunity to apply these funds in its current operational plan and has held a number of briefings and workshops with Council over the calendar year both on housing, affordable housing and the use of these funds specifically.

On 12 November 2018, the Federal Member for Whitlam, Mr Stephen Jones MP, convened a meeting with local community organisations on affordable housing issues. Mr Jones has advised that the meeting proposed the following pathway:

- 1 *Organisations with proven expertise and provision of housing services within the Illawarra should be invited by Council to put forward Expression of Interest for a project or projects which will utilise the funds. These organisations should be restricted to those that are Not-for-Profit.*
- 2 *This is to be used for new housing, that is, not the purchase of existing homes.*
- 3 *The housing is to be rented to tenants at rates that are affordable to them.*
- 4 *The increase numbers of women over 50 and over who are homeless is a significant concern to providers, and so projects should be encouraged to focus on this group.*

A copy of Mr Jones letter is attached (Attachment 1).

### **Affordable housing**

In July 2018, Council officers made a submission to the NSW Department of Planning and Environment seeking the inclusion of the LGA in the State Environmental Planning Policy (SEPP) No. 70 Affordable Housing Schemes. A copy of the submission is attached (Attachment 2). The submission responds to the criteria required to be addressed by the Department for inclusion in the SEPP. Council has not received a formal response on whether Council's submission has been accepted. The submission provides useful background information on the need to provide additional affordable housing in the LGA.

Also attached is a summary of the housing characteristics of low income households in the LGA from the 2016 census (Attachment 3). In this data set, the low income households is equivalent to very low, low and moderate income households as defined under SEPP 70.

There are a number of recent publications which highlight the affordable housing needs of the region, including:

- Housing Affordability – Re-imagining the Australian Dream – Grattan Institute (March 2018)
- Rental Affordability Snapshot 2018 – Anglicare 2018
- Housing Affordability Report – June quarter report - Corelogic (September 2018)
- Housing Affordability in the Illawarra and Shoalhaven - The Property Council - Illawarra of Australia (October 2018)

A number of Councillor briefings have been held on housing and affordable housing issues, and a workshop to discuss the best use of the Federal funds was held on 8 November 2018. The workshop also considered broader affordable housing initiatives, which will be the subject of a separate report.

Worthy of note, from the CoreLogic report Wollongong had the third least affordable home ownership ratio (dwelling price to income ratio 10.4) in regional NSW, higher than a number of areas in Sydney. It also had the 15<sup>th</sup> least affordable rental market (% of household income required to rent a home – 32.5%) in regional NSW. This report separately identifies Dapto/Port Kembla as a worse rental affordability at 35.8% but a better home ownership affordability at 9.3.

## PROPOSAL

There are many options for Council to choose from in delivering this Affordable Housing Project. There are benefits and implications of all options. Some provide benefit to those in the greatest need, some provide benefit to more households, some may provide on-going opportunities, some are more resource intensive to establish, and some have greater risk.

### **The target group/s to receive the affordable housing**

Attachments 2 and 3 demonstrate that there are many sections of our community that are impacted by the high cost of housing. Consideration could be given to focusing the project towards a specific group within the community such as

- Homeless people – the Housing Trust estimates that there are over 1,000 persons homeless in the Illawarra.
- The aged. Noting that State Environmental Planning Policy – Housing for Seniors or People with a Disability (2004) enables/encourages housing for this group.
- Lone person households, including single women over 55.
- Family households.
- Very low, low or moderate income working households, including the working poor, and identified key workers housing (teachers, nurses, artists, emergency service personnel etc).
- Assisting people into rental housing.
- Assisting people into home ownership (eg first home buyers).

### **The type of housing**

There are numerous ways that the funds could be utilised to facilitate the delivery of affordable housing, including:

- Crisis housing (typically provided/subsidised by the State).
- Social housing (typically provided/subsidised by the State). The NSW Land and Housing Corporation has advised that it currently has 6,731 dwellings in the LGA (8% of housing). The Housing Trust estimates that there are some 2,100 households waiting for social housing in the Illawarra.
- Affordable (subsidised) rental housing for:
  - Very low income households;
  - Low income households;
  - Moderate income households.
- Rent-to-buy housing.
- Shared equity or home deposit assistance schemes to assist households into home ownership.

A development could also provide a mix of housing outcomes. For example, under the Communities Plus program, the NSW Land and Housing Corporation redevelops some of its existing social housing sites to achieve a 30% social housing and 70% private housing mix, with no net loss of social housing.

The Greater Sydney Commission has published the following image of the housing continuum and housing assistance.

Figure 4-6: The housing continuum



Source: Greater Sydney Commission, 2016 adopted from City of Sydney, Housing Issues paper April 2015

### Partnership

There could be additional benefits if Council partners with another organisation, and funds were pooled, for example:

- Joint Venture with the private sector - Council could enter into a Joint Venture (JV) with the private sector to deliver affordable housing properties for sale in the private market. Council could provide land and or cash contributions to encourage low cost housing for low-moderate income households without an ongoing ownership or management role.
- Partnership with Land and Housing Corporation (or other State agency), on Council land or State land.
- Partnership with a Registered Community Housing Provider (CHP) – Council could also deliver affordable housing projects to be managed by a Registered Community Housing Provider. This would be similar to the option proposed by the Federal Member for Whitlam.

Council could also resolve to allocate the funds directly to a Community Housing Provider (CHP) to assist those organisations in providing affordable housing services.

### Location

The geographic location(s) for the project(s) is also an important factor. Constructing affordable housing is often used as a catalyst in urban renewal initiatives. West Dapto, as well as one (or more) of the City’s town and village centres, could potentially benefit from an affordable housing project.

### A revised Home Deposit Scheme

At the Councillor workshop, some Councillors requested that a revised Home Deposit Scheme be considered with alternate settings.

The following table provides a comparison between the main criteria between the old West Dapto Home Deposit Scheme and a possible revised scheme.

	West Dapto Home Deposit Scheme (2014)	Proposed revised Home Deposit Scheme
Application area	West Dapto	LGA
Deposit assistance percentage	20%	20%
Deposit assistance (To be index annually)	\$75,000	\$100,000
Maximum loan	Initially \$375,000 then increased	\$500,000

	<b>West Dapto Home Deposit Scheme (2014)</b>	<b>Proposed revised Home Deposit Scheme</b>
(To be index annually)	to \$395,000, and then increased to \$415,000	
Dwelling type	New house and land purchase packages, including: <ul style="list-style-type: none"> <li>• Dwelling house</li> <li>• Dual occupancy</li> <li>• Multi dwelling housing</li> <li>• Residential apartment unit</li> </ul>	New house and land purchase packages, including: <ul style="list-style-type: none"> <li>• Dwelling house</li> <li>• Dual occupancy</li> <li>• Multi dwelling housing</li> <li>• Residential apartment unit</li> </ul> (excludes secondary dwellings, moveable dwellings, seniors housing, group homes)
Partner(s)	IMB	To be determined
Funds available	\$9.2 million	\$10.4 million
Potential initial assistance packages (without the funds being recycled)	122	104

The revised scheme would also not be tied to the upper income limits set by the National Rental Affordable Scheme's (NRAS), which would enable persons on a moderate income to apply. The scheme would assist persons/families into home ownership. If this option is chosen, additional work will be undertaken to finalise the eligible household income bands to ensure successful take-up of the scheme.

There remain risks in pursuing a revised scheme:

- There remains a mismatch between dwelling prices and income levels (as indicated by Attachments 2 and 3). Encouraging very low, and low income earners into purchasing dwellings beyond their means will not be supported by lenders and may result in housing stress for those households.
- Current market conditions suggest a cooling of the market, with the Sydney market falling in value. The Illawarra market traditionally follows the Sydney market with a time lag. Encouraging lower income earners into a home ownership scheme with little (or even negative growth) in the early years may present difficulties for participants.
- There are few (new) dwellings available for less than \$500,000 within the Local Government Area. The revised home deposit scheme is unlikely to assist the purchase of a free standing 4 bedroom dwelling house, but may assist the purchase of a dual occupancy dwelling, multi-unit housing dwelling or a residential apartment. The scheme may encourage a greater number of smaller dwellings to be built.
- The scheme is resource intensive to establish and manage.
- Council is not a financial institution, and a partner is required to manage and assess loans.
- The housing market may shift again, resulting in limited take-up. Although the revised scheme has been broadened in application. Additionally Council has control (with any partners) in adjusting the scheme over time to ensure it is successful.
- Council may suffer reputation risk depending upon the success of the scheme.

If Council wishes to pursue a revised home deposit scheme, a draft recommendation would be:

- 1 A revised Home Deposit Scheme be developed to utilise the \$10.4 million balance of the Commonwealth grant received under the 'Building Better Regional Cities' and subject to the 2017 Memorandum of Understanding for Affordable Housing.
- 2 The scheme target low to moderate income earners by providing a deposit assistance to assist persons/families into home ownership.
- 3 A further report be presented to Council outlining the specifics of the proposed scheme.

### **Expression of Interest**

Council may wish to consider the suggestion made by the Federal Member for Whitlam, Mr Stephen Jones MP, developed with the assistance of local community housing organisations. This option would enable organisations who provide housing assistance to nominate projects that could be progressed with the funds. These organisations are more aware of the local housing needs, have existing governance arrangements, and have existing clients and waiting lists.

Based on Mr Jones suggestion, Council could seek Expressions of Interest from organisations with proven expertise and provision of housing services to nominate a project or projects to utilise the funds. Alternatively, Council could seek a greater remit and not limit the EOI to Illawarra based organisations. This may provide a greater range of solutions and expertise solutions.

Additionally Council could specify a different target group to that identified in Mr Jones letter e.g. Home ownership for lower income families, rental or home ownership for key workers (police, teachers, nurses, aged care workers etc), rental or home ownership for families with children with a disability or persons with a carers responsibility etc.

If this option is to be followed, the comparatively small amount of funds available means that Council should be clear in the EOI about the type of assistance to be provided eg home ownership or rental support and the target group. These are specified in parts c and e of the draft resolution below.

If Council wishes to pursue this option, a draft resolution could be:

- 1 To utilise the \$10.4 million balance of the Commonwealth grant received under the 'Building Better Regional Cities' grant and subject to the 2017 Memorandum of Understanding for Affordable Housing, Council seek Expressions of Interest from organisations with proven expertise and provision of housing services to nominate a project or projects which will utilise the funds, with the following criteria:
  - a The organisations should be restricted to those that are Not-for-Profit.
  - b The projects should provide new housing in the Wollongong LGA, that is, not the purchase of existing homes.
  - c The housing is to be rented to tenants at rates that are affordable to them.
  - d The proposals are to nominate the target group(s), type of housing to be provided, partner organisations and location(s).
  - e Projects that focus on women over 50 and over who are homeless, are encouraged.
  - f Proposals that have matching funds will have greater weighting.
  - g Proposals that can provide housing within a 0-3 year period will have greater weighting.
- 2 A Committee be established to finalise the criteria, seek the nominations and review the applications.
- 3 The Committee comprise the Lord Mayor, 3 Councillors (1 per Ward), and be supported by Council officers.
- 4 The following three Councillors be nominated:
  - a Councillor [insert name] representing Ward 1

- b Councillor [insert name] representing Ward 2
  - c Councillor [insert name] representing Ward 3
- 5 The Committee provide progress reports to other Councillors through Councillor Information Notes and report its recommendations to Council for determination.

This option has less risk for Council, as Council would be allocating the funds to Not-for-Profit housing providers through the Expression of Interest process. These providers would need to demonstrate their track record and ability to providing housing. The providers may be able to provide additional funding to increase the effectiveness of the funds.

**Alternate options**

If neither of the two above options are acceptable to Council, there remains the option of Council developing its own scheme to utilise the Federal Funds. Council would need to nominate a target group to provide assistance to and the form of housing assistance. A possible resolution would be:

- 1 An affordable housing scheme be developed to assist [specify target group] into [specific housing product] to utilise the \$10.4 million balance of the Commonwealth grant received under the ‘Building Better Regional Cities’ and subject to the 2017 Memorandum of Understanding for Affordable Housing.
- 2 A further report be presented to Council outlining the specifics of the proposed scheme.

**PLANNING AND POLICY IMPACT**

This report contributes to the delivery of Our Wollongong 2028 goal “We have a healthy community in a liveable city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
5.3.1 Housing choice in the Wollongong Local Government Area is improved, taking into account population growth, community needs and affordability	5.3.1.1 Prepare a Housing Study and Strategy incorporating Affordable Housing issues	Progress and Affordable Housing Scheme

**CONCLUSION**

The West Dapto Home Deposit scheme was an innovative approach developed by Council to assist persons into home ownership, utilising funding from a Commonwealth grant through the ‘Building Better Regional Cities’ program. The scheme wasn’t as successful as hoped, due to rapidly rising land prices and a lack of flexibility in the Federal funding agreement. Council has now entered into a Memorandum of Understanding with the Commonwealth to utilise the funds to facilitate the delivery of affordable housing in the region. This provides flexibility for Council in how it might apply these funds.

There are many groups in need that Council could target for assistance and a variety of housing products and projects could be pursued. Following a Councillor workshop, it is recommended that Council develop a revised home ownership scheme and broader application to assist low to moderate income earners into home ownership. Specific guidance from the Council will allow staff to develop a more specific proposal for consideration.





# STEPHEN JONES MP

FEDERAL MEMBER FOR WHITLAM

22nd November 2018

Gordon Bradbery OAM  
Lord Mayor  
Wollongong City Council  
Locked Bag  
WOLLONGONG DC, NSW 2500

Dear Lord Mayor,



I refer to my letter of 16<sup>th</sup> April and subsequent communications regarding the funds that have been allocated from the Federal Government for Affordable Housing Projects in West Dapto.

I understand from media statements that have been made by the Council that agreement has been reached between the Commonwealth and Council removing some of the restrictions on the use of these funds.

I have been consulting with local housing and service providers on disadvantage and housing needs and how the federal money could be used to make a significant difference.

At a meeting I convened on Monday 12 November, I invited Community Organisations to put their views on this. It was agreed that I should communicate a set of principles and a pathway which had the full support of all in attendance. We agreed that:

1. Organisations with proven expertise and provision of housing services within the Illawarra should be invited by the council to put forward Expression of Interest for a project or projects which will utilise the funds. These Organisations should be restricted those that are Not-for-Profit.
2. This is to be used for new housing, that is, not the purchase of existing homes.
3. The Housing is to be rented to tenants at rates that are affordable for them
4. The increasing numbers of women aged 50 and over who are homeless is a significant concern to providers, and so projects should be encouraged to focus on this group.

Not-for-Profits should be invited to put forward Expressions of Interest by February 2019 with decisions made on a project or projects to be funded made by July 19 and that the community sector should be consulted at both stages.



Given the history of this grant I think it is critical that we meet to discuss this proposition before any further action on this matter is taken.

Sincerely,



**Stephen Jones MP**

Federal Member for Whitlam

Shadow Minister for Regional Communications

Shadow Minister for Regional Services, Territories and Local Government

cc Southern Youth and Family Services, The Housing Trust, SAHSSI, Wollongong Catholic Care, Illawarra Women's Health Centre, Mission Australia, Illawarra Aboriginal Corp, Wollongong Emergency Housing, Barnados, St Vincent De Paul



## **SEPP 70 submission:**

### **Criteria for Demonstrating Need for Affordable Housing**

Wollongong City Council

July 2018

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## Introduction

*State Environmental Planning Policy No. 70 – Affordable Housing (Revised schemes)* (SEPP 70) identifies local government areas with a need for affordable housing. Being identified within SEPP 70 satisfies this requirement of Division 7.2 of the EP&A Act 1979 enabling a council to levy contributions for affordable housing. The council is also required to have provisions within their Local Environmental Plan (LEP) to authorise such contributions and for the contributions to be in accordance with a scheme for dedications.

Wollongong's current housing strategy was prepared in 2006 and was used to inform the preparation of the Wollongong LEP 2009.

In 2013, Council commenced the preparation of a new Housing Study although progress was delayed by the proposed merger of Wollongong and Shellharbour City Council's. On 17 July 2017, Council considered a progress report on the Housing Study, which included the Housing Our Community Discussion Paper (2017) and Residential Density Study (2014).

Council resolved that:

- 1 *The discussion paper "Our Wollongong – a discussion paper identifying issues for housing our community" and supporting documents be made available on Council's website for community information and to begin the discussion on the preparation of a new Housing Strategy for the City.*
- 2 *The discussion paper and community feedback inform the preparation of the Housing Strategy options paper.*
- 3
  - a *A draft Planning Proposal be prepared to introduce an Affordable Housing clause into the Wollongong Local Environmental Plan 2009, based on clause 6.8 of the Willoughby Local Environmental Plan 2012 or a similar provision recommended by the NSW Department of Planning and Environment.*
  - b *The report to Council concerning the proposed LEP amendment also include consideration of SEPP70 as the alternative or parallel mechanism to achieve affordable housing outcomes.*
- 4 *The draft Planning Proposal be forwarded to the NSW Department of Planning and Environment for Gateway determination, and if endorsed exhibited for a minimum period of 28 days.*
- 5 *Council advise the NSW Department of Planning and Environment that it is willing to accept Plan making delegation, should the NSW Department of Planning and Environment agree.*

The definition of affordable housing in SEPP 70 is consistent with that in the EP&A Act, being:

*For purposes of the definition of affordable housing in section 1.4 of the Environmental Planning and Assessment Act 1979, very low income households, low income households and moderate income households are those whose gross incomes fall within the following ranges of percentages of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) according to the Australian Bureau of Statistics:*

<i>Very low income household</i>	<i>less than 50%</i>
<i>Low income household</i>	<i>50 or more but less than 80%</i>
<i>Moderate income household</i>	<i>80–120%</i>

The need for affordable housing can be demonstrated by the information provided below. This information has been sourced from the Australian Bureau of Statistics 2016 Census and the Housing Our Community Discussion Paper (2017).

Council is seeking amendment of SEPP 70 to include Wollongong Local Government Area as an area identified for affordable housing. The need for affordable housing is demonstrated by the information provided through the following analysis.

#### Wollongong Local Government Area

The Wollongong Local Government Area (LGA) has an area of 714km<sup>2</sup> that extends from Helensburgh, south to Haywards Bay and Windang. Some 50% of the LGA is within the Sydney Drinking Water Catchment Area and is predominately bushland.

Wollongong is nestled in a narrow triangular coastal plain, flanked to the east by the Tasman Sea and to the west by the steep slopes of the Illawarra Escarpment. The coastal plain is 45 kilometres long and up to 17 kilometres wide to the south. The Illawarra Escarpment ranges in height from 260 metres in the north, rising to 620 metres in the south. This unique environment forms part of the attraction of Wollongong, and poses many challenges to our future growth.

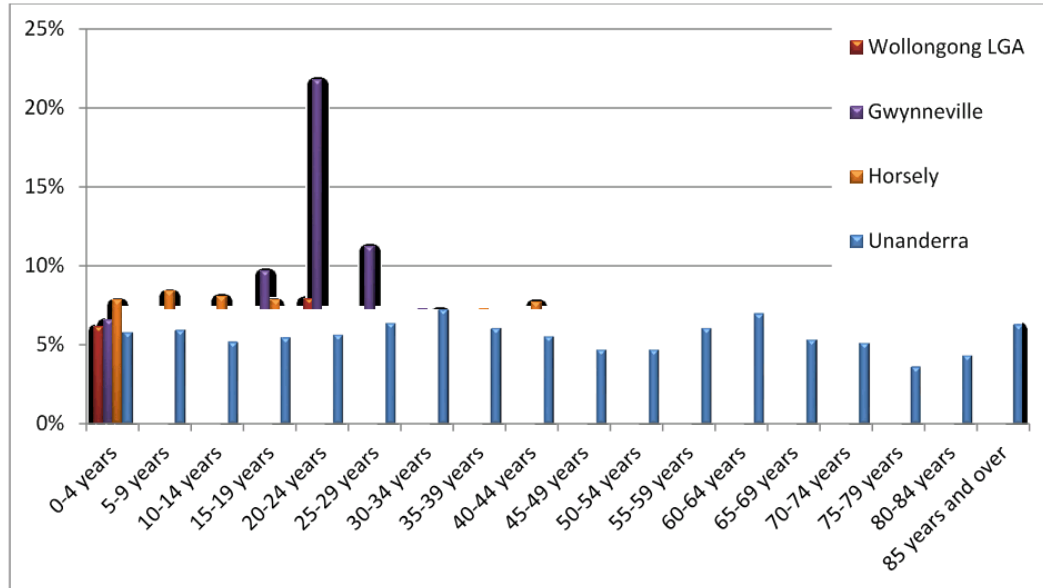
Wollongong LGA is comprised of 67 suburbs with one regional city, two regional centres, and a series of 28 towns & villages centres servicing our community. The Wollongong City Centre and city fringe account for close to 30% of all jobs. Health, aged care and community service assistance is Wollongong's largest employment sector (13.4%). The University of Wollongong attracts more than 30,000 students each year, including 10,000 overseas students. Additionally, our City attracts over 4.5 million visitors annually and tourism is emerging as a significant sector for Wollongong, injecting \$537 million into our economy per annum.

#### Overview of population

In 2016, 203,630 people called Wollongong LGA home (ABS, 2016) with older people (people aged 65 years plus) comprising 17.6% of our population. The proportion of residents aged 65 years plus is expected to continue to make up a large proportion of Wollongong's population into the future. By 2036 this percentage is expected to rise to 19.7% or 50,302 people.

Despite our ageing population, Wollongong attracts, and is expected to continue to attract, a significant number of people in the tertiary student age group. In 2016 14.2% of our population was aged 20-29 years old compared to 11.1% in regional NSW. Such distribution is not evenly spread throughout the LGA. For example, Gwynneville, a suburb located close to the University of Wollongong, had a concentration of 33% of residents aged 20-29 years old (2016) double that of LGA average (15%).

Figure 1: Age profiles of select suburbs compared to that of the Wollongong LGA.



Horsley, a suburb located in the West Dapto Urban Release Area, included a higher percentage of children (0-14 years) and adults aged 35-54 years old in 2016 (ABS, 2016) when compared against the Wollongong LGA. Such profile is assumedly attributed to a strong family presence in this area. In contrast, the established suburb of Unanderra, located to the south west of Wollongong, was home to a much higher percentage of people aged 60 years plus, when compared to that of the Wollongong LGA (ABS, 2016).

Overview of household formation

In 2016, there were 84,060 dwellings in Wollongong LGA and 89.4% of private dwellings occupied (ABS, 2016). Wollongong’s private dwelling occupancy rate was lower than that of the Greater Sydney (Greater Capital City Statistical Areas) being 92.3%.

Couples with children were the largest household group representing 30.2% of the population (23,454 households). A further 11.5% of the population were one parent families (8,938 households) and 23.9% were couples without children (18,528 households), 24.3% were lone person households (18,866 households) and 4.3% of households were classified as group households - a household where 2 or more unrelated people live (3,304 households). Overall, there is a clear trend across Wollongong towards smaller households, with over 59% of households one or two persons. By 2021 and continuing to 2036, couples without children will surpass couples with children and become the largest household family type in Wollongong (increasing from 21,286 to 27,529 by 2036).

Looking to the future, a change for Wollongong will be a significant increase in lone person households. The number of lone person households is forecast to increase from 20,831 in 2016 to 26,058 in 2036. This is attributed to changing patterns in household composition, such as increased separation rates, trends towards couples having children later or not at all, and an ageing population. The tendency towards more one and two person households is expected to continue to an estimated 2.50 people per household by 2036, down from 2.53 in 2016. By 2036, Wollongong is expected to have over 18231 more households to accommodate than in 2016.

Despite trends toward smaller households, Wollongong will continue to see steady growth in couples with children 2016-2036 (+4,580). This figure will vary for different areas. For example, it is expected that the West Dapto Urban Release Area will house larger families and have larger household sizes than the City Centre.

#### Overview of housing stock

Wollongong's housing stock is dominated by detached housing. In 2016, 67.3 % of the population lived in separate houses, 20.7% in medium density and 10.3% in high density dwellings. In addition, the majority of our population (approximately 92%) live in low density suburbs outside the Wollongong City Centre. Higher density living predominates in the Wollongong City Centre and neighbouring areas such as North Wollongong. Meanwhile, medium density housing such as terraces, townhouses and low-rise apartments are in high demand but not being delivered. Despite our growing population, the mix of housing being provided has changed little.

In 2016, 3 bedroom dwellings were the most common configuration in Wollongong Local Government Area (40.9%), followed by 4 bedroom dwellings (21.0%), 2 bedroom homes (20.9%) and only 4.8% were 1 bedroom or studio dwellings. This dwelling split has remained similar over the 10 year period from 2006 to 2016. While the average household size, in terms of the number of occupants, has declined, the number of 4 and 5 bedroom dwellings as a proportion of total dwellings has increased from 15.6% in 1991 to 26.8% in 2011.

#### Home ownership

The breakdown of home ownership and rental properties also varies throughout Wollongong. Wollongong has a higher percentage of residents living in social housing (7.4% in 2016) when compared to regional NSW (4.2%). This proportion is much higher in some areas of Wollongong, for example Bellambi, which in 2016 had 31.7% residents living in social housing, 19.5% in private rental and only 40.3% in ownership (fully owned or mortgage). Thirroul by comparison this same year had 75.1% ownership (fully owned or mortgage), 17.4% private rental and only 0.9% social housing.



## Quantitative Analysis

### i. Affordable housing stock

*An analysis of the existing affordable housing stock should be provided. This is to quantify the existing stock of affordable housing in the local government area. This information should include all housing that meets the affordable housing definition above, including housing that is owned and operated by community housing providers as well as properties which are sold or rented on the private market that is affordable for very low, low, or moderate income households.*

*Furthermore the growth in demand for affordable housing should be demonstrated if possible. This may include identifying the amount of people eligible for affordable housing as well as those on waiting lists for affordable or social housing.*

*Note: Unrealised demand within the affordable housing market places greater stress on those requiring social housing or those at risk of homelessness. This is due to the fact that people unable to find affordable housing are forced to compete for already limited social housing, reducing the amount of housing already available to the most vulnerable members of our community.*

#### Affordable Housing

Very low, low and moderate income households have been defined in accordance with the SEPP70 and EP&A Act definition, using the median household income for the Greater Sydney (Greater Capital City Statistical Area) \$1750 (ABS, 2016). Thresholds for very low income, low income and moderate income households have been calculated.

Table 1: Very low, low and moderate household income thresholds.

	Very low income household	Low income household	Moderate income household
Income benchmark	Less than 50%	50% or more but less than 80%	80-120%
Income range*	<\$874 per week	\$875 - \$1399 per week	\$1400 - \$2100 per week
Affordable rental benchmark**	<\$262 per week	\$262 - \$419 per week	\$420 - \$630 per week
Affordable purchase benchmark ***	<\$273,750	\$273,751 - \$354,000	\$354,001 - \$532,500

\* Values calculated using the median household weekly income for Greater Sydney (ABS, 2016).

\*\* Calculated as 30% of the total household income.

\*\*\* Calculated using ANZ loan repayment calculator, using 9 May 2018 interest rate (4.70%), assuming a 20% deposit for a 30 year ANZ Standard Variable Home Loan, utilising a maximum 30% of the total household income as a repayment, and excluding stamp duty requirements.

Residential property values (median) throughout the Wollongong LGA have increased by \$290,000 (or 48%) over the four year period from 2013 to 2017 (Valuer General, May 2018). The median residential sale price in 2013 was \$430,000, increasing to \$468,000 in 2014,

\$555,000 in 2015, \$615,500 in 2016, and \$720,000 in 2017. In January 2017, Wollongong was considered Australia's third most expensive City with price growth rate having outpaced Sydney (Domain, 2017). Across the 2016 -2017 financial year, Wollongong LGA reported the highest capital growth (16%) for residential dwellings of any Australian City (Crown Valuation Services, November 2017). Most of this significant and continuing property price increases have been observed for properties affordable for first home buyers and low end investment property (Crown Valuation Services, November 2017) thus decreasing affordable housing stock.

The NSW Department of Family and Community Services calculated 37% of dwellings as being affordable for moderate income households (Housing Kit, June 2016) compared to 31.2% of households across NSW. In June 2016 it was estimated only 4% of dwellings available for purchase, were available for low income households. There were no dwellings available for very low income households to purchase. The availability of affordable housing stock for low and very low income households in Wollongong is much lower than that when compared to NSW being 9% and 2.3% respectfully (Table 2)

The affordability of rental stock provides a slightly better outlook (Table 3) with 83.7% of properties identified as being affordable for moderate income households, 45% for low income households and 14% for very low households (Housing Kit Database, June 2016). In saying this, the NSW Department of Family and Community Services identifies Wollongong LGA as having a moderate to high need of additional affordable rental housing.

Table 2: Housing affordable to purchase for very low, low and moderate income households.

Area	% of affordable Purchase stock for Very Low Incomes Jun 16	% of affordable Purchase stock for Low Incomes Jun 16	% of affordable Purchase stock for Moderate Incomes Jun 16
Wollongong local government area	0.0	4.0	37.8
Sydney (Statistic Division)	0.0	0.8	14.4
New South Wales	2.3	9.0	31.2

Source: NSW DFCS Housing Kit, accessed online May 2018.

Table 3: percentage of households affordable to rent for very low, low and moderate income households (May 2018)

Area	% of affordable Rental stock for Very Low Incomes Jun 16	% of affordable Rental stock for Low Incomes Jun 16	% of affordable Rental stock for Moderate Incomes Jun 16
Wollongong local government area	14	45	83.7
Sydney (Statistic Division)	3	18	60.2
New South Wales	10	31	69.1

Source: NSW DFCS Housing Kit, accessed online May 2018.

Analysis of income and rental data by SGS Economics and Planning (2014) indicates the demand for affordable housing far outstrips supply across the Illawarra. In 2014 the supply of affordable dwellings was estimated to be 4400, or 16% of the demand for such housing (SGS Economics and Planning, 2014). More recently, CEO of the Housing Trust estimated the shortfall in social and affordable housing to be in the order of 5000 dwellings across the Illawarra (Illawarra Mercury, March 2018). The Anglicare Rental Affordability Snapshot (2018) identified 1,051 properties available for private rent in the Illawarra region over the survey weekend, with only 5 properties available being affordable and appropriate in the Illawarra statistical area. This snapshot highlights the shortage of low cost rental accommodations available in the Illawarra and Greater Sydney regions.

Managed by the NSW Department of Family and Community Services (FACS), social housing is a secure and affordable rental housing option for those on lower incomes. In 2016 there were 5708 social housing households across the Wollongong LGA (ABS Census, 2016). Weight list data indicates the demand for social housing far outweighs the availability of dwellings. 2007 applications for social housing having been assessed and approved for social housing by FACS and placed on waiting lists for a dwelling in Wollongong LGA (May 2018). The expected waiting periods of applicants to access such housing is dependent on the location and number of bedrooms required in the dwelling. The expected waiting period for majority of dwellings sought is 5-10 years (FACS, 2018). Such waiting periods see applicants seeking housing through the private rental market or emergency housing providers.

## ii. Income Analysis

*An analysis of the past, present and future income levels within the LGA can also indicate the level of housing stress faced by residents and/or demonstrate that the area is unaffordable for people on very low, low and moderate incomes.*

In 2016, 19.9% of households in Wollongong LGA were considered higher income households (> \$2,500 per week or more) in complete contrast to the 20.8% of households which earned less than \$650 per week in 2016 (.id community, 2018). Overall, Wollongong has a higher percentage of households earning more than \$2000 per week when compared to Regional NSW.

Household income varies significantly across suburbs and areas throughout Wollongong. Comparison between two areas in Wollongong demonstrates variability in household incomes. Stanwell Park, Stanwell Tops and Coalcliff, all located to the north of the LGA, had a median household income of \$2,299 per week (2016). This median household income is double that of the suburb Koonawarra, located in the south of the LGA, which had a median household income of \$1,047 per week in 2016 (.id community, 2018).

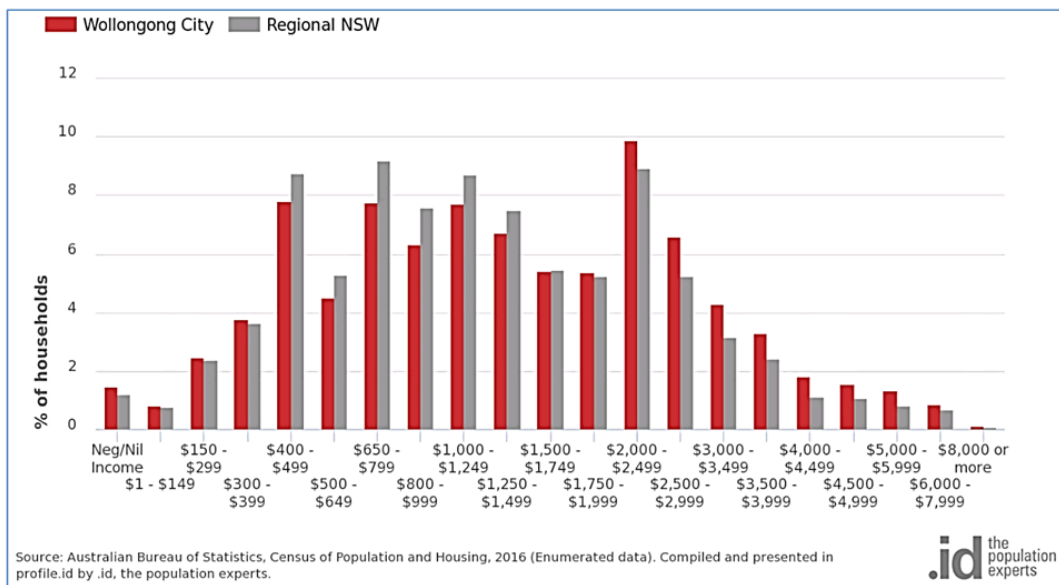


Figure 2: Weekly household income (atlas .id, derived from ABS Census data, 2016)

Further analysis of household incomes revealed 92.9% of households throughout Wollongong live in a suburb where the median household income meets the very low, low or moderate income threshold for affordable housing as defined by SEPP 70 (Table 4). In other words, (at least) 46.45% of households (i.e. 38,764 households) satisfy the affordable housing income thresholds.

Table 4: Median Household Income, 2016

Area*	Median	Affordable housing
Warrawong	750	Very low income household (<\$874 per week)
Cringila	888	
Windang - Primbee	906	Low income household (\$875 – \$1,399 per week)
Bellambi	923	
Gwynneville	982	
Port Kembla - Spring Hill	1,016	
Unanderra - Kembla Grange	1,017	
Koonawarra	1,047	
Berkeley	1,057	
Fairy Meadow	1,102	
Lake Heights	1,110	
Environmental Conservation Area	1,166	
Wollongong	1,176	
Kanahooka	1,188	
Dapto - Brownsville	1,204	
East Corrimal	1,241	
Towradgi	1,241	
Corrimal	1,244	
Coniston - Mount Saint Thomas	1,259	
North Wollongong	1,272	
West Wollongong	1,332	
Wollongong City	1,335	
Balgownie - Tarrawanna - Fernhill	1,384	
Australia	1,431	Moderate income household (\$1,400 - \$2,100 per week)
Keiraville - Mount Keira	1,456	
Woonona - Russell Vale	1,477	
New South Wales	1,481	
Figtree	1,520	
Mangerton	1,650	
Rural Balance	1,664	
Horsley	1,791	
Farmborough Heights	1,809	
Bulli	1,895	
Thirroul	1,957	
Austinmer	2,058	
Mount Ousley - Mount Pleasant	2,059	
Wombarra - Coledale - Scarborough - Clifton	2,115	
Helensburgh - Lilyvale - Otford	2,132	
Cordeaux Heights - Mount Kembla - Kembla Heights	2,235	
Stanwell Park - Stanwell Tops - Coalcliff and surrounds	2,299	

\* Data sourced from by atlas.id, derived from ABS Census data 2016.

Comparison of median household income from 2011 to 2016 indicates Bulli and Mangerton recorded the largest increase in weekly household incomes for this period. Income quartiles (sourced from .id community, 2018) have been used to compare income and earning capabilities for both suburbs through time. Income quartiles analyse household income across New South Wales, dividing these into even quartiles (lowest quartile 0-25%, medium lowest quartile 25-50%, medium highest quartile 50-75% and highest quartile 75-100%) enabling comparison through time.

1. Bulli

From 2011 to 2016 Bulli saw a 1.9% decrease in households whose weekly household income was in the lowest quartile, as well as a decrease of 1.4% of households in the medium lowest quartile groups. During this time a 4% increase in households whose income was in the highest quartile group also occurred. Such data suggests 3.3% of households earning lower incomes, left or were priced out of the housing market (purchasing or renting) from 2011 to 2016. Those who entered the market (e.g. purchasing existing dwelling/ renting / building new dwelling) did so with an income in the highest income quartile. Furthermore, median house prices in Bulli for the period April 2015 to April 2016 increased 11% from \$730,000 to \$810,000 (Your investment Property, 2018), supporting such assumption.

2. Mangerton

From 2011 to 2016 Mangerton saw a 5% decrease in households whose weekly household income fell within the lowest income quartile. During this same period, a 5% increase in households earning income in the highest quartile occurred. Similar to Bulli, this data suggests 5% of lower income households left or were priced out of this area throughout this five year period, replaced by households earning higher incomes. Median house and unit prices between 2015 to 2016 supports this theory. From April 2015 to April 2016, Mangerton's median house price increased 33% from \$574,000 to \$764,000, while the median unit price increased 24% from \$335,000 to \$440,650 in April 2018 (Your investment Property, 2018).

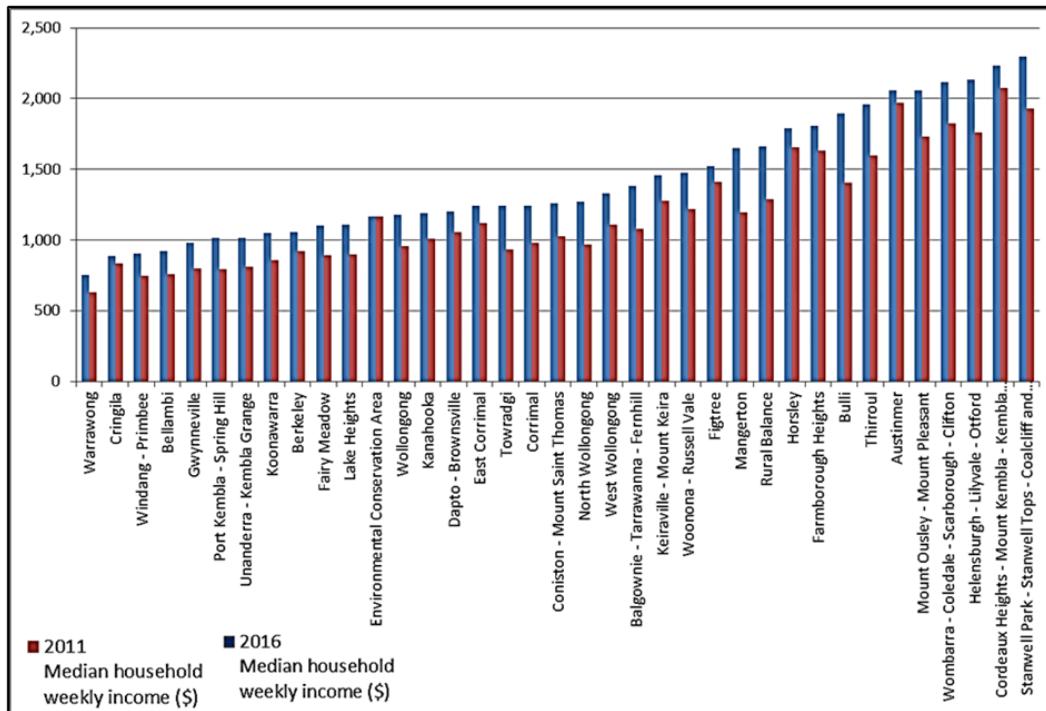


Figure 3: Median household incomes (weekly) across the Wollongong LGA (.id community, 2018).

### iii. Rent/House Prices

*Current rent and house prices for the LGA should be provided. This may be cross-referenced with incomes to demonstrate the percentage of income people are required to pay to support their rent or mortgages.*

*The information should be as accurate and up-to-date as possible. It is recognised that rents and prices are subject to change and every effort should be made to ensure that future changes are considered within the analysis.*

Wollongong LGA contains a variety of housing markets and spans from the expensive coastal land to the more disadvantaged suburbs.

Table 5 provides a summary of house and unit purchase prices and weekly rent for a variety of suburbs. You will note the range of values, and the limited data for 2 bedroom houses and 1 bedroom units.

Table 5: Summary of house and unit purchase and rent prices

	House						Unit					
	Buy			Rent (per week)			Buy			Rent (per week)		
	2 bed	3 bed	4 bed	2 bed	3 bed	4 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
<b>Ward 1 (North)</b>												
Helensburgh	-	\$900,000	\$950,000	\$578	\$578	\$690	-	\$650,000	\$765,000	-	\$530	\$598
Stanwell Park	-	-	\$1,532,500	-	\$750	-	-	-	-	-	\$420	-
Thirroul	-	\$1,128,750	\$1,200,000	-	\$655	\$750	-	\$726,750	\$930,000	\$360	\$460	\$600
Bellambi	-	\$780,000	-	-	\$480	-	-	\$447,000	\$606,500	-	\$310	-
Corrimal	-	\$797,500	\$900,000	\$400	\$500	\$570	-	\$485,000	-	\$250	\$350	\$530
<b>Ward 2 (Central)</b>												
Wollongong	-	\$832,500	\$940,000	\$445	\$520	\$640	\$395,500	\$575,000	\$870,500	\$310	\$420	\$595
North Wollongong	-	\$1,760,000	-	-	\$555	-	-	\$625,000	-	\$333	\$400	\$640
Fairy Meadow	-	\$845,500	\$801,000	\$440	\$500	\$585	-	\$479,522	\$682,500	\$350	\$400	\$500
Keiraville	-	\$825,500	-	-	\$540	\$650	-	-	-	\$250	\$370	\$520
Figtree	-	\$685,000	\$810,000	\$423	\$500	\$570	-	\$385,500	\$639,500	\$255	\$330	\$450
<b>Ward 3 (South)</b>												
Dapto	-	\$555,000	\$620,000	\$380	\$450	\$510	-	-	\$536,000	-	\$360	\$445
Port Kembla	-	\$662,500	\$750,000	\$360	\$430	\$498	-	\$532,500	-	\$240	\$320	-
Windang	-	\$757,500	-	-	\$480	-	-	\$377,500	-	-	\$315	-

Source: realestate.com.au access on 16 May 2018

According to the affordable rental and purchase benchmarks as previously calculated, there were no houses for sale for the suburbs listed above, affordable for any persons living in a very low, low, or moderate income household. A selection of 2 bedroom units for sale in Bellambi, Corrimal, Fairy Meadow, Port Kembla and Windang were identified as being available for moderate income households. Rental properties appeared to be more abundant for those on very low, low and moderate household incomes. A selection of units and a small selection of houses were available for rent to low and moderate income households. Such rental properties were not available across all suburbs.

Review of properties available for rent or purchase (Table 6) across Wollongong LGA indicated all properties available to rent for very low income households were one bedroom dwellings. Those available for purchase included:

- one studio dwelling in an apartment complex with one designated car space.

- one or two bedroom caravans/ removable homes located predominantly in caravan parks in Figtree and Windang.
- Dwellings with two of more bedrooms were only available for those persons with a weekly household income in the low or moderate income thresholds.

Table 6: Snapshot of affordable properties available to rent or purchase

	Number of properties available to rent *	Number of properties available to purchase**
Very low income households	24	18
Low income households	236	26
Moderate income households	580	163

\*advertised on realestate.com.au as available to rent in the Greater Wollongong locality.

\*\*number of properties with a sale price listed at or below the income threshold. This assumes any competition for such dwelling does not push the purchase price above that which can be afforded by the very low/ low/ moderate household income threshold.

Data from realestate.com.au, accessed online 23 May 2018.



#### iv. Housing Stress

*Housing stress is perhaps the most significant indicator of housing unaffordability in an area. It demonstrates how many dwellings are paying more than 30% of their total weekly income on either rent or mortgage repayments and thus have less disposable income to spend on necessities such as food, clothing, education and transport.*

*This data can be provided through third party studies or by undertaking a primary research program. The data should be as accurate and up-to-date as possible to accurately reflect the existing and future local government.*

Housing stress is a significant indicator when examining housing affordability in an area. It shows the relationship between housing costs and income levels, and identifies the number of households who have less disposable income to spend on necessities such as food, clothing, utilities, education and transport.

ABS Census data (2016) for the Wollongong Local Government Area indicates 6.3% of all households in Wollongong (regardless of weekly household income) have a monthly mortgage repayment greater than or equal to 30% of their household income. This compares to 7.4% of all households in NSW, and 8.4% of households in the Greater Sydney Statistical Division. ABS Census data for households renting property indicates those who are renting are more vulnerable to housing stress than those who have purchased their home (mortgaged). 13% of households were experiencing rental stress throughout the Wollongong LGA. This was slightly higher than that experienced throughout NSW (12.9%) but slightly less than that experienced in the Greater Sydney Statistical Division (14.2%). According to ABS census data, 19.3% of households throughout Wollongong (regardless of household income) were experiencing housing stress.

Housing Stress as defined as per the NATSEM (National Centre for Social and Economic Modelling) model includes only households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs (renting or mortgage repayments). According to housing stress data populated by atlas.id, 9,514 households (12.25%) were experiencing such housing stress. Mortgage and rental stress was as follows:

- Mortgage stress  
8.5% of households purchasing their house (mortgaged) were experiencing mortgage stress. This is slightly lower than the Regional NSW average 9.8%. This rate of mortgage stress decreased from 9.7% in 2011 to 8.5% in 2016.
- Rental Stress  
34.8% of households renting were experiencing rental stress, slightly higher than that experienced in Regional NSW 32.5%. Rental stress has also increased across Wollongong by 3.3% from 2011 (31.5%) to 2016.

Housing stress is not equal spatially throughout Wollongong. Table 7 outlines areas experiencing the highest and lowest areas of housing stress.

Table 7: Areas in Wollongong experiencing housing stress as defined by NATSEM (2016)

Area	Number households	Percentage %	Area of highest housing stress	Area of lowest housing stress
Gwynneville	292	28.2	1	
Warrawong	399	21.1	2	
Cringila	136	19.1	3	
Fairy Meadow	559	18.6	4	
Bellambi	309	18.2	5	
Stanwell Park - Stanwell Tops - Coalcliff and surrounds	28	3.9		1
Cordeaux Heights - Mount Kembla - Kembla Heights	74	4.1		2
Mount Ousley - Mount Pleasant	50	4.9		3
Austinmer	49	5.2		4
Wombarra - Coledale - Scarborough - Clifton	45	5.2		5

(Source: data combined by atlas.id by .id, 2018 sourced from Australian Bureau of Statistics, Census of Population and Housing 2016.).

## v. Employment

*Key employment statistics can help create a more holistic view of the LGA. Evidence may include employment rates (unemployment), key professions/industries as well the location of employment, whether it is within the LGA or outside.*

*Key employment hubs within the LGA should be identified. This can be cross-referenced against the employee's residential address to demonstrate if people who work within the LGA live near their work or travel.*

Wollongong LGA had 71,968 jobs across 12,000 businesses. Wollongong City Centre and the city fringe account for close to 30% of all jobs (20,810 jobs). Health, aged care and community services assistance is Wollongong's largest employment sector (13.4%), with strong growth in this sector expected. Education and training accounts for 12% of the workforce.

Job growth remains the central economic challenge facing our city and the broader region. Official unemployment data from the Australian Bureau of Statistics highlights the unemployment rate of Wollongong as consistently above the State and National average. Over the past four years, Australia's average unemployment rate has been 5.2%, while for Wollongong it has been 7.1%. In recent years, there has been an increase in structural-related unemployment as the economy continues to diversify.

The employment challenge is larger than the official statistics suggest. 25,417 (33%) residents living in the Wollongong LGA commute outside the area for work. 16.1% of such workers commute into Shellharbour.

20,197 persons (25.5%) who work in the Wollongong LGA, live elsewhere and commute into Wollongong.

Table 8: Location of work for Wollongong LGA residents

Location of work for Wollongong residents (2016)	Number residents	%
Wollongong	58,958	66.9
Shellharbour	4,999	5.7
Sydney	4,205	4.8
No Fixed Address (NSW)	3,767	4.3
Sutherland Shire	3,392	3.8
Campbelltown	1,361	1.5

Source: .id community profile, accessed May 2018

## vi. Homelessness

*The rate of homelessness within the LGA should be identified. This demonstrates the extreme lower end of the market, where emergency and social housing has failed, affordable housing has failed and the private market has failed.*

*Increasing housing affordability can reduce the stress on social and emergency housing and help in reducing homelessness caused by housing stress.*

Homelessness demonstrates the extreme lower end of the housing market, where emergency, social, affordable housing and private market has failed. Homelessness, as defined by the ABS occurs when a person does not have suitable accommodation alternatives and if their current living arrangement:

- is in a dwelling that is inadequate; or
- has no tenure, or if their initial tenure is short and not extendable; or
- does not allow them to have control of, and access to space for social relations.

In 2016, it was estimated that 37,682 persons were homeless in NSW (ABS Census, 2016). In Wollongong, rates of homelessness have increased 85% since 2006. Current estimates indicate Wollongong LGA has 816 homeless persons, which is the 12<sup>th</sup> highest rate of homeless in NSW (ABS Census, 2016).

## Qualitative Analysis

### i. Resident sentiment

*The views of residents regarding the cost of housing within the LGA should be identified. This demonstrates the emotional impact of rising house costs on individuals and broader cost on society. Housing stress can contribute to stress in other aspects of a person's life and have a detrimental effect on their overall quality of life.*

Affordable housing is a focus of the elected Council of Wollongong with Councillors having passed notices of motion and/or addressing the media in relation to this issue for our local area. *Our Wollongong 2028 Discussion Paper* (November 2017), a document prepared by Council, circulated throughout our community, aiming to stimulate discussion about the successes of our Council throughout recent years, as well as challenges and issues facing our future. Such discussion paper highlights housing affordability as one of thirteen major issues challenging our community in the immediate future.

The views of residents were captured through Council's recent refresh of our Community Strategic Plan. Community engagement undertaken was extensive and feedback highlighted housing affordability as one of twelve key focuses for our community over the next 10 years. A number of residents providing feedback through this process went so far as to highlight housing affordability as being one of three main challenges and priorities they identify, facing Wollongong.

Anecdotal evidence collected from local media also indicates the cost and availability of affordable housing throughout Wollongong and the broader Illawarra region is an issue affecting our residents.





**ii. Resident support**

*Identifying where the residents of an LGA have themselves acknowledged that housing affordability is a major issue can be useful in supporting an application. This demonstrates that housing affordability is an issue within the community which has garnered support to resolve.*

Community engagement activities and feedback resulting from Our Wollongong 2028 Community Strategic Plan process (Nov 2017–June 2018) has identified the support and acknowledgement of residents that housing affordability is a major issue affecting our LGA. Through such engagement changes in affordable housing stock was highlighted as an issue which has become relevant in recent years. Without prompt, one resident identified the issue and availability of affordable housing, particularly in Wollongong’s northern suburbs (Our Wollongong Community Engagement Report, June 2018).

Feedback highlighted not only the need to increase affordable housing stock, but also the understanding that housing affordability is a multifaceted issue with various approaches needed. Priorities as to what residents would like Wollongong to look like over the next ten years identified the need to:

- *“find ways to encourage affordable housing (not just building more homes)”.*
- *“Increase affordable housing stock. Having a target include targets for affordable housing, including in-fill developments to enable people on low incomes to live closer to services and amenities”.*
- *“A significant addition of affordable housing (stock) without major benefits to private developers”.*
- *Address “housing unaffordability and thus intergenerational inequity with more housing supply and financial mechanisms to help first home buyers”.*
- *Ensure “provision of affordable low income housing - consideration of the many and variable possibilities, think outside the box”.*

The West Dapto Home Deposit Assistance Program, launched 24 October 2014, was established to help low to moderate income earners enter the housing market in the West Dapto Urban Release Area. The program aimed to enable successful applicants to obtain new houses or house and land packages up to the value of \$444,000. Council estimated it would be able to help as many as 300 households buy their own home over the subsequent 15 years. Council received 11 applications at the time of the program launch, 10 of which were approved. While the program continued to have strong interest from residents subsequent to its launch, this did not translate into a strong take up due to significant variation in the property market. Increases in property values removed the product from within West Dapto that met the affordability criteria required by the funding arrangement.



One property purchase was completed under the West Dapto Home Deposit Assistance Program. This was reliant on the perseverance of the applicant and advantageous pricing provided by a land developer supportive of the program. While many people remained interested in the Program, there continued to be a growing mismatch between 'affordable housing' and the entry level of new housing stock in the area. House and land prices have continued to climb since final review and closure of program in 2017 suggesting housing affordability for those looking to purchase property remains an issue.



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July, 2018

### Low Income Household and Housing Characteristic data

Council’s demographic information provider id, defines Low income households as households with a weekly income of less than \$650 per week,

This income level is equivalent to the very low household income as defined by SEPP 70 - Affordable Housing (Revised Schemes), using the Illawarra Statistical Area median household income. The very low household income is \$676 per week.

According to id, in 2016 there were 39,831 people in low income households living in Wollongong LGA. There were 15,532 low income households in the Wollongong LGA. Low income households are spread across the LGA, from Thirroul to Windang and Dapto.

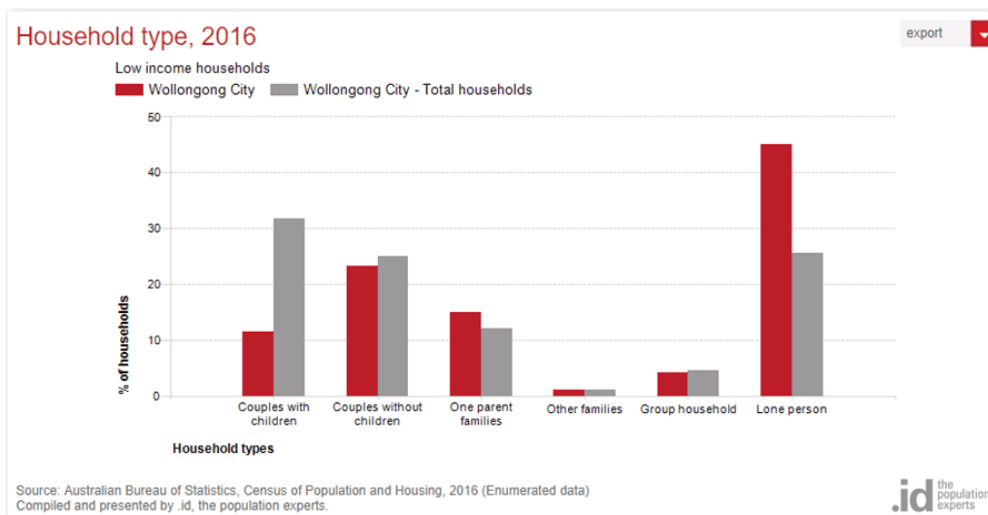
The following information from the 2016 census, sourced from Wollongong Community Profile (id), is provided to assist Council in understanding the characteristics of low income households in the LGA, when compared to the entire LGA population.

Id notes that those on low incomes may have quite different characteristics and living arrangements from the total population, and many local governments, State government and Federal government services are targeted at those with limited financial means.

### Housing

When compared to the rest of the Wollongong LGA, low income households tend to have:

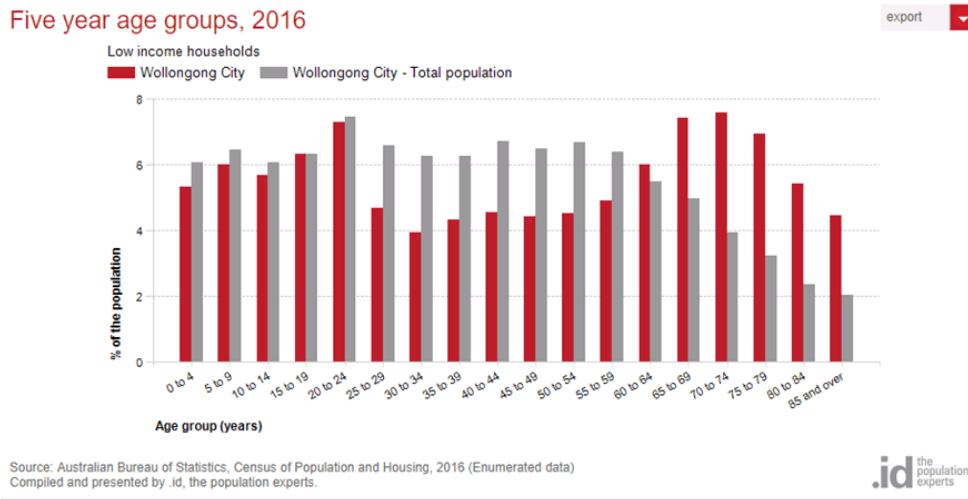
- A significantly lower percentage of households with children
- A significantly higher percentage of lone person households



In terms of age groups, when compared to the rest of the Wollongong LGA, low income households:

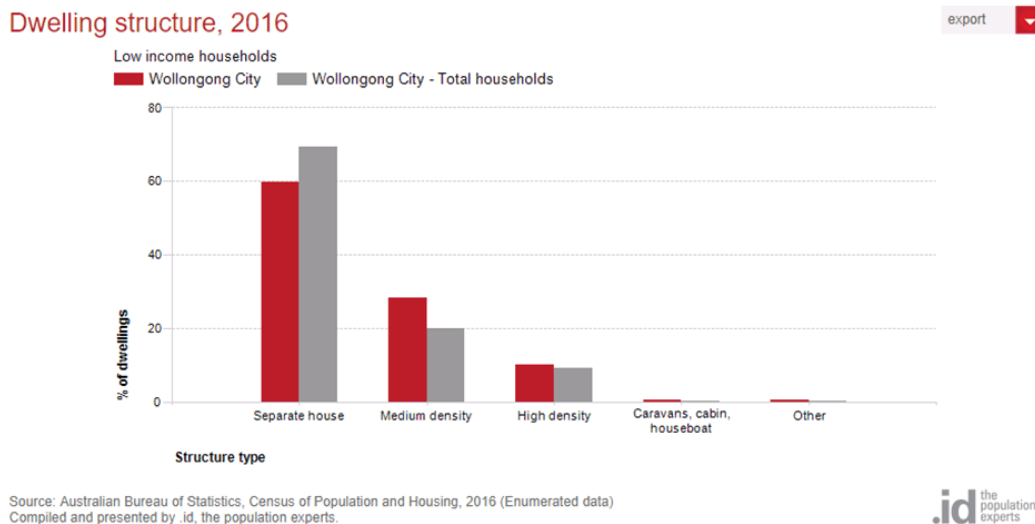
- Have a lower percentage of the population in the 25-59 age groups
- A higher percentage in the 65 to 85 and over age groups.

### Five year age groups, 2016



In terms of dwelling structure, there is a slightly lower percentage of low income households living in separate houses, and a slightly greater percentage living in medium density housing.

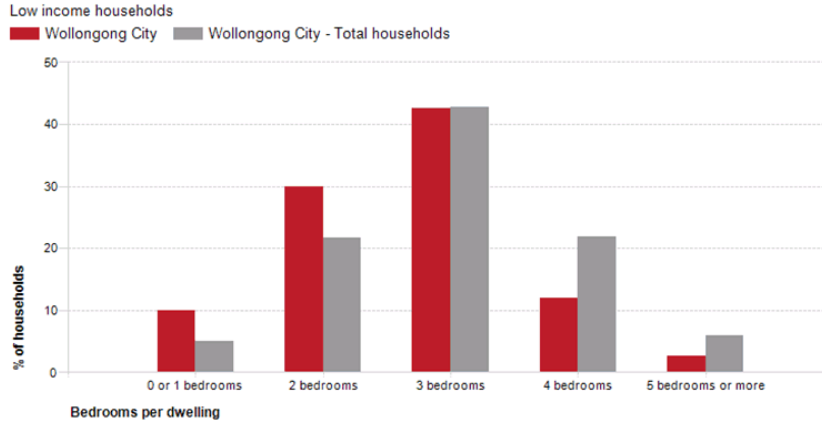
### Dwelling structure, 2016



The smaller dwelling size, is also reflected in the number of bedrooms per dwelling, where a slightly greater percentage of low income households occupy 1-2 bedroom dwellings. While a lower percentage occupy the larger 4-5 or more bedroom dwellings.

### Number of bedrooms per dwelling, 2016

export



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data)  
Compiled and presented by .id, the population experts.

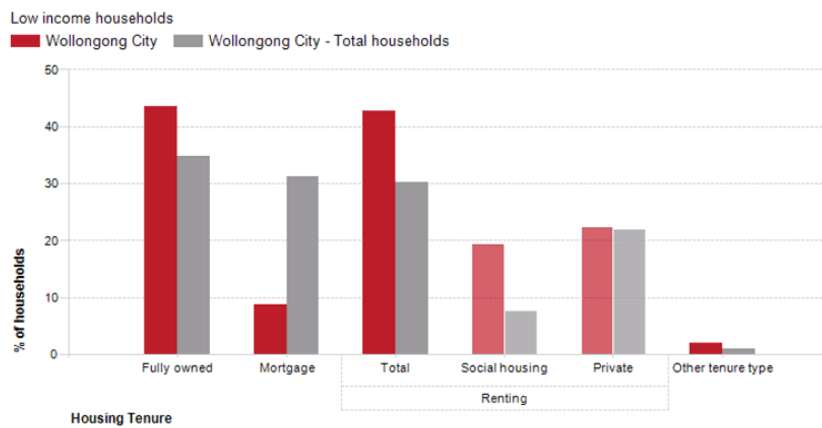
.id  
the population experts

In terms of housing tenure:

- A greater proportion of low income households own their own home. This may reflect aged persons who have paid off their mortgage, but are now on the pension.
- A greater proportion of low income households are renters, and especially social housing renters. The NSW Land and Housing Corporation manage / rent 6,731 dwellings in the LGA for social housing, which is 8% of the **Wollongong LGA** housing stock.

### Housing tenure, 2016

export



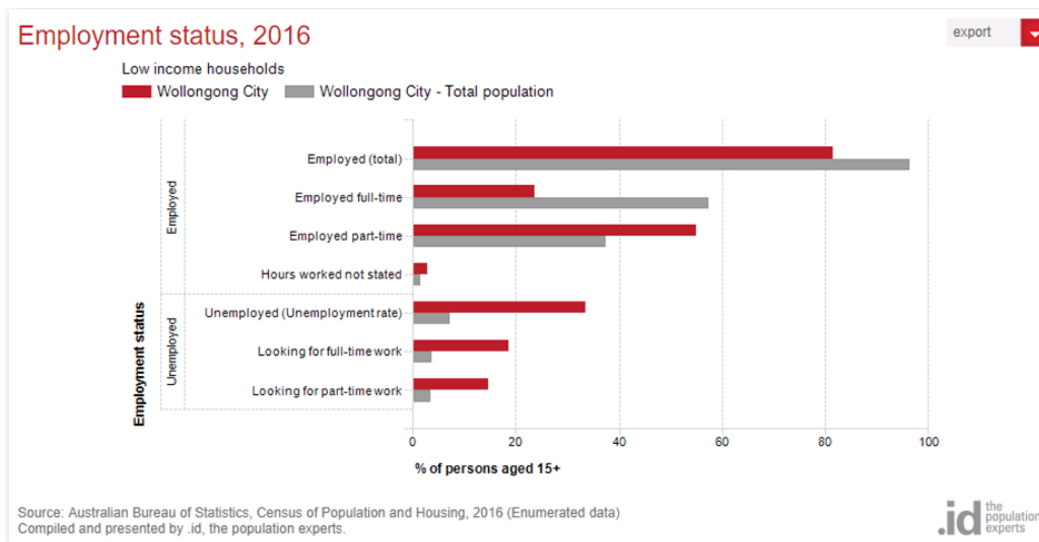
Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data)  
Compiled and presented by .id, the population experts.

.id  
the population experts

## Employment

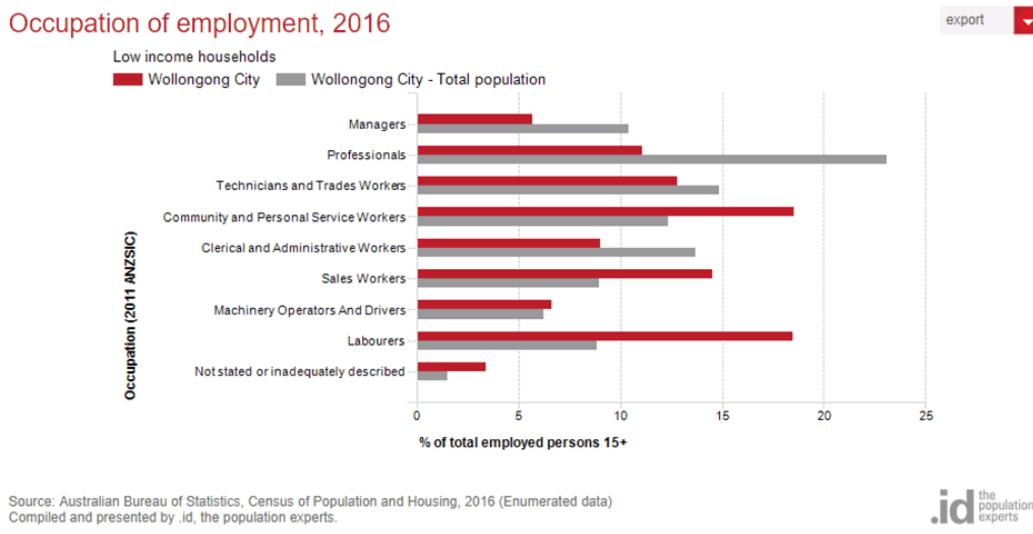
Employment statistics are an important indicator of socio-economic status. The levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population. Income is usually linked to employment, low incomes are usually correlated with high unemployment and low workforce participation. It is also an important indicator of a households ability to rent or pay a mortgage. In terms of employment:

- A lower percentage of low income households contain persons employed full-time
- A higher percentage is employed part-time
- A significantly higher percentage are unemployed, and looking for full-time or part-time work.



A higher percentage of persons in low income households worked as:

- Community and personal service workers
- Sales workers
- Labourers

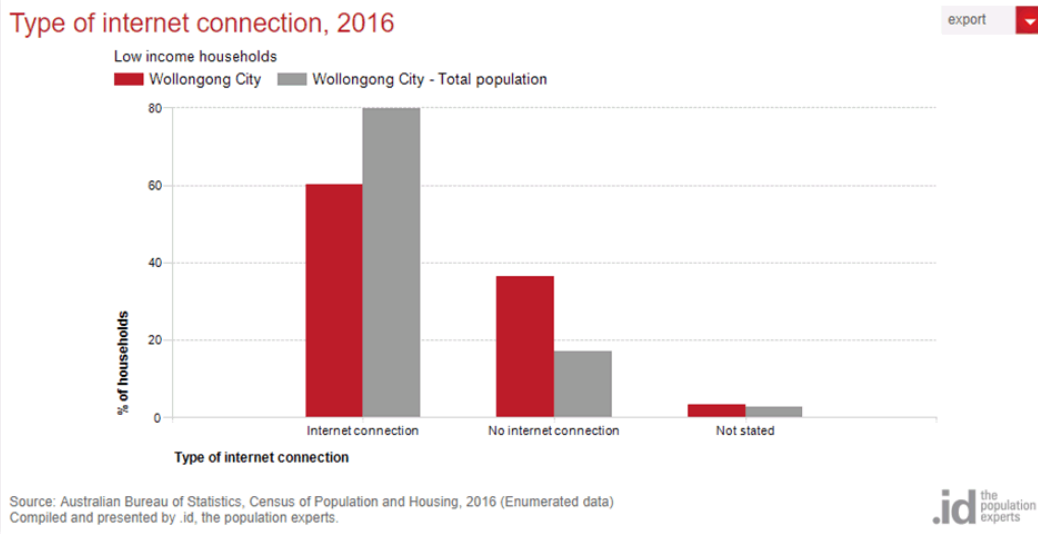


#### Other indicators

Car ownership levels were less compared to the wider population. Id notes that the ability of the population to access services and employment is strongly influenced by access to transport. Low incomes may be associated with less transport options and lack of access to a car. It highlights the importance of public transport being available to low income households.



A lower percentage of low income households had an internet connection, and a higher percentage had no internet connection. Id notes that a fast internet connection is increasingly required for accessing essential information and undertaking domestic and non-domestic business. Households with dial-up or no internet service are being left behind in the digital divide as both government and the private sector are increasingly conducting their business, or aspects of it, on-line.



ITEM 2

ADOPTION OF PLACES FOR PEOPLE - WOLLONGONG SOCIAL INFRASTRUCTURE PLANNING FRAMEWORK: 2018-2028 FINAL REPORT

Council at its meeting on 29 October 2018 endorsed the Places for People - Wollongong Social Infrastructure Planning Framework: 2018-2028 for public exhibition for the period 30 October to 26 November 2018.

No comments were received from the community during the period of exhibition.

This report seeks Council endorsement, post-exhibition, for the adoption of Places for People as the strategic framework for Council's planning and management of social infrastructure assets.

## RECOMMENDATION

- 1 Council adopts Places for People – Wollongong Social Infrastructure Planning Framework: 2018-2028.
- 2 Places for People – Wollongong Social Infrastructure Planning Framework: 2018-2028 supersedes 'Planning People Places' as the guiding strategy for community facilities provision within the Wollongong Local Government Area.

## REPORT AUTHORISATIONS

Report of: Jenny Thompson, Manager Library and Community Services  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

## ATTACHMENTS

- 1 Places for People - Wollongong Social Infrastructure Planning Framework: 2018-2028 Final Report

## BACKGROUND

Council delivers a diverse range of social infrastructure to the Wollongong community, ranging from public halls and community facilities, through recreation and sports club meeting rooms to cultural venues.

Council adopted Planning People Places in 2006 and this strategic framework has guided the provision, development and management of key open space, recreation and community facilities across Wollongong LGA over the past twelve years. Demographic and social change since 2006 have created new needs and demands for social infrastructure and therefore a new strategic framework has been developed to guide planning for the city's infrastructure of the future.

Places for People – Wollongong Social Infrastructure Planning Framework: 2018-2028, provides the strategic direction and guiding principles for Council to identify where and when new community assets are required and where and when existing assets should be renewed, re-purposed or retired. Places for People relates to community, cultural and recreation facilities. Planning for outdoor recreation continues to be managed within the scope of the Sportsgrounds and Sporting Facilities Strategy 2017-2021. Places for People and the Sportsgrounds Strategy work together to provide a comprehensive framework for the broad range of Council's social infrastructure assets.

## PROPOSAL

It is proposed that Places for People – Wollongong Social Infrastructure Planning Framework: 2018-2028, is adopted.

Council's vision for social infrastructure is that: "Residents, workers and visitors will have access to quality, sustainable social infrastructure that meets their needs and reflects Wollongong's role as a leading regional city, now and into the future".



Key elements of the framework include: definitions of the role of Council and other providers in the planning and management of assets; a set of six guiding principles for facilities planning; and a holistic needs analysis methodology to inform planning. These elements, along with other parts of the framework, will enable a grounded and evidence-based approach to future planning strategy.

Following adoption, the strategy will be applied to assess Wollongong city's social infrastructure needs and current standards of provision. An action plan detailing actions, priorities and outcomes will be prepared, to ensure that the strategies within Places for People are operationalised.

The geographical framework of 'one Local Government Area, three Catchment Areas and 10 Planning Areas' that is a key component of Places for People, will be adopted for all facilities planning across the city, superseding the nine Planning Areas identified in 'Planning People Places', Council's previous community infrastructure planning mechanism.

## CONSULTATION AND COMMUNICATION

### Pre-Exhibition

Broad community consultation was undertaken during the development of Places for People – Wollongong Social Infrastructure Planning Framework: 2018-2028. This initial engagement strategy comprised workshops with key internal and external stakeholders, including facility licensees, sporting groups and Neighbourhood Forums, as well as online and hard copy surveys for community and stakeholders. More than 170 people participated in the formal engagement process.

Consultants from Elton Consulting, who worked with Council on the development of the strategy also undertook informal visits to community facilities, where they heard informally from licensees about their needs and expectations of Council's community infrastructure.

Managers and officers of relevant divisions of Council were active members of the Project Steering Committee for Phase 2 of the project.

### During Exhibition

The final draft of Places for People was approved by Council for public exhibition from 30 October to 26 November 2018. The document was placed on the Council website, with provision for online feedback and hard copies were distributed for exhibition at all branches of Wollongong City Libraries.

Stakeholders from community, cultural and sporting/recreation organisations, who had participated in the consultation process during preparation of the strategy, were contacted via e-mail and invited to comment on the draft document. Neighbourhood Forums were also invited to provide further input into the strategy and a Council officer attended the group's November meeting to present the strategy and gain feedback.

78 members of the community viewed the item on the Council website and 26 copies of the document were downloaded and viewed, however there were no comments received from the community during the period of exhibition.

Further internal consultation and feedback resulted in a number of minor amendments to the strategy being proposed by Council staff, including: clarification of the concept of 'co-location' to include precinct-based facilities; update of suburbs listed against each of the Planning Areas to correspond to Council's assets register; update of the map of the ten Planning Areas; addition of Cost-Benefit Analysis as a consideration when planning for the construction of major items of social infrastructure.

## PLANNING AND POLICY IMPACT

The SIPF will contribute to the delivery of Our Wollongong 2028:

- Goal 4: We are a connected and engaged community
- Goal 5: We have a healthy community in a liveable city

The report details services and projects that deliver on:

- Strategy 4.2.2 - Support and strengthen the local community services sector
- Strategy 5.1.5 - Quality district level services, libraries and facilities are available to local communities.

### RISK ASSESSMENT

Risk associated with this project mainly pertains to changes associated with implementation of Places for People, for example work with licensees and occupants to increase utilisation of under-utilised facilities; engagement of non-Council asset owners in increasing community access to their facilities.

There is also risk associated with managing community expectations, as the framework is applied. Ultimately, it is anticipated that Places for People will introduce an evidence-based and strategic methodology for assessing need and service levels that will mitigate the risks associated with management of community assets.

### FINANCIAL IMPLICATIONS

The Places for People 'Action Plan', which will be developed to operationalise this strategy, will provide data and recommendations to inform the capital planning process and development of the forward capital program. It is anticipated that facilities design, construction, repurposing and renewal will be prioritised and funded via the capital planning process.

The implementation plan will also identify specific projects to support development of 'soft' social infrastructure, funding for which will be proposed via Council's business proposal process.

### CONCLUSION

The Social Infrastructure Planning Framework will provide Council with an evidence-based approach to assessment of needs, expectations, existing capacity and agreed levels of service, to inform future provision of community, cultural and recreational facilities.

The below attachment was amended after the initial release of the business paper

# places for people

## WOLLONGONG SOCIAL INFRASTRUCTURE PLANNING FRAMEWORK 2018-2028



# Acknowledgement of Country

We acknowledge the traditional custodians of the land on which we live. We pay our respects to Elders, past and present and extend that respect to all Aboriginal and Torres Strait Island people.

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2	Acknowledgement of Country
4	Message from the Lord Mayor
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6	Strategic Context
7	Developing the Social Infrastructure Planning Framework
8	Defining Social Infrastructure
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# MESSAGE FROM THE LORD MAYOR

It is my pleasure to present Wollongong City Council's 'Places for People' Social Infrastructure Planning Framework.

Council plays a key role in fostering strong and resilient communities, by providing high quality facilities and services that are accessible, sustainable and relevant to our needs. Our social infrastructure is the 'glue' that binds our community together - the places, spaces, programs and activities where people gather, learn, create, participate and celebrate.

The Social Infrastructure Planning Framework articulates principles and provides structure and guidelines for Council's future planning and decision-making about the city's community assets. It enables us to evaluate what we have now, understand what the

future needs of our city will be and develop a considered and evidence-based response to match needs with provision.

I am proud of the many groups and organisations that play a role in creating and maintaining the social infrastructure of our city. I value the contribution they make to enriching the life of our community and to working in partnership with Council to deliver innovative local outcomes.

The Social Infrastructure Planning Framework was produced in consultation with our partners, community members and stakeholders and I would like to thank all of those who took time to contribute their ideas and to engage with Council in its development.



Lord Mayor  
Councillor Gordon Bradbery AM



# INTRODUCTION AND OVERVIEW

Wollongong City Council is the key provider of community facilities that support the delivery of services, build inclusive, capable communities and activate suburbs across the Wollongong Local Government Area. Council recognises that these assets are held in stewardship by Council, on behalf of the community.

Cohesive, active and involved communities are created when the right kinds of spaces and places are available for people to come together and when the right kinds of services, networks and activities bring people together. 'Social infrastructure' is the term used to describe both the 'hard', physical assets (buildings) and the 'soft' human, social and service assets that contribute to making Wollongong a great place to live, work and play.

## our vision

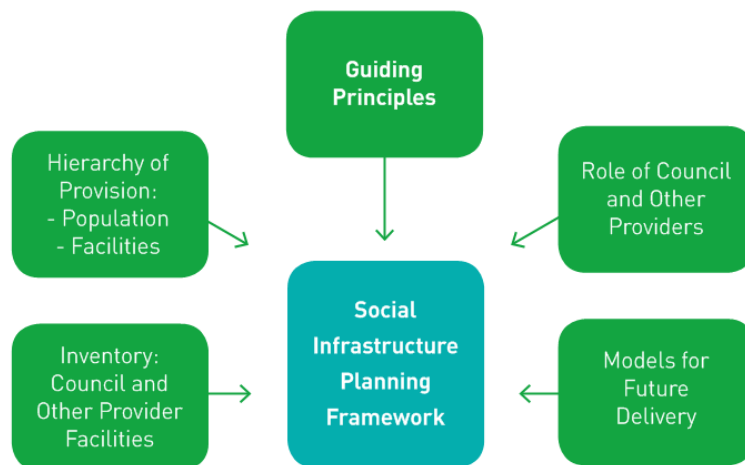
Residents, workers and visitors will have access to quality, sustainable social infrastructure that meets their needs and reflects Wollongong's role as a leading regional city, now and into the future.

'Places for People', Wollongong's Social Infrastructure Planning (SIP) Framework is a blueprint for long-term strategic planning and management of Council's social infrastructure. It considers a broad range of factors that impact the provision and maintenance of social infrastructure. The SIP Framework will enable

Wollongong City Council to deliver high quality facilities that support service delivery and meet the needs and expectations of the Wollongong community, in a way that is both economically and ecologically sustainable.

An overview of the elements of the Social Infrastructure Planning Framework is provided in Diagram 1.

DIAGRAM 1  
THE SOCIAL INFRASTRUCTURE PLANNING FRAMEWORK



# STRATEGIC CONTEXT

Wollongong City Council plans for social infrastructure development and management within a strategic framework that informs decision-making at a range of levels – for example from the over-arching Community Strategic Plan, to the Wollongong City Libraries Strategy. The Social Infrastructure Planning Framework is a

Supporting Document, that provides a more detailed level of planning to support the goals of Wollongong City's Community Strategic Plan – Our Wollongong 2028. It is part of Council's integrated approach to planning, as outlined in Diagram 2.

DIAGRAM 2  
STRATEGIC CONTEXT FOR SOCIAL INFRASTRUCTURE PLANNING

## COUNCIL'S PLANNING PROCESS

The Social Infrastructure Planning Framework is a supporting document that will inform the Community Strategic Plan and Annual Plan.



The SIP Framework complements – and is informed by – a range of other Supporting Documents, that includes the suite of Town Centre Plans and infrastructure plans such as the 'Play Wollongong' playgrounds strategy.

These Supporting Documents are implemented through more detailed 'action plans' and through Council policies and procedures. A listing of relevant Wollongong City Council Supporting Documents is at Appendix 1 of the Framework document.



# DEVELOPING THE SOCIAL INFRASTRUCTURE PLANNING FRAMEWORK

The SIP Framework was developed over two-phases, between 2016 and 2018. Elton Consulting worked with a team of Council officers to undertake the research, consultation and analysis that informed development of the Framework.

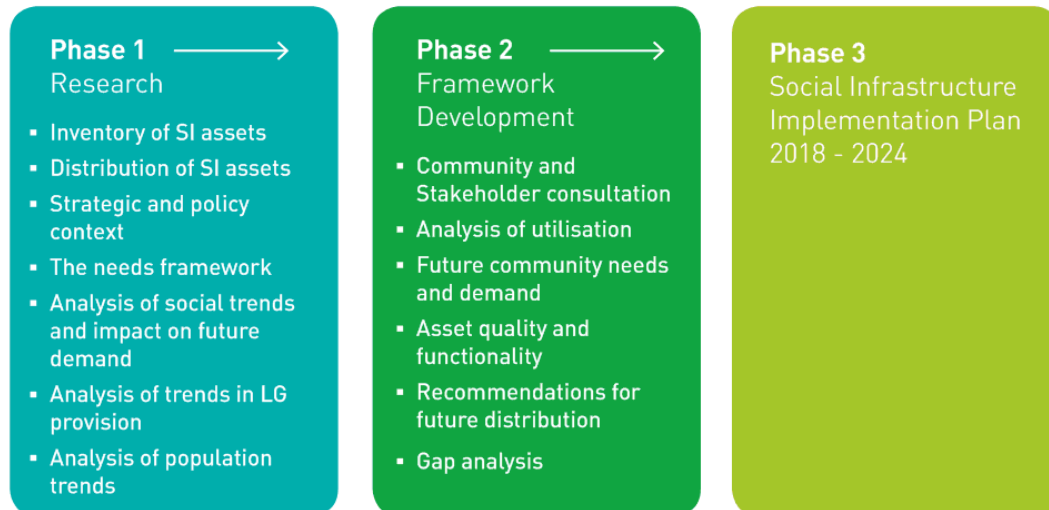
A final phase of the SIP project – Phase 3 – will involve

the application of the Framework to Council's existing SI assets, to develop a Social Infrastructure Action Plan, that will inform Council on future directions for asset planning, renewal and divestment.

Diagram 3 provides an overview of project phases.

DIAGRAM 3

## DEVELOPING THE SOCIAL INFRASTRUCTURE PLANNING FRAMEWORK



# DEFINING SOCIAL INFRASTRUCTURE

## Social Infrastructure as 'assets'

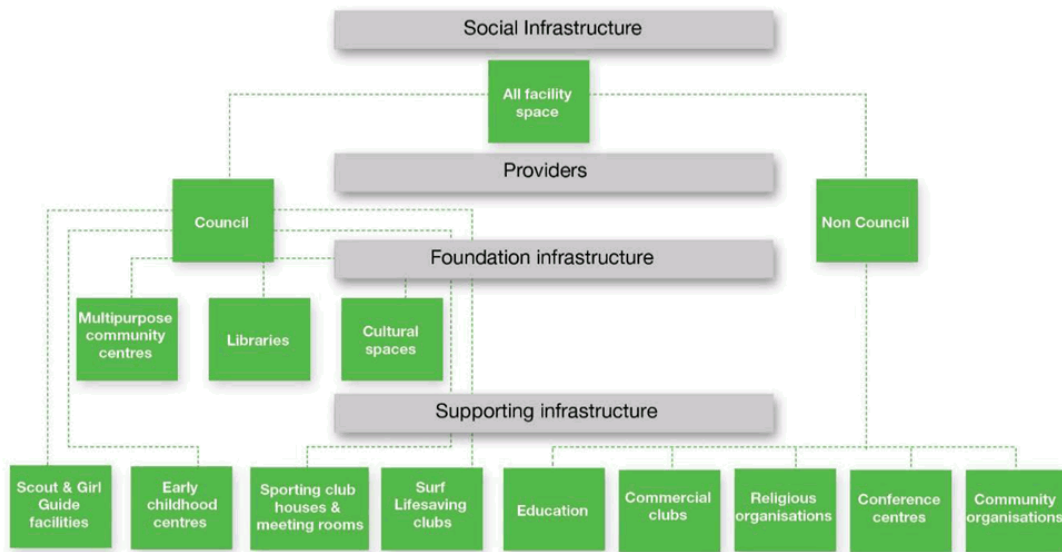
Wollongong City's social infrastructure is defined as the assets – both physical and human – that are available to the community to build community life, foster social inclusion and develop social capital. Definitions of social infrastructure often refer to its role in contributing to people's quality of life and providing 'the glue that binds communities together'.

## A holistic definition of Social Infrastructure

The Social Infrastructure Planning Framework breaks social infrastructure into a number of categories:

- 'hard' and 'soft' forms of social infrastructure
- provided by 'Council' and by 'non-Council' organisations
- 'foundation' and 'supporting' Council assets.

DIAGRAM 4  
OVERVIEW OF CATEGORIES AND TYPES OF SOCIAL INFRASTRUCTURE



## 'Hard' and 'soft' Social Infrastructure

Both 'hard' (physical) and 'soft' (social and relational) assets play a critical role in creating and sustaining community life.

'Hard' social infrastructure is comprised of Council's community facilities in which social services, community, cultural development or recreational activities take place. 'Hard' social infrastructure provides accessible facilities, places and spaces for

people to formally or informally meet to support 'soft' social infrastructure outcomes.

'Soft' social infrastructure is comprised of community activities, relationships, services and networks that contribute to community life, social inclusion and the development of social capital. While less tangible than physical assets, 'soft' social infrastructure requires investment and support to ensure its ongoing maintenance and effectiveness.

Physical and human assets are related

'Hard' and 'soft' social infrastructure depend on each other – services, networks, community and recreational programs, faith and interest groups rely on places and spaces to meet and participate. Buildings and assets rely on the activation of community if they are to continue to be a worthwhile investment for Council. Both 'hard' and 'soft' social infrastructure are required to deliver social outcomes.

TABLE 1  
SOCIAL INFRASTRUCTURE TYPES



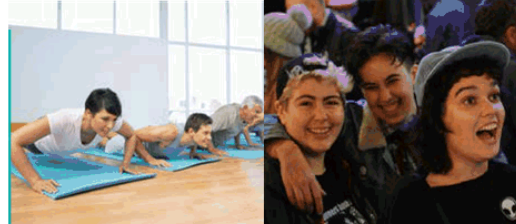
**HARD SOCIAL INFRASTRUCTURE\***

**'Foundation'**

- Community Centres
- Neighbourhood Centres
- Community Halls
- Libraries
- Art Gallery
- Cultural and performance venues

**'Supporting'**

- Senior's Centres
- Youth Centre
- Early Childhood Health Centres
- Men's Sheds
- Scout and Guide Halls
- Surf Clubs
- Sports Clubhouses and meeting rooms



**SOFT SOCIAL INFRASTRUCTURE\***

- Seniors groups
- Community organisations
- Service groups
- Cultural groups
- Faith-based activities
- Aged and Disability support services
- Youth groups
- Health Education / Well-being programs
- Exercise, fitness and dance classes
- Book Clubs
- Play Groups
- Child Care / Out of School Hours Care
- Literacy programs
- Social and hobby groups
- Learning activities
- Sporting groups and competitions
- Life Saving services and activities
- Craft and art groups
- Singing groups and choirs
- Community Theatre groups

\* These are the assets identified by Wollongong City Council for inclusion in the SIP Framework – not a definitive list  
+ Examples only - not a definitive list of 'soft' SI assets

## DEFINING SOCIAL INFRASTRUCTURE

### **'Foundation' and 'Supporting' Social Infrastructure**

Council's 'hard' social infrastructure is classified across two categories, based on purpose and levels of use by the community.

'Foundation' social infrastructure facilities are intended for wide community use, are utilised by the community on a daily basis and provide community spaces for a variety of activities. 'Foundation' infrastructure includes multipurpose community meeting spaces, libraries and cultural spaces. 'Foundation' social infrastructure is either managed and operated directly by Council, or is managed on behalf of Council under licence, by a community group.

The three classes of 'foundation' social infrastructure make differing, but equally valuable, contributions to community life. Optimum outcomes for 'foundation' social infrastructure are achieved by co-location and activation.

'Supporting' social infrastructure assets usually have a more specific, principal use, usually by a single (or 'anchor') organisation, that has an ongoing association with the facility. Some of these facilities are made more available for broader community use, for example through hiring of space when not in use by the principal or 'anchor'. There are significant opportunities for Council to increase return on investment and create greater public value, by increasing access and utilisation of these facilities by the broader community.

### **Council and non-Council provision of 'supporting' social infrastructure**

Council and non-Council stakeholders have a long history of working together to build well-functioning communities. Other local organisations and groups – government, business and not-for-profit – contribute to community life through the services they deliver and the facilities they make available.

Non-Council 'hard' social infrastructure includes school halls, community based clubs, conference centres and meeting rooms. 'Soft' social infrastructure is delivered by a wide array of government, community, private, commercial and volunteer groups.

The value of planning and delivering social infrastructure in a holistic way, where both Council and non-Council social infrastructure is considered, is clear. It maximises the number and range of facilities available to the community, leads to reduced duplication and competition between providers, increases revenue for not-for-profit organisations and opens up facilities to new and diverse hire opportunities.

For this reason, the Social Infrastructure Planning Framework takes into account the availability of non-Council assets as a variable in decision-making when planning for new assets, renewing and re-purposing existing assets and asset rationalisation.

There is potential for a greater range of non-Council social infrastructure to be identified and for non-Council facilities to be more widely promoted, to increase community groups' access to these spaces.

# THE SOCIAL INFRASTRUCTURE NEEDS ANALYSIS FRAMEWORK

The SIP Framework is based on Bradshaw's Taxonomy of Social Need (The Concept of Social Need, J Bradshaw, 1972) a model that defines the need for social infrastructure across four dimensions:

- Normative – defining what 'should' be provided, based on standards, benchmarks, industry best-practice, values and norms
- Comparative - assessing whether the level / types of goods and services available to a community, are equivalent / comparable to those available to other communities. Considers distribution within and between different areas of Wollongong, performance against standards, relative community need and comparison to provision by other LGAs

- Felt - the needs, aspirations and expectations of social infrastructure that are stated by individuals, members of a community or group. What the community tells us they want and expect from our SI
- Expressed – the aspirations and expectations that are acted on by members of the community. Expressed need demonstrates the 'real' level of desire and can be measured via levels of visitation, participation, utilisation and other means of expressing demand.

The needs framework is shown in Diagram 5.

DIAGRAM 5  
THE NEEDS ANALYSIS FRAMEWORK



The methods for assessing needs that inform the Social Infrastructure Planning Framework are as follows:

- **Comparative**  
Division of Wollongong LGA into Planning Areas and Catchments; mapping of SI; travel distances; population indicators analysis (socio-economic, density, age, migration); GFA measures and distribution; Condition and Functionality assessments
- **Normative**  
Define Council's vision and role; define Guiding Principles; Gross Floor Area (GFA) benchmarks; analyse trends in LG provision; condition and functionality standards
- **Felt**  
Community consultation and engagement strategies
- **Expressed**  
Analysis of data on utilisation rates, bookings, hire, unmet demand and types of uses.

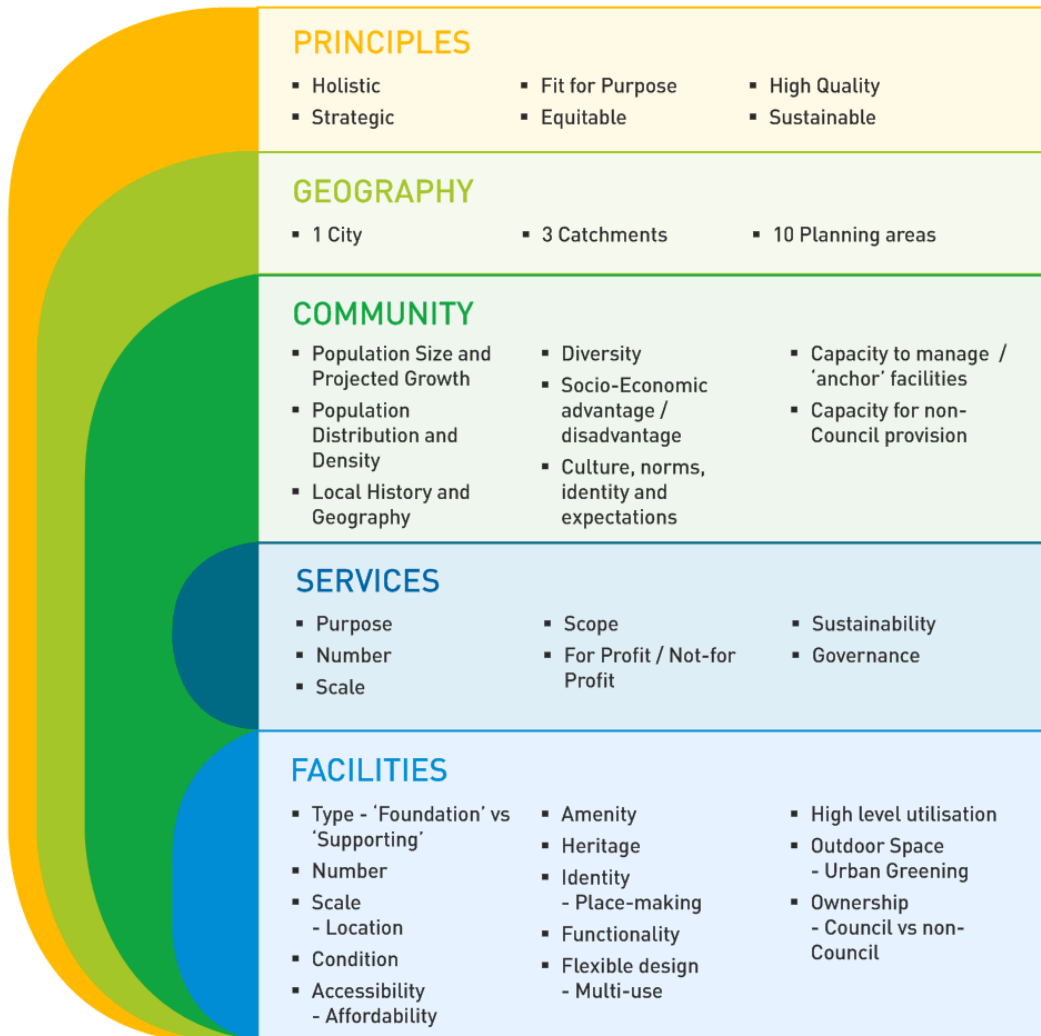
The needs analysis model provides the over-arching structure for development of the Social Infrastructure Planning Framework.

# GEOGRAPHY, COMMUNITY AND SOCIAL INFRASTRUCTURE ASSETS

Within the needs analysis model, the SIP Framework focuses on the relationships between the city's geography, community and social infrastructure assets, within the set of over-arching principles that capture our vision and aspirations for social infrastructure. Diagram 6 captures those relationships.

DIAGRAM 6

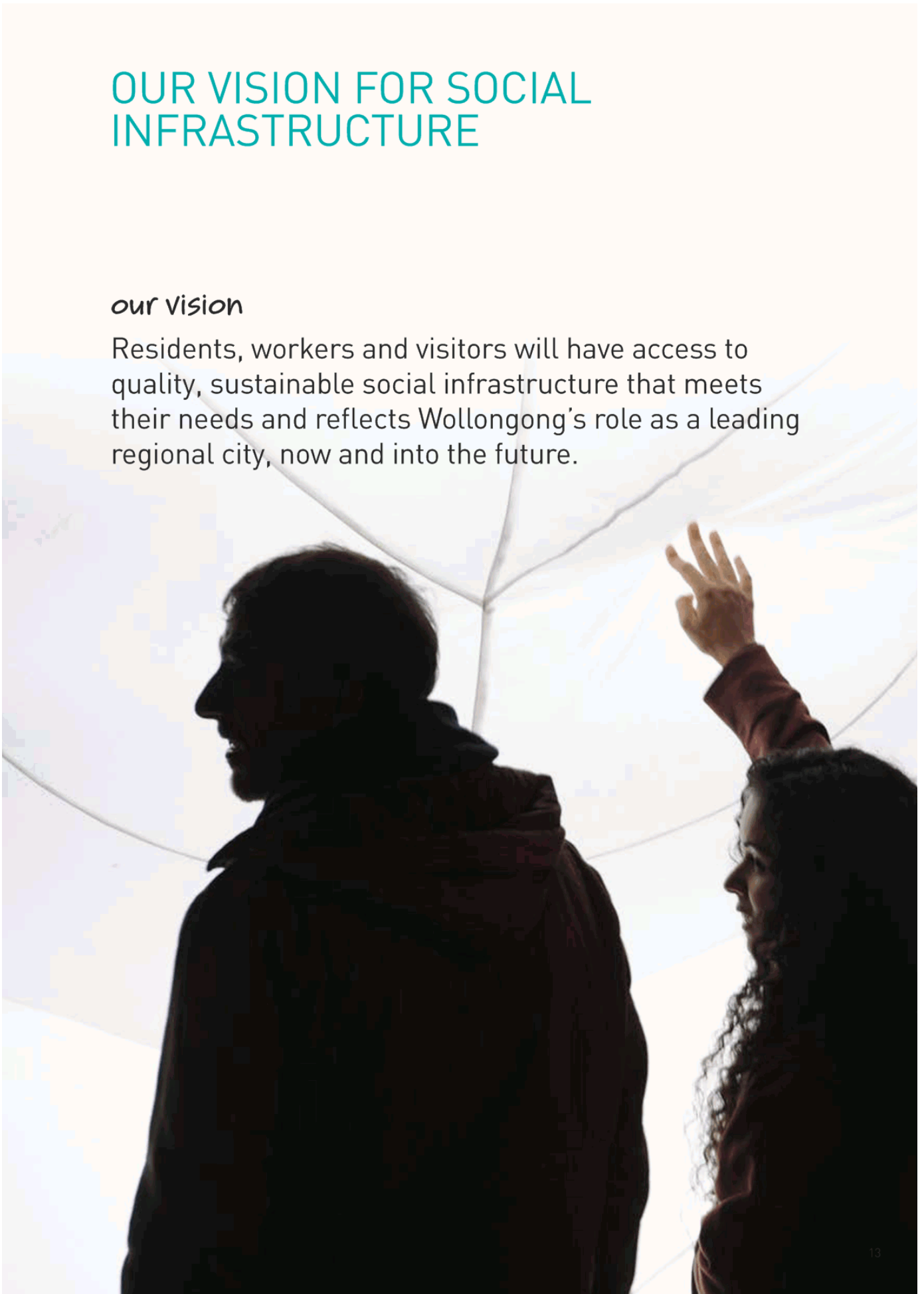
## RELATIONSHIP BETWEEN COMPONENTS OF THE FRAMEWORK



# OUR VISION FOR SOCIAL INFRASTRUCTURE

## *our vision*

Residents, workers and visitors will have access to quality, sustainable social infrastructure that meets their needs and reflects Wollongong's role as a leading regional city, now and into the future.



# OUR ROLE IN SOCIAL INFRASTRUCTURE PROVISION

As the steward (on behalf of community) of the majority of 'hard' social infrastructure across the city and as a key agency in fostering social well-being of the local community, Wollongong City Council has a number of roles and responsibilities for the provision of social infrastructure. These roles are shared by other providers of social infrastructure, in particular the 'soft' social infrastructure services and programs that are delivered by a wide variety of for-profit and not-for-profit organisations and groups.

Broadly, Council and other providers of social

infrastructure play three main roles: as 'planner', as 'manager / deliverer' of social infrastructure assets and as 'activator / facilitator' of social infrastructure outcomes.

Clarity about what these roles entail – and, therefore, which responsibilities are unique, shared or outside of Council's scope – is a central pillar of the Social Infrastructure Planning (SIP) Framework.

The roles and responsibilities that Council and other providers play are outlined in Table 2.

**TABLE 2  
ROLES AND RESPONSIBILITIES IN SOCIAL INFRASTRUCTURE PROVISION**

Council Roles	Non-Council / Other Provider Roles
<p><b>Plan for Social Infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ Plan for social infrastructure to address community needs</li> <li>▪ Coordinate strategic directions by undertaking needs assessments and coordinating community consultation to co-design and plan for refurbishment and renewal of existing social infrastructure and the development of new services and assets</li> <li>▪ Advise on and facilitate planning for new social infrastructure (eg: provide advice about the development application process)</li> <li>▪ Seek to include sites for, or contributions towards, social infrastructure as part of planning for new residential development</li> <li>▪ Raise awareness with licensees / anchor tenants re external funding programs for building enhancement or service delivery</li> <li>▪ Advocate for investment in social infrastructure and seek to influence state and federal resource allocation to where it is needed most</li> <li>▪ Develop and support networks and community knowledge to build social capital and create linkages between people.</li> </ul>	<p><b>Plan and Advocate for Social Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Contribute to building social capital through innovation and by embracing opportunities for service development</li> <li>▪ Actively participate, engage and consult in planning for social infrastructure</li> <li>▪ Raise issues of concern regarding social and community well-being and identify options to address them</li> <li>▪ Plan for 'hard' social infrastructure that meets organisational and community needs – consider provision of social infrastructure as part of planning for new residential development.</li> </ul>



Council Roles	Non-Council / Other Provider Roles
<p><b>Manage and Deliver Social Infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ Build and renew community assets and deliver services, to meet community needs</li> <li>▪ Maintain social infrastructure to meet condition, function and safety standards</li> <li>▪ Operate the social infrastructure network efficiently and effectively, responding to community and supporting other social infrastructure providers</li> <li>▪ Create welcoming and inclusive facilities</li> <li>▪ Operate direct-run facilities to maximise community use and access and to address Council's commitment to the principles of social inclusion, social justice and public value</li> <li>▪ Consult with the community on hire fees and charges and implement relevant Council policies to enhance affordability and access for community.</li> </ul>	<p><b>Own, Manage and Deliver Social Infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ Build and renew assets and deliver services, to meet community needs</li> <li>▪ Maintain social infrastructure to meet compliance standards</li> <li>▪ Operate social infrastructure assets to meet the needs of customers and stakeholders</li> <li>▪ Create welcoming and inclusive facilities, and deliver events and programs</li> <li>▪ Participate in initiatives that 'give back' to the community</li> <li>▪ Celebrate local stories and success.</li> </ul>



Council Roles	Non-Council / Other Provider Roles
<p><b>Activate Social Infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ Facilitate events and programs, such as community development activities, or cultural festivals, performance and music</li> <li>▪ Broker linkages and cooperative arrangements with non-Council groups and organisations to deliver services and hire facilities</li> <li>▪ Support good governance and compliance for organisations that manage social infrastructure on behalf of Council</li> <li>▪ Form partnerships with non-Council groups and organisations to plan and deliver future social infrastructure</li> <li>▪ Assist with applications for non-Council grants, for example by writing letters of support</li> <li>▪ Develop, distribute and display information resources.</li> </ul>	<p><b>Facilitate access and outcomes</b></p> <ul style="list-style-type: none"> <li>▪ Help to build links within the community by sharing networks and contacts with others</li> <li>▪ Act in a socially responsible way, taking care of the social and ecological environment</li> <li>▪ Consider opportunities to engage in philanthropy, for example through sponsoring social infrastructure</li> <li>▪ Share information about programs, activities and services available for the community, for example through cross promotion initiatives.</li> </ul>




# GUIDING PRINCIPLES FOR SOCIAL INFRASTRUCTURE PROVISION

The foundation of the Social Infrastructure Planning Framework is a set of 'Guiding Principles' that clearly state Wollongong City Council's strategic vision and practices for planning and delivery of social infrastructure.


The 'Guiding Principles' offer an ongoing point of reference, so that Wollongong's social infrastructure network evolves according to Council's strategic position and the needs and aspirations of the Wollongong community. The 'Guiding Principles' are outlined in Table 3.

**TABLE 3**  
**GUIDING PRINCIPLES FOR SOCIAL INFRASTRUCTURE DELIVERY**

Principle	Purpose	Description
<b>Holistic</b>  	Integrated planning	Social Infrastructure will be planned and delivered in a holistic and integrated way.
		Social infrastructure will contribute to the achievement of Community Strategic Plan outcomes and Council's responsibilities to deliver public value.
		A 'whole of Local Government Area' view will be adopted, to support strategic provision of social infrastructure.
		A 'whole of life' view will be adopted to support intergenerational fiscal responsibility.
		Both 'foundation' and 'support' and 'hard' and 'soft' social infrastructure will be planned and delivered in an integrated way.
		The contribution of both Council and other providers of social infrastructure will be considered.
<b>Strategic</b>  	Well located	Social infrastructure will be a key destination for those who live, work in or visit Wollongong.
		It will be well located - visible and close to other facilities and services that people access such as schools, shops, public transport stops.
		Where possible it will be co-located with other social infrastructure types, including, where appropriate, 'hard' and 'soft' infrastructure provided by other organisations.
	Networked	It will be integrated with the public domain in a way that promotes safety, accessibility and an interface between green space and facilities.
		Social infrastructure will be strategically distributed and networked across Wollongong, factoring in unique, local geographic and population considerations.
		A network of social infrastructure types and sizes, will be developed, to meet differing community needs, both present and future.
Social infrastructure will be planned and managed to encourage activation and partnerships between providers.		

Principle	Purpose	Description
<b>Fit for purpose</b> 	Form	The design and form of social infrastructure will be based on its purpose and function, supporting the services, programs and activities that are delivered from it.
		There will be a variety and diversity of choice in facility types.
		Social infrastructure will be designed to deliver flexible spaces that can change and adapt to support a variety of outcomes, now and into the future.
	Function	It will be safe and comply with Crime Prevention Through Environmental Design (CPTED) principles.
		Social infrastructure will encourage best use through cooperation and shared use of facilities.
		Providers will seek to maximise usage by encouraging multiple activities, service and program uses by customers.
Opportunities to consolidate and co-locate social infrastructure through the design and delivery of multi-purpose facilities.		
<b>Equitable</b> 	Accessible	Social infrastructure will be designed and upgraded to be accessible and welcoming to all members of the community.
		Social infrastructure will be inclusive and culturally appropriate. It will foster community cohesion.
		Social infrastructure will incorporate design principles and service practices that make it 'age friendly' and 'child friendly'.
	Accountable	Social infrastructure providers will actively engage and consult with the community about the development, renewal and re-purposing of community facilities and will involve them in decisions that affect them.
		Where fees and charges apply, they will be transparent, fair and consistent.
		Decisions about management will be based on maximising the public value delivered by each asset.
Provision and management of social infrastructure will be evidence-based and take into consideration dimensions of felt, expressed, normative and comparative need, so that allocation of resources is proportional to needs.		
<b>Quality</b> 	Place making	Social infrastructure will be aesthetically appealing and fitting to context. It will reflect the heritage and cultural identity of its surrounding community.
		It will contribute to the creation of community identity and 'place'.
		It will offer comfort and amenity and it will be well maintained to ensure its condition and functionality are optimised, in keeping with its role within the SIPF hierarchy.
	People centred	Social infrastructure will be planned and budgeted for according to principles of public value.
		It will reflect innovative design, that leads to innovative activities.
		Social infrastructure will be proactively managed to ensure its longevity for future generations.
	It will be managed with regular review to assure maximum efficiency and effectiveness.	
	Innovative	Social infrastructure planning, design and deployment will employ innovative methods, to achieve innovative results and outcomes for the community.
		Innovation by community members and stakeholders will be encouraged, to develop and deliver innovative services.

## GUIDING PRINCIPLES FOR SOCIAL INFRASTRUCTURE PROVISION

Principle	Purpose	Description
<b>Sustainable</b>  	Ecologically sustainable	Social infrastructure will be designed and upgraded to comply with Ecologically Sustainable Design principles, to maximise environmental sustainability.
		It will contribute to environmental improvement – for example the Urban Greening Strategy.
		It will integrate sustainable building materials and methods, including renewable energy and the reduction and recycling of water, waste and other resources.
	Socially sustainable	Social infrastructure will be socially sustainable and managed to maximise long-term viability.
		Social infrastructure will be well managed through good governance practices to ensure efficient use of facilities that contribute to the wider community. Council will work with community partners to support good governance and increase capacity to achieve 'soft' social infrastructure outcomes.
	Financially sustainable	Social infrastructure will be designed and constructed with quality and durability as key considerations, maximising life-span and minimising recurrent expenditure and operational costs.
		The principle of intergenerational fiscal equity, where assets are seen to be held in trust for future generations, will apply.
		Social infrastructure design will consider holistic costs to ensure that capital and operational costs are identified and financial feasibility is planned for.
		A pro-active asset management regime, based on condition and functionality assessments and long-term infrastructure plans, will be applied.

# GEOGRAPHIC FRAMEWORK

The geographic context for social infrastructure planning focuses on the characteristics of the Wollongong LGA across its northern, central and southern areas. Between and within suburbs there are unique urban forms and natural features that shape the way people travel around their community, as well as to neighbouring communities and the city centre.

The distinctive geographic characteristics of Wollongong's long, narrow LGA, as well as the structure of the city's transport networks, strongly influence the way members of the Wollongong community travel to access social infrastructure. Natural features such as National Parks, the escarpment, coastline and lakes

create environmental barriers to movement as do infrastructure barriers, such as winding coastal roads, major highways and rail lines.

The SIP Framework provides a number of different lenses through which the city's population, lifestyle, infrastructure and needs are viewed, based on geographic characteristics, opportunities and challenges. The city is dissected geographically across three dimensions, providing for both high level and more detailed analysis:

## One City of Wollongong

The Wollongong Local Government Area.

## Three Catchment Areas



The detail of the three Catchment Areas and the ten Planning Areas of which they are comprised, is at Appendix 3 of this document.

## Ten Planning Areas

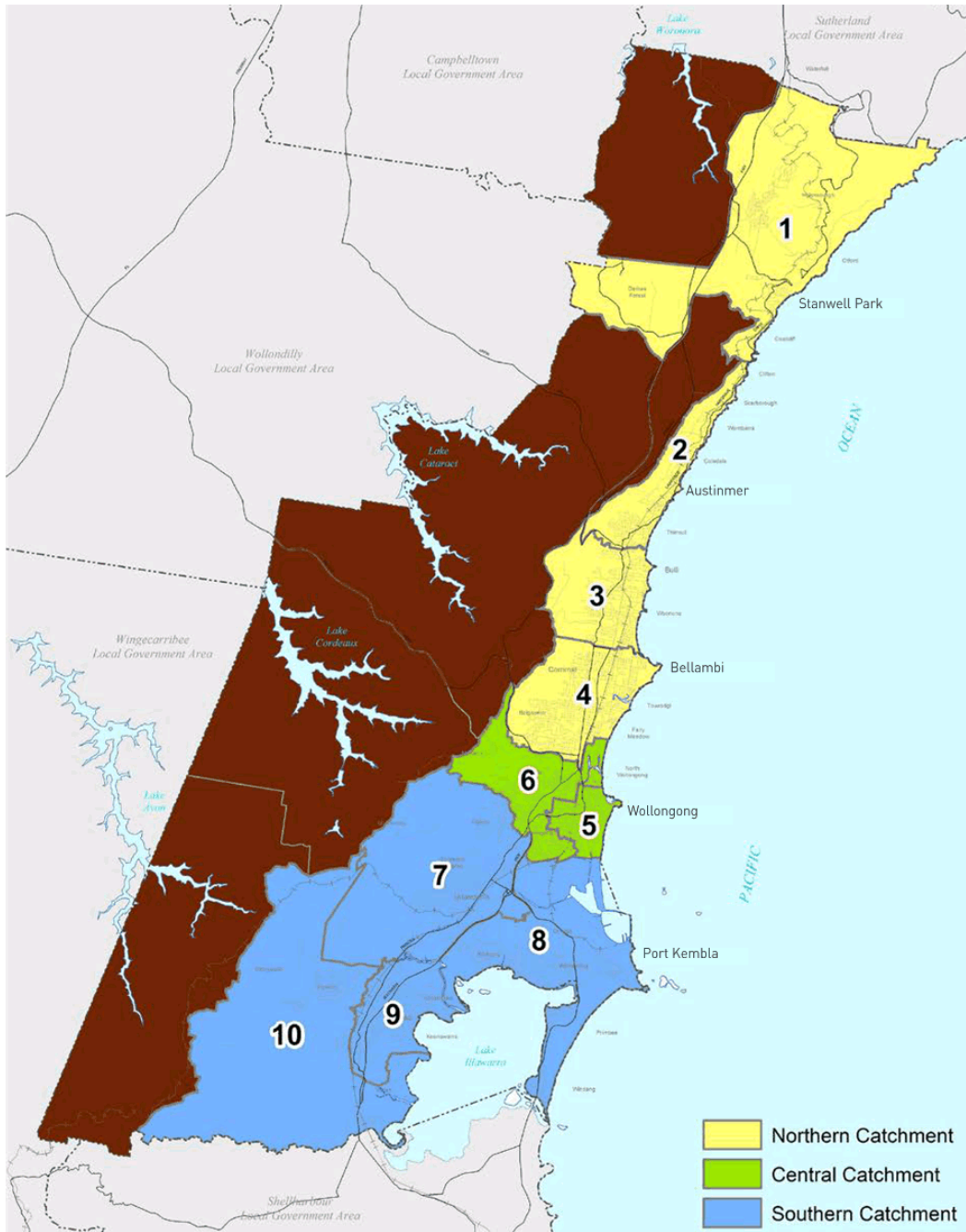
The division of the city into ten Planning Areas, is based on population size, common topography, historical and affiliative perceptions of 'place' and patterns of people movement along road and rail systems. The detail of the ten Planning Areas and the suburbs that make them up is at Appendix 3 of this supporting document.

A map showing the alignment of Planning Areas, Catchments and the Wollongong LGA is shown in Map 1.

## GEOGRAPHIC FRAMEWORK

MAP 1

WOLLONGONG LOCAL GOVERNMENT AREA BY CATCHMENT AND BY PLANNING AREA



# COMMUNITY AND DEMOGRAPHIC FRAMEWORK

In 2016, the population of Wollongong LGA was approximately 210,000 people, an increase of around 9,000 people, or 4.4%, since 2011. The population of Wollongong LGA is expected to increase by 18% over the next 20 years, to reach nearly 250,000 people by 2036.

Planning and decision-making for social infrastructure is based not just on the size of the city's total population, or on the size of the population of particular planning areas, but on a range of population characteristics that dictate demand or differing needs, for social infrastructure. For example, increased population density due to apartment living is linked to increased demand for spaces to host celebrations, events and creative activities that cannot be accommodated within a confined home space.

Council is responsible for planning and managing the delivery of social infrastructure facilities and services, so that our provision keeps pace with population growth and the diverse needs of existing and future communities.

The Wollongong community as a whole (compared to NSW as a whole) is characterised by:

- a high proportion of young adults (20-24 years) – reflecting the city's role as a 'University town'
- a high proportion of older people aged 70 years and above
- a degree of overall disadvantage with low to average household incomes and higher levels of unemployment (reflected in the SEIFA index score of 989, which indicates a decreasing level of disadvantage compared to 2011, when the score for Wollongong LGA was 979.6)
- a higher proportion of people needing assistance with core activities of daily living
- lower levels of car ownership
- lower levels of access to the internet at home
- high proportions of people living alone and also people sharing accommodation in group houses
- a high proportion of people living in medium and high density dwellings
- a high proportion of people renting.

While these characteristics provide an overview of the Wollongong community, the SIP Framework recognises that there are significant differences across and between the communities that make up each of the ten SIP Planning Areas. For example there are a number of suburbs that are highly advantaged, according to the SEIFA index, some of which are immediately adjacent to suburbs that face a significant level of disadvantage.

---

*Planning and decision-making for social infrastructure consider the differences in who we are as a community – characteristics such as age, socio-economic status, diversity, density, migration, household composition, geographic location, mobility and so on, lead to differing levels of demand and to differing needs for social infrastructure.*

---

## OUR COMMUNITY IN THE FUTURE

The population of Wollongong continues to grow and change. It is predicted, based on current trends and population projections that, by 2036 there will be:

- more people aged 70 years and above, with that age group increasing from 12.6% of the population in 2016 to 14.8%. The representation of older people in the Wollongong community will continue to be higher than the average for NSW
- an increase in the number of couples without children, from 23.9% in 2016 to 27.6%, which is 2.5% higher than the average projected increase for NSW
- a small increase in the proportion of people living alone, increasing from 26% in 2016 to 26.1% of the population. This shows growth in this type of living arrangement, in contrast to the projected decrease for NSW from 27.5% in 2016 to 26% in 2036
- a continued slowing of the birth rate, with the number of 0 to 4 year olds projected to decline from 5.9% to 5.8% of the population
- a decline in the number of group households, from 4.3% to 3.9% of all households, though this continues to be slightly higher than the NSW average of 3.1%.





# POPULATION DISTRIBUTION ACROSS THE CITY

While population growth and the distinctive characteristics of the city’s population tell part of the story, understanding how our community is spread across the city – now and in the future – are important aspects of planning for social infrastructure.

Most areas of Wollongong will experience an increase in population over the next 20 years. However, the most significant growth is expected in the communities in the south – particularly the south-west – of the city. These areas are part of the city’s ‘Southern Catchment’.

## Our changing population distribution

By 2036, 20% of Wollongong’s population will live in the ‘Central catchment’ the same proportion as in 2016.

The population of the ‘Northern catchment’ will continue to grow somewhat, but its overall share will drop from 37% to 33%.

The vast majority of population growth will be absorbed by the Southern catchment, where the share of the city’s population will increase from 42% to 47%.

Table 4 provides a breakdown of the projected population growth for each Catchment Area.

**TABLE 4**  
**POPULATION PROJECTIONS FOR WOLLONGONG LGA BY CATCHMENT AREA**

	Wollongong LGA	Northern	Central	Southern
2016	209,506	78,425	42,794	88,290
2036	246,915	81,811	50,024	115,080
Change	+37,406	+3,386	+7,230	+26,790
Current share of total LGA population (2016)		37.4%	20.4%	42.1%
<b>Future share of total LGA population (2036)</b>		<b>33.1%</b>	<b>20.3%</b>	<b>46.6%</b>

ABS census data, Wollongong, 2016

# IMPLICATIONS OF POPULATION CONTEXT

## Growth

Changes to Wollongong's population are anticipated to place new demands on the existing social infrastructure network.

An increase in the number of people calling Wollongong home and the growth of new suburbs will create increased demand for community services, groups and events and, therefore for community spaces and places ('hard' social infrastructure) to support those 'soft' social infrastructure activities.

Based on the current distribution of social infrastructure and the significant increase in population projected for the West Dapto land release area (Planning Area 10), future demand is projected to be felt most keenly in the Southern catchment.

## Increased Residential Density

The predicted increase in population density of the Central Catchment (Wollongong CBD) will also create new and quite distinctive demands for social infrastructure, due to the increased reliance on the public domain that often accompanies high rise residential development.

The majority of Wollongong's population will continue to reside and form their social networks in traditional, low rise, residential suburbs, across the city. There will, however, also be increased residential density in some of the district hubs within the LGA, such as Corrimal, which will impact on local social infrastructure resources.

## Population Ageing

As the average age of the population increases and the proportion of people aged 75+ increases, social infrastructure will need to adapt to become more accessible, walkable, affordable, safe and perceived as safe. Toilets and personal care facilities need to be suitable for people with reduced mobility or with a disability, and there is an increased need to create environments that are accessible for people with vision or auditory impairment.

## Newly Arrived Communities – Migration and Sea Change

In response to the expected pace of population change over the next 20 years, there is a need for planning for both 'soft' and 'hard' social infrastructure that builds a sense of 'place' and encourages social interaction. It needs to reach out to bring both new and existing community members together and offer opportunities for both formal and informal networks to be created.

## Culture and Diversity

The Wollongong community has historically been celebrated as a city with a culturally and linguistically diverse community, though in recent years the proportion of people speaking a language other than English at home has declined in comparison to their representation within the NSW population.

Diversity in the 21st century means so much more than linguistic or ethnic difference – our community encompasses differences in relation to sexuality and sexual preference, gender identity, family and relationships, faith, cultural norms and expectations.

Diversity within the community creates opportunities for Council in relation to planning for inclusive and culturally appropriate places and spaces that reflect diverse identities and welcome all members of the community.

## Social and Economic Disadvantage

As is the case across Australia, the 'gap' between social and economic advantage and disadvantage within the communities that make up the city of Wollongong, is continuing to grow. Communities that experience higher levels of socio-economic disadvantage have more and quite distinct needs for social infrastructure, including: the types of programs (e.g. breakfast and lunch programs) that are delivered, the distance they can travel to access facilities, the need for interface between indoor and outdoor spaces.

Several of our communities within Wollongong have experienced ongoing and severe levels of disadvantage, with the SEIFA scores for some suburbs such as Warrawong and Bellambi placing these communities among some of the most disadvantaged in NSW. The increased – and increasing – needs of socio-economically disadvantaged communities are identified as a factor for consideration within the SIP Framework.

## Lone Person Households

An increase in lone person households leads to higher demand for access to social infrastructure to address belonging, inclusion and participation. Programs and spaces need to be welcoming and reduce barriers for people who are shy or hesitant to engage, while allowing for individual participation and encouraging people to spend time. Libraries are an important resource for people who are socially isolated.

# WHAT DOES OUR COMMUNITY WANT FROM OUR SOCIAL INFRASTRUCTURE?

Council consulted internal and external stakeholders, as well as the broader Wollongong community between August and October 2017. The consultation process was complemented by comprehensive local media coverage, encouraging people to have their say. The results of Council's 2017 Community Satisfaction Survey were also considered.

A description of the consultation strategy and detailed feedback regarding the community's expectations of social infrastructure are provided in Appendix 2 of this Framework document.

Diagram 6 provides a summary of the main themes and expectations that came out of the community consultation process.

DIAGRAM 6

## SUMMARY OF COMMUNITY AND STAKEHOLDER VIEWS ON SOCIAL INFRASTRUCTURE



### Community Satisfaction Survey 2017 – Outcomes

Council's most recent Community Satisfaction Survey shows a high level of satisfaction with the provision of social infrastructure. Although not all forms of social infrastructure were surveyed, those that were included

achieved a satisfaction rating of between 3.9 – 4.4 out of a possible score of 5.0. Further detail on these outcomes can be found at Appendix 2.

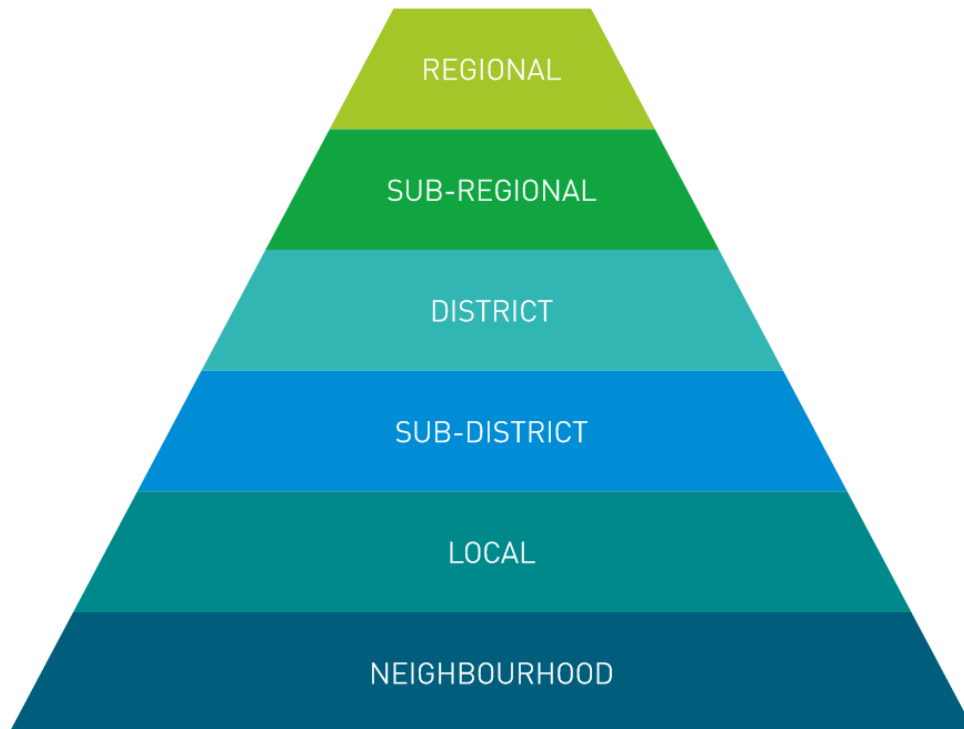
# SOCIAL INFRASTRUCTURE SCALE AND HIERARCHY

## The Scale and Hierarchy Framework

Within the Social Infrastructure Planning (SIP) Framework, Wollongong city's Planning Areas and 'hard' social infrastructure assets are categorised according to scale, based on a hierarchy of provision that aligns with Wollongong Council's 'Urban Centres' hierarchy. Facilities are categorised as local/neighbourhood,

district, or regional facilities, based on size and the size of the community they serve, or will serve in the future. Strategically, this results in a larger number of small, local/neighbourhood facilities, distributed across the LGA and relatively few large, regional facilities, in key locations.

DIAGRAM 7  
HIERARCHY OF SOCIAL INFRASTRUCTURE AND POPULATION



By applying this part of the Framework, it is possible to understand the existing type, distribution and scope of assets, as well as the relationship between population size and community needs. The scale and hierarchy

dimension of the SIP Framework also enables social infrastructure planning to meet projected population changes and support decisions regarding future investment in, or divestment of, assets.

### Facility Type and 'Mix' – 'Foundation' and 'Supporting' Social Infrastructure

Scale and hierarchy reflect community requirements for a range of facilities with different types of spaces and amenities. The model acknowledges that while large, multi-purpose facilities are required in some instances, 'bigger is not always better' and that in some cases small, well designed spaces better meet community needs and accessibility. This is consistent with private sector models for retail or commercial space, which include small, local retail spaces ('corner shops') as well as mid-size and regional level ('super-centre') retail outlets.

The differentiation within the SIP Framework of 'foundation' (designed for multi-use and multiple users) versus 'supporting' (designed for majority use by specific user group) social infrastructure also assists in differentiating the scale and level of SI provision.

While the aim for all social infrastructure assets is that they are maintained to a high level of quality and sustainability, the functionality and range of amenities offered will vary according to their place and scale within the hierarchy.

The variety of licensing, leasing, occupancy and hire arrangements across the suite of social infrastructure adds a further layer of complexity to ensuring quality, functionality and maintenance of facilities.

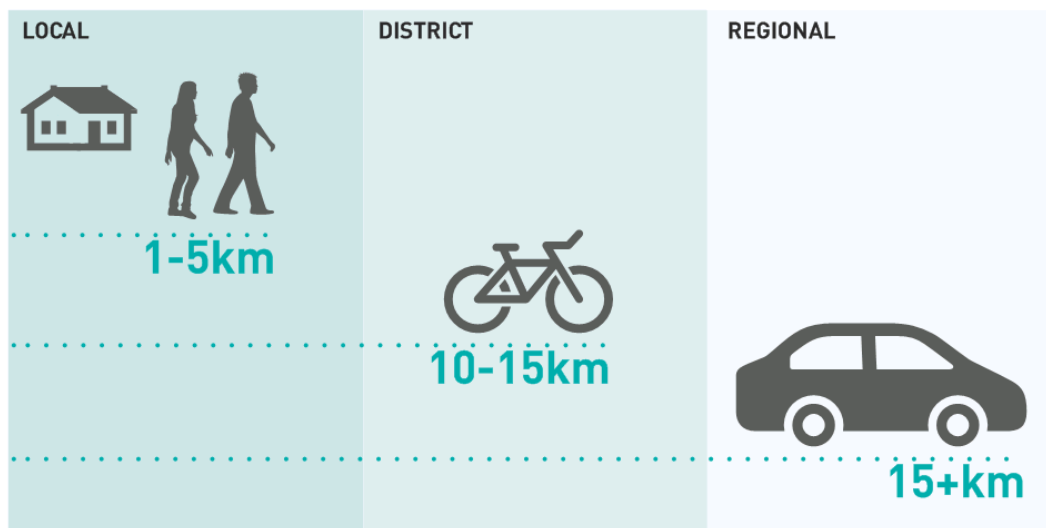
### Accessibility and Scale / Hierarchy

The location and distribution of assets impacts directly on accessibility for the community. Community consultation revealed that those who use facilities are prepared to travel in different ways and for different lengths of time, to access differing levels of social infrastructure:

- 15 minutes (a distance of around 1km) to walk to a 'Local' community facility
- 15-30 minutes (a distance of 10km to 15km) to drive or cycle to a 'District' facility
- 30+ minutes (more than 15km) to drive to a 'Regional' facility.

The community expressed a willingness to spend more time travelling via public transport to access community facilities (more than 30 minutes to access a 'District' facility).

DIAGRAM 8  
HIERARCHY AND PREFERRED TRAVEL TIMES



## SOCIAL INFRASTRUCTURE SCALE AND HIERARCHY

### Population and Scale / Hierarchy of Provision

The hierarchy of social infrastructure types, based on scale or complexity, is matched within the SIP Framework by a hierarchy of population size. Within the framework, the size of the population is one factor that will determine the scale and type of infrastructure that should be provided to a community. Other factors, such

as population needs, distance and travel times are also taken into consideration.

Table 5 provides an overview of the relationship between population size and the infrastructure scale / hierarchy model, within the SIP Framework.

DIAGRAM 5  
THE POPULATION AND INFRASTRUCTURE HIERARCHY MODEL

SIPF Hierarchy	Population	Catchment Size	Travel Time	Scale of Provision	Examples
<b>Regional and sub-regional</b> Urban hierarchy = 'Regional City'	<b>Regional</b> = 100,000 - 1,000,000 people Typically a whole local government area <b>Sub-regional</b> 50,000 - 100,000 people	Radius > 15km	Substantial travel time > 30 minutes	Specific purpose infrastructure across all 'foundation' types that may be stand alone, co-located or integrated with other services	- Regional/central library - Civic/convention/exhibition centre - Museum - Entertainment or performing arts facility/theatre - Specific purpose community space e.g. Youth Centre - Art gallery
<b>District and sub-district</b> Urban hierarchy = 'major towns' and 'major regional centres'	<b>District</b> = 30,000 - 50,000 people <b>Sub-district</b> = 20,000 - 30,000 people	Radius = 5 - 15km	15 - 30 minute drive or cycle	Stand-alone or co-located 'foundation' infrastructure PLUS Larger 'supporting' social infrastructure	- District library - District multipurpose community centre and library - Community theatre - Large surf club - Community health centre
<b>Local and neighbourhood</b> Urban hierarchy = 'villages' and 'towns'	<b>Local</b> = 5,000 - 20,000 people <b>Neighbourhood</b> = 1,000 - 5,000 people	Radius = 1 - 5km	5 - 15 minute walk or drive	Small, community spaces - 'foundation' and 'supporting'. Typically single purpose, but may be co-located with other 'foundation' or 'supporting' SI	- Local library - Community centre - Community hall - Small-medium surf clubs - Scout and guide halls - Seniors' Centres - Early childhood health centre

### Applying the Population Hierarchy

The long, narrow geography of the city of Wollongong means people access services and facilities as a series of overlapping major centres or townships, rather than relying on a single, regional, urban centre or 'heart'. While the Wollongong CBD is likely to remain the key regional employment, business and commercial centre for the LGA, parts of the Northern and Southern catchments which are geographically distant from the Wollongong CBD, are considered within the SIP Framework as sub-regional, urban 'hearts' that require a corresponding level of social infrastructure.

The hierarchy of population and facilities allows for the identification of areas within the LGA where population size and densities indicate a particular level of social infrastructure is required. The SIP Framework hierarchy aligns with Wollongong's 'Urban Centres Hierarchy', to identify a key urban centre in each Planning Area and to provide standards for the distances that members of the community are willing to travel to access social infrastructure.

When combined with standards of provision, the population and facilities hierarchy enables assessment of comparative under-supply or over-supply of social infrastructure.

Table 6 applies the population hierarchy to the Wollongong LGA to indicate the range and scale of social infrastructure that is required by communities across the city, now and in the future. It indicates that during the next 20 years, several of Wollongong's ten Planning Areas will evolve from areas with 'sub district' sized populations of less than 30,000 people to areas hosting 'district' level populations of more than 30,000 people. Only the outer northern Planning Areas one and two are forecast to remain at a 'local level' population.



## SOCIAL INFRASTRUCTURE SCALE AND HIERARCHY

TABLE 6

POPULATION HIERARCHY FOR WOLLONGONG – BY CATCHMENT AREA AND BY PLANNING AREA – 2016 VS 2036

Hierarchy coverage	Population	2016	2036	Key urban centre
<b>Regional</b>	100,000+	City of Wollongong LGA		Wollongong CBD
<b>Catchments</b>				
Sub regional	50,000+	Northern catchment		Corrimal
		Central catchment		Wollongong CBD
		Southern catchment		Dapto
<b>Planning Areas</b>				
Hierarchy Level	Population	2016 Population	2036 Population	Key urban centre
<b>District</b>	30,000- 50,000	PA 4 (37,400)	PA 4 (39,700) PA 7 (36,400) PA 8 (30,000)	Corrimal Figtree Warrawong
Sub district	20,000- 30,000	PA 3 (20,300) PA 6 (23,450) PA 7 (28,300) PA 8 (28,750) PA 9 (21,000)	PA 3 (21,200) * PA 5 (25,400) PA 6 (24,600) * PA 9 (24,900) PA 10 (23,800) *	Bulli * Wollongong CBD No key centre Figtree Warrawong Dapto West Dapto*
<b>Local</b>	5,000-20,000	PA 2 (11,600) PA 5 (19,350) PA 10 (10,200) PA 1 (9,200)	PA 2 (11,300) * PA 1 (9,600)	Thirroul * Helensburgh

\* Notes:

Thirroul Community Centre and Library services both PA 2 and PA 3

No key urban centre has been identified for Planning Area six as this area is comprised of a number of small, 'village' like suburbs and is located between PA 5 and PA 7, which offer significant commercial and business hubs.

The key urban centre for the West Dapto new release area has not been confirmed.

Planning areas in red are those that show a significant level of population change between 2016 and 2036.



## Implications of the population hierarchy

Historically, social infrastructure was planned to service 'local' scale populations. As the population grows over the next 20 years, some of these facilities will need enhancement or expansion to meet higher level 'District' population social infrastructure needs.

Because of our long, narrow geography, by 2036, the 'Regional' infrastructure located in the city centre is unlikely to meet all social infrastructure needs. Facilities at 'Regional' level should be considered for key urban centres in the Northern and Southern catchments.

### Total Gross Floor Area – 'Foundation' Social Infrastructure

While not prescriptive, establishing minimum floor areas provides a benchmark for analysis of scale and adequacy of 'hard' social infrastructure within and between disparate communities across Wollongong. The SIP Framework proposes a standard of a total minimum of Council provision of 'foundation' social infrastructure, of 120m<sup>2</sup> gross floor area (GFA), across all 'foundation' infrastructure types, per 1,000 population. In formulating minimum provision for the SIP Framework, the following benchmarks were considered:

In most NSW local government areas, a benchmark figure for council provided multipurpose community facility space per 1,000 people of anywhere between 60m<sup>2</sup> and 100m<sup>2</sup> is frequently adopted, e.g. for use in Development Contribution Plans. Wollongong City Council has previously adopted a standard of 80m<sup>2</sup> per 1,000 people.

For library space, the population benchmarks adopted by the NSW State Library equate to a benchmark of 69m<sup>2</sup> per 1,000 people for local facilities and 47m<sup>2</sup> per 1,000 people for district facilities. Based on best practice for recently built libraries, this figure incorporates a generous proportion of service areas including reading, seating and study space that reflect increasing convergence with the spaces provided in multipurpose community facilities.

For cultural facilities, benchmarking is typically based on the availability of different types of special purpose venues, rather than floor space. It is assumed that as a minimum, there would be a similar provision for various types of cultural space as there is for library space.

The application of GFA as an indicator for comparative need, leads to standards for each category of 'foundation' social infrastructure within the hierarchy, as outlined in Table 7.

TABLE 7  
GROSS FLOOR AREA BENCHMARKS – TOTAL 'FOUNDATION' VS POPULATION SIZE

Population Category within the SI Hierarchy	Population Size (people)	Gross Floor Area Benchmark (total for all 'Foundation' SI) M <sup>2</sup>
Regional	100,000+	12,000+
Sub-regional	50,000 – 100,000	6,000 – 12,000
District	30,000 – 50,000	3,600 – 6,000
Sub-District	20,000 – 30,000	2,400 – 3,600
Local	5,000 – 20,000	600 – 2,400
Neighbourhood	1,000 – 5,000	120 – 600

## SOCIAL INFRASTRUCTURE SCALE AND HIERARCHY

This standard is aimed at setting an agreed minimum total floor space for provision of ‘foundation’ community facilities as well as providing a basis for measuring supply and demand. However, the needs-based approach that underpins the SIP Framework dictates that decisions about social infrastructure provision are not just based on population and GFA standards, but on a range of factors including utilisation, relative socio-economic need, housing density, geography and the asset mix available to the community. Recommended floor space ratios are intended as a guide and do not account for the quality of provision.

### Gross Floor Area for Individual Social Infrastructure Facilities

The SIP Framework takes the principle of benchmarking for gross floor area to a more detailed level – moving from a ‘whole of planning locality’ to a ‘facility by facility’ level of analysis. This allows for both analysis of the level

of supply of facilities and the development of models for increased efficiency of provision, through co-location. The size and functionality of any social infrastructure asset is dependent on a range of community needs and factors – for example, the relative geographic isolation of Planning Area 1, indicates the need for a larger size facility than would be considered in Planning Areas adjacent to regional or district hubs.

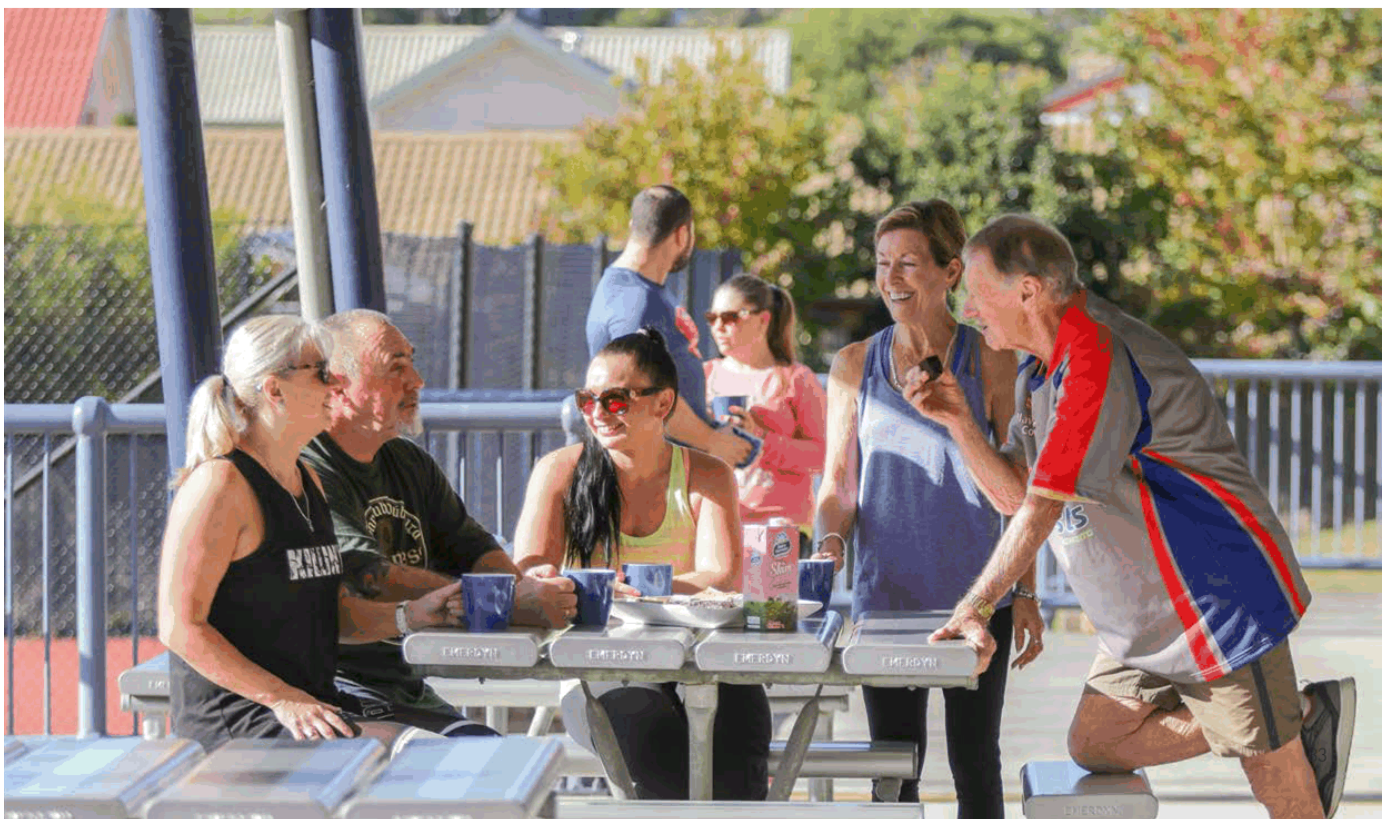
The ‘Gross Floor Area for Facilities’ benchmarks are all minimum estimates. They are most appropriate for planning for increased functionality of existing assets and developing the scope for new social infrastructure facilities. Efficiencies identified through the co-location principle in Table 8 and Table 9 and in Diagram 9 are estimates only. The range of variables that impact on facility design, such as BCA compliance, air conditioning plant rooms, increased foyer space in shared entrance, etc, mean that these benchmarks are not prescriptive.

**TABLE 8  
BENCHMARKS FOR GROSS FLOOR AREA - ‘FOUNDATION’ SOCIAL INFRASTRUCTURE**

		Multipurpose community space		Cultural space		Library space	
		Stand-alone	Co-located	Stand-alone	Co-located	Stand-alone	Co-located
Hierarchy	Regional	3,000+	1,750+	3,000+	1,250+	3,000+	1,250+
	Sub regional	2,500+	1,500+	2,000+	1,000+	2,500+	1,000+
	District	1,750+	750+	1,000+	750+	1,500+	750+
	Sub district	1,200+	500+	500+	500+	1,000+	500+
	Local	500+	200+	200+	100+	500+	200+
	Neighbourhood	200+	100+	100+	50+	200+	100+

TABLE 9  
BENCHMARKS FOR GROSS FLOOR AREA - 'SUPPORTING' SOCIAL INFRASTRUCTURE

		Surf lifesaving clubhouses	Early childhood health	Scout and Guide halls	Sports club meeting rooms
Hierarchy	Regional	Not applicable	Not applicable	Not applicable	2,000+
	Sub regional	1,000+			1,000-2,000
	District	700-1,000		500-1,000	500-1,000
	Sub district	500-700		300-500	200-500
	Local	300-500	200-300	200-300	100-200
	Neighbourhood	200-300	100-200	100-200	50-100



# CO-LOCATION OF SOCIAL INFRASTRUCTURE – ACTIVATION AND EFFICIENCY

Community consultation during the development of the SIP Framework and analysis of facility utilisation data indicate strong community support – both felt and expressed – for co-located and multi-purpose social infrastructure facilities. The shift towards co-location was identified as an increasingly popular approach within local government and also other tiers of government, for example the ‘Service NSW’ centres. Co-location can take a number of forms, including models where multiple, independent, services are accommodated under the one roof; shared accommodation, service and administration models; and precinct or campus style developments, where multiple services are located in separate accommodation within the one, common, site.

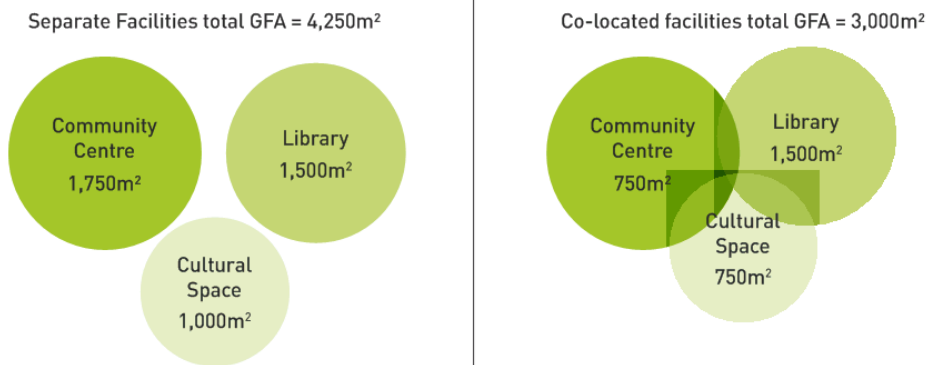
Co-location and multi-purpose facilities not only achieve increased levels of activation, safety and social inclusion, but also offer opportunities for increased efficiencies in

both capital and operational terms. Table 8 and Table 9 above, provide an indication of the opportunities for savings in scale, measured in Gross Floor Area (GFA), that can be gained through co-location of both ‘foundation’ and ‘supporting’ social infrastructure.

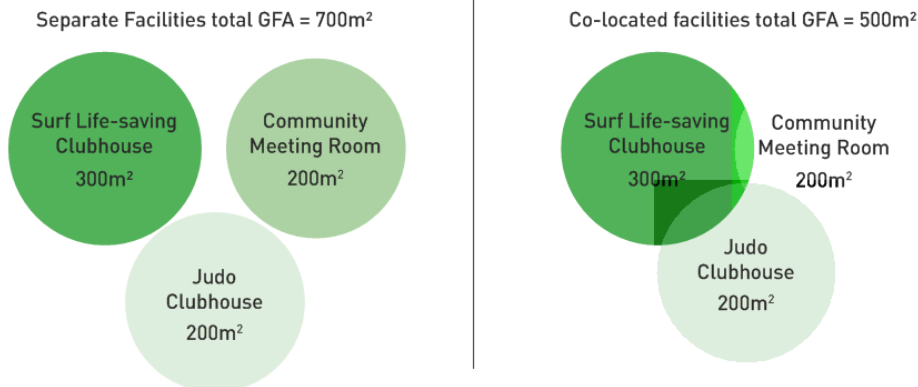
This includes the co-location of leisure and recreation facilities with community and cultural facilities, as well as the inclusion of spaces for groups that historically occupy separate facilities (for example seniors, Guides) within multi-purpose community facilities. As with any change to historical arrangements, these kinds of changes would require negotiation and consent of all parties.

The examples of co-location provided in Diagram 9 and Diagram 10 below are indicative only, but reflect the principle that efficiencies in terms of GFA that can be achieved.

**DIAGRAM 9**  
**EXAMPLE OF CO-LOCATION – ‘FOUNDATION’ FACILITIES**



**DIAGRAM 10**  
**EXAMPLE OF CO-LOCATION – ‘SUPPORTING’ FACILITIES**



### Co-location with Other Providers and Services

In addition to opportunities for co-location of Council social infrastructure assets, the SIP Framework considers co-location of Council-provided social infrastructure with that of other providers. This could include co-location with health, education, recreation or social service facilities, or with commercial or retail space. Examples of libraries being located within shopping malls provide a strong argument for the benefits of this model.

Co-location can create efficiencies and synergies for service delivery, as well as enabling people to have their

community, health, education and recreation needs met within the one venue or precinct. It increases activation and leverage of visitation, as well as cross-promotion of services.

The risks of co-location relate to the need to negotiate carefully for shared responsibility, the need for co-located services to be complementary and the inter-dependence of the services for mutual success.

The service integration model is shown in Diagram 11.

DIAGRAM 11  
CO-LOCATION WITH OTHER PROVIDERS



# CONDITION AND FUNCTIONALITY OF SOCIAL INFRASTRUCTURE

Wollongong City Council is in the process of assessing the condition and functionality of existing building assets. The results of this program will contribute to the planning for asset replacement or renewal, maintenance and upgrades.

The Building Condition Assessment Specification document includes separate assessment matrixes for

building condition, function and utilisation. These are provided in Table 10 below.

Evaluation of asset condition and functionality, along with asset utilisation data, will provide important information to guide future planning for new social infrastructure, as well as for asset renewal and divestment under the Social Infrastructure Planning Framework.

**TABLE 10**  
**ASSET CONDITION AND FUNCTION ASSESSMENT**

Asset Condition Assessment		
Level	Condition	Description
1	Excellent	Only planned maintenance required
2	Good	Minor maintenance required plus planned maintenance
3	Average (Fair)	Significant maintenance required
4	Poor	Renewal/upgrade required
5	Very Poor (Failed)	Unserviceable
Function Rating		
1	Excellent	The asset meets all programs/service delivery needs in a fully efficient and effective manner
2	Very good	The asset meets program/service delivery needs in an acceptable manner
3	Good	The asset meets most program/service delivery needs, and some inefficiencies and ineffectiveness present
4	Fair	The asset has a limited ability to meet program service delivery needs
5	Poor	The asset is critically deficient and does not meet program/service delivery needs, and is neither efficient or effective
Demand/Capacity Rating		
1	Excellent	Demand corresponds well with design capacity and no operational problems experienced
2	Very good	Demand is well within design capacity and occasional operational problems are experienced
3	Good	Demand is approaching design capacity and/or operational problems occur frequently
4	Fair	Demand exceeds design capacity and/or significant operational problems are evident
5	Poor	Demand exceeds design capacity and/or significant operational problems are serious and ongoing.

Elton Consulting conducted an assessment of a sample of Council 'foundation' social infrastructure buildings, using the SPM Council Property Quality Standard (PQS). A summary of the functionality criteria aligned with the Elton Consulting audit is provided in Table 11.

**TABLE 11**  
**ASSESSMENT OF FOUNDATION SOCIAL INFRASTRUCTURE**

POS Category	Details	Facilities		
		Issues Identified	Satisfactory	Total
Accessibility	Pathway access?	4	48	52
	Visitor parking on/close to facility?			
	Doorways and corridors adequate for disabled access?			
Compliance	At least 50% of building entries level/a ramp inserted	3	49	52
Safety and security	Is vandalism an issue?	1	50	51
	Are exterior pathways well lit?	6	40	46
Surrounds	Do external lights provide adequate lighting at night?	7	38	45
	Is there a perimeter fence?	28	20	48

# MAXIMISING THE VALUE OF SOCIAL INFRASTRUCTURE TO THE COMMUNITY

Social infrastructure contributes to Council’s role in creating public value in a number of ways, from building social capital to developing literacy to providing space for small recreational businesses (such as children’s dance classes) to get started. Planning and constructing new social infrastructure requires an investment by Council in assets that will deliver outcomes in the future, which means that there is some element of risk involved.

## Cost Benefit Analysis

Conducting a cost benefit analysis enables assessment of the economic, financial and social value that a social infrastructure asset will deliver (its ‘benefit’), against the funds that Council will need to invest in its planning, construction and future operation (its ‘cost’). Ensuring that benefit is assessed against – and outweighs – the cost of developing and operating a new asset or service, reduces risk and enables Council to clearly demonstrate the value of the new piece of social infrastructure to the community.

Cost Benefit Analysis is an integral step in planning for any major, new social infrastructure asset. It enables Council to make informed business decisions about the best use of the community’s money; it ensures that Council meets NSW Office of Local Government requirements for major projects and it can support the business case for grant applications to assist with construction costs.

## Utilisation

The second key consideration in delivering maximum value from social infrastructure is to ensure assets are used, hired and activated as much as possible.

Council sets targets for the optimum hours of use for ‘foundation’ social infrastructure. Key Performance Indicators for community centres and halls, are based on a benchmark of 45 hours hire per hireable space per week for District level community centres and 35 hours of hire per hireable space per week for Local level community centres, halls and senior citizens’ centres. Data for the actual number of hours of hire at each facility is captured and compared to performance targets. A percentage of optimum hours used is then calculated for each facility.

Targets for cultural facilities and libraries are based on Key Performance Indicators, relating to visitation numbers and in the case of libraries, program delivery and participation.

Utilisation of ‘supporting’ social infrastructure is not as clearly understood as the use of ‘foundation’ infrastructure. This presents an opportunity for further investigation during Phase 3 of the Social Infrastructure Planning Framework project.

# OUR SOCIAL INFRASTRUCTURE TODAY

## Strengths

Wollongong has a good network of social infrastructure facilities, in a range of different sizes, configurations and purposes. This includes both 'foundation' and 'supporting' classes of social infrastructure.

There are several 'Regional' facilities, that serve communities beyond the immediate Wollongong LGA, three 'District' facilities, that serve multiple planning areas and a large number of 'Local' or 'Neighbourhood' facilities, that serve their immediate community (eg: one or two suburbs).

Most 'foundation' and 'District' level facilities have staff or volunteers on-site, at least part-time, which increases activation and use of those facilities. Some of these facilities are staffed by Council staff, while others are managed, under licence, by community groups, on behalf of Council.

Council has a clear understanding of levels and types of use of most of its 'foundation' social infrastructure assets, based on collecting relevant and regular utilisation data, either directly (for the centres it operates) or via licensees, who report regularly on their activities. The majority of these facilities are well to highly utilised in terms of hours and numbers of regular users.

## Issues

Historically Wollongong City was configured as a series of villages and townships, under a number of older LGAs and surrounded by farmland to the south. These smaller municipalities and shires were brought together to create the City of Wollongong in 1947.

In facilities terms, this has created a legacy of a large number of small, older facilities, largely distributed across the north and south east of the city.

### Age

Available data indicates that 32% of social infrastructure facilities were built in 1960 or prior and 63% of facilities were built in 1980 or prior, with only a small percentage (7%) built in or after 2000. However, the data also indicates that the majority of leisure centres and sports clubhouses have been built more recently, with more than half (54%) built in 1980 or later.

Age is not the sole consideration in relation to the condition and quality of social infrastructure and facilities should not be automatically assumed to be in poor condition on the basis of age. Council's facilities – even the older ones - are well-maintained (as per Council's Condition and Function Assessment program). However, they inherently suffer from some of the limitations of design, access, security and amenity, that are characteristic of older facilities.

## Building Size and Scale

Available data indicates that 54% of social infrastructure facilities are smaller facilities with a building footprint of 500m<sup>2</sup> or less, while 78% of facilities have a building footprint less than 1,000m<sup>2</sup>. Sports clubhouses and meeting rooms in particular fall into the smaller scale category, with 36% having a footprint of 100m<sup>2</sup> or less and 64% with a building footprint of 250m<sup>2</sup> or less.

The SIP Framework acknowledges that different size and scale buildings meet differing community needs, however the opportunity for co-location of some of the city's smaller facilities does warrant further investigation.

District community facilities, cultural facilities, leisure centres and surf life-saving clubs are typically larger facilities, with the majority showing building footprints greater than 1,000m<sup>2</sup>.

## Distribution

The distribution and scale of provision of community facilities now and in the future is captured in Table 12. Reflecting the historical growth of the city, the northern catchment is well provided with a range of social infrastructure types – from larger, 'District' level, community centres to 'Local' surf life-saving clubhouses, to very small sports club meeting rooms.

The most significant finding of the analysis of current provision and future needs is the projected gap in the provision of higher-order, higher quality, 'foundation' social infrastructure at District (PA's 7 and 8) and sub-District (PAs 5, 6 and 10) level, in the southern and central areas of the city, by 2036.

## Understanding of Utilisation

The use and utilisation of 'foundation' social infrastructure is well-understood by Council and, for the most part, these facilities meet Council's key performance indicators, reflecting their importance and relevance to local communities.

The use and utilisation of 'supporting' social infrastructure (surf life-saving clubhouses, sports clubhouses and meeting rooms and some cultural facilities) could be better understood by Council. This could be achieved in part by increasing the quality of data provided by the anchor organisations that operate them on behalf of Council. The development of formal lease or licence agreements between anchor occupants and Council could provide opportunities to open facilities to broader community use, by specifying requirements around hiring space to other groups and organisations.



# HOW WE MANAGE OUR SOCIAL INFRASTRUCTURE

Council facilities adopt a range of management models, as identified below:

- District community centres are managed and staffed by Council. They also contain separate spaces that are licenced to community organisations
- Local community centres – the majority are licenced to community organisations that manage and use the centre to deliver services and activities. They also manage room bookings (for community use)
- Community halls and senior citizens' centres – these facilities are either licenced to community groups (that use the facility and manage community bookings) or directly managed by Council
- The city's seven public libraries are all directly managed and operated by Wollongong City Council.
- Specialist youth facility (Wollongong Youth Centre) – directly managed by Council
- Cultural facilities – these facilities are licenced to private or community organisations, with the exception of the Wollongong Art Gallery which is managed directly by Council
- Early childhood health centres – utilised and managed by NSW Health
- Surf life-saving clubhouses – utilised and managed by surf life-saving clubs. Only a small number have a formal occupancy agreement, although Council is currently working with clubs to put leases into place
- Scout and guide halls – leased to and managed by scout or guide groups
- Leisure centres – directly managed by Council
- Sports clubhouses and meeting rooms/amenities facilities – utilised and managed by sporting groups/clubs. These facilities have formal lease or licence agreement in place
- Other facility (Function Hall at Bulli Tourist Park) – directly managed by Council.

In general, where a formal lease, occupancy or licence agreement exists and Council works closely with the groups who are managing Council facilities or acting as 'anchor tenants', the level of understanding of the facility's use and future needs is improved.



# SOCIAL INFRASTRUCTURE PROVISION BY CATCHMENT AREA

Analysis of the types, scale and distribution of social infrastructure across the Wollongong Local Government Area contributes to an understanding of quality, quantity and gaps in provision. There is, however, a need for both qualitative and quantitative data, which should be interpreted with an understanding of the nature of the infrastructure and the community it serves. In Table 12 for example, the high percentage of 'cultural' infrastructure in the Central Catchment Area leads to a high rate of provision per 1,000 population, however, particularly given the density of its population, there is

a relative lack of 'local' community space for meetings, etc.

The needs of the community in terms of relative advantage / disadvantage, residential density, lone person household composition, access to public transport and other factors, must also be considered, when assessing the level of provision of social infrastructure, particularly in relation to future planning.

A summary of SI provision by catchment appears in Table 12.

**TABLE 12**  
**SOCIAL INFRASTRUCTURE PROVISION BY CATCHMENT AREA**

Catchment Area	North	Central	South
Total 'foundation' GFA*	9,183m <sup>2</sup>	12,897m <sup>2</sup>	14,752m <sup>2</sup>
Total number of 'foundation' facilities	15	11	19
Total 'supporting' GFA	14,482m <sup>2</sup>	6,808m <sup>2</sup>	11,113m <sup>2</sup>
Total number of 'supporting' facilities	40	9	31
Total 'foundation' GFA / 1,000 (2016)	117m <sup>2</sup>	301m <sup>2</sup>	167m <sup>2</sup>

\*GFA - Gross floor area

A high level analysis of the distribution of social infrastructure indicates a high proportion (72%) of 'supporting' social infrastructure. This includes a high proportion of relatively small scale social infrastructure, located in the Northern Catchment Area.

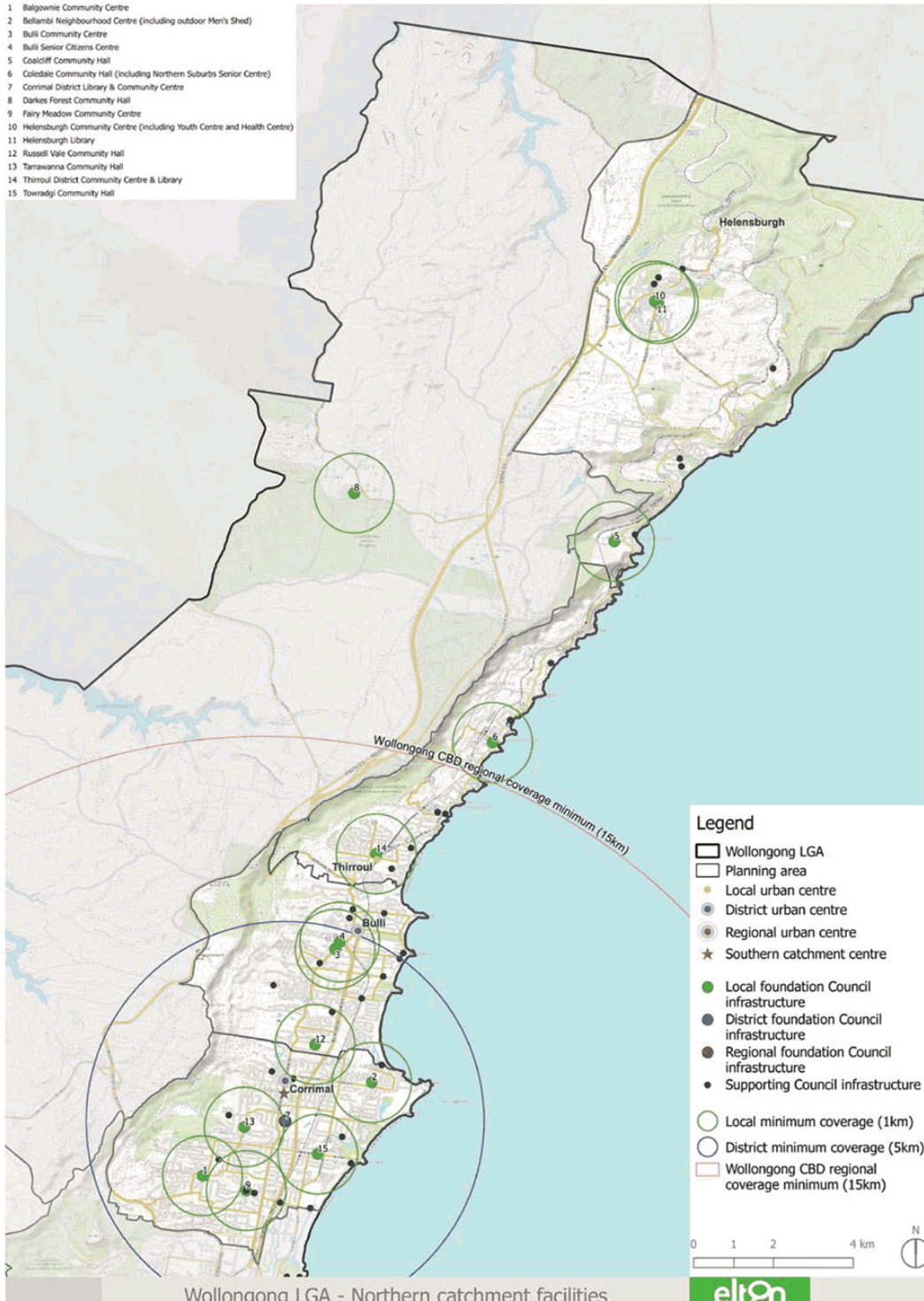
The Central Catchment Area offers a relatively low number of 'supporting' social infrastructure assets. Regional facilities, including major cultural venues and the Beaton Park Leisure Centre, are key assets. Most 'foundation' infrastructure is clustered in the Wollongong city centre, while 'supporting' social infrastructure is more dispersed across the catchment.

Social infrastructure in the Southern Catchment Area is distributed fairly evenly between 'foundation' and 'supporting' facilities. It is also dispersed across what is geographically a large catchment, with the majority of overall provision clustered in Planning Areas 7 and 8. Sporting clubhouses comprise a high proportion of social infrastructure within this catchment.

The maps on the following pages show the distribution of social infrastructure across Planning Areas and Catchments.

MAP 2

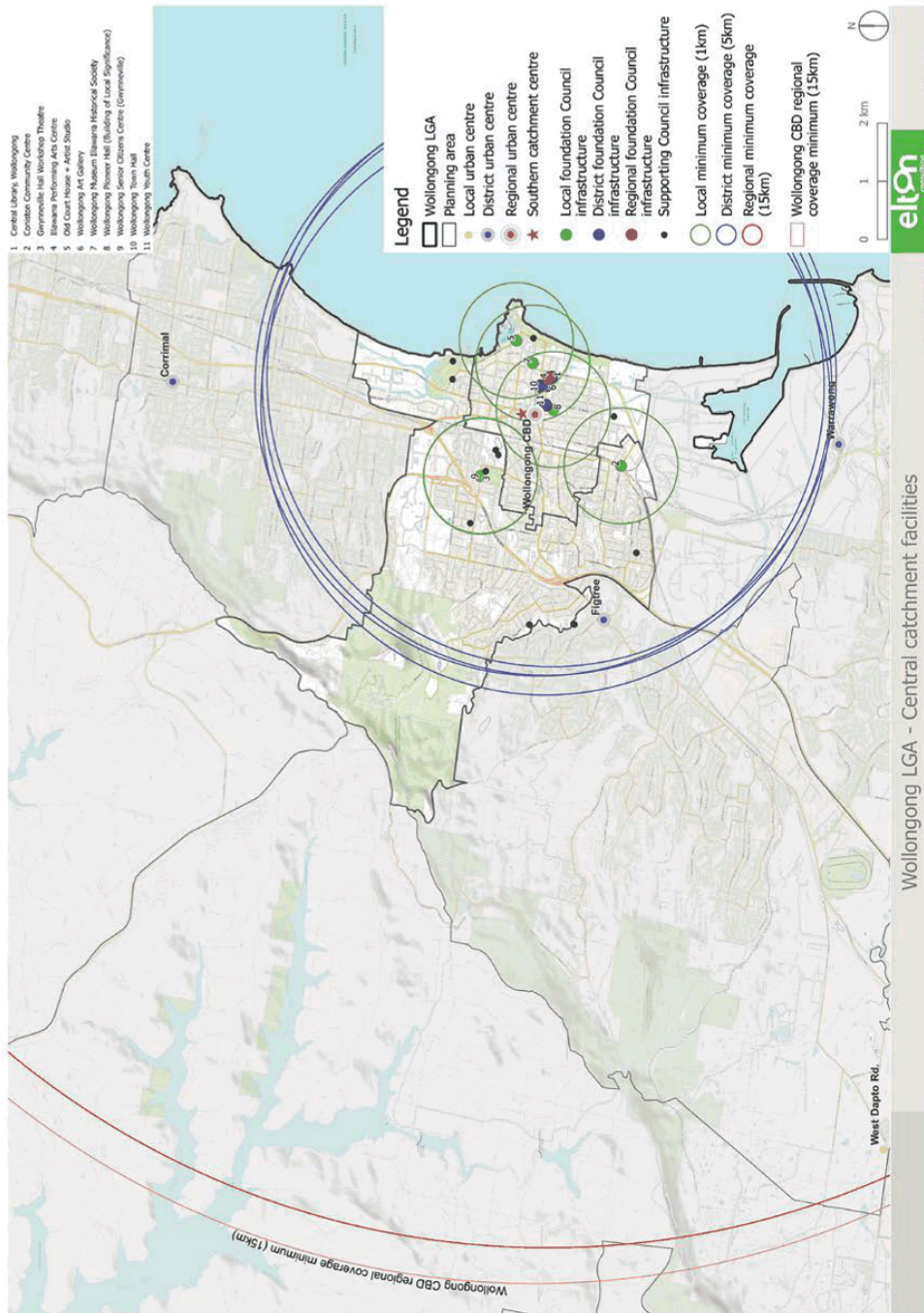
SOCIAL INFRASTRUCTURE - NORTHERN CATCHMENT



# SOCIAL INFRASTRUCTURE PROVISION BY CATCHMENT AREA

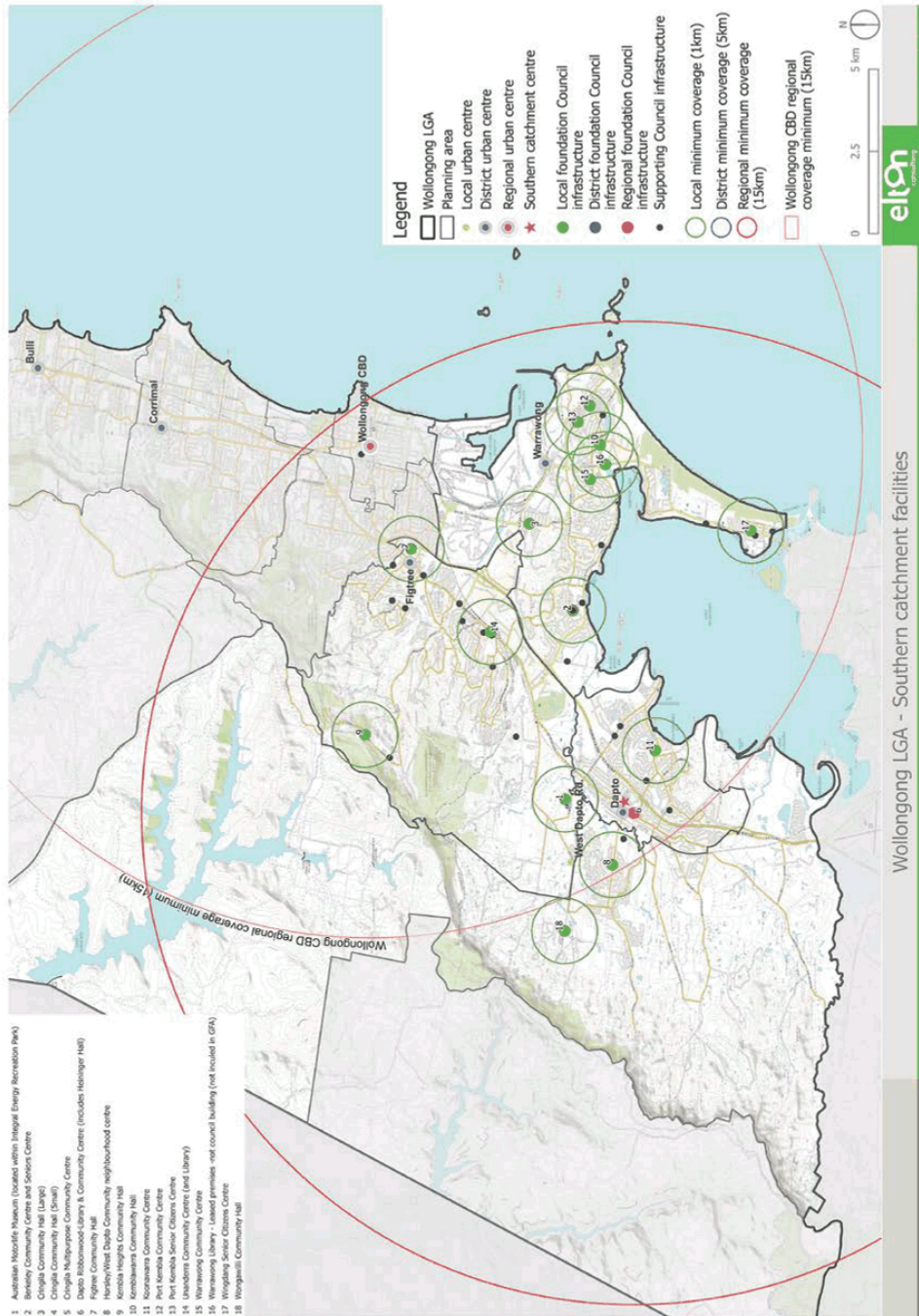
MAP 3

SOCIAL INFRASTRUCTURE - CENTRAL CATCHMENT



MAP 4

SOCIAL INFRASTRUCTURE - SOUTHERN CATCHMENT



# SOCIAL INFRASTRUCTURE PROVISION BY PLANNING AREA

The following table provides a summary of the key findings of the assessment of social infrastructure provision by planning area.

**TABLE 13**  
**SOCIAL INFRASTRUCTURE PROVISION BY PLANNING AREA**

Assessment of Social Infrastructure provision	Planning Areas									
	1	2	3	4	5	6	7	8	9	10
The area has a multi-purpose 'District' level community centre that provides spaces for community programs, activities and the provision of community services		●		●					●	
The area is serviced by a 'District' level community centre in an adjacent area	●		●							●
The area is a serviced by a range of small, local, 'supporting' infrastructure facilities		●	●	●			●	●		●
Overall, facilities in the area are well utilised in terms of the number of people visiting	●	●	●	●	●	●	●	●	●	
Overall, facilities in the area are well utilised in terms of hours of hire				●		●	●		●	●
There is 'supporting' social infrastructure in the area that may provide opportunities to meet additional demand through increasing access to broader community use	●	●	●	●		●	●	●	●	
There is a good level of non-Council / other provider social infrastructure			●		●	●				
The area is geographically isolated making it difficult for the community to access facilities and services in other areas and highlighting the importance of access to local facilities in the area	●									●
The area does not have good public transport connections making it difficult for some sections of the community to access facilities. This requires well-located facilities within the area	●							●		●
The majority of facilities in the area are small, older, stand-alone facilities	●		●			●	●	●		●
Population growth projected for the area makes it unlikely existing social infrastructure will have capacity to accommodate future needs					●		●	●		●
The majority of facilities in the area are already well-utilised therefore are unlikely to have capacity to meet existing unmet demand or future increased demand for social infrastructure						●	●			

# PROVISION OF SOCIAL INFRASTRUCTURE BY OTHER (NON-COUNCIL) PROVIDERS

## Shared Responsibility and Benefits

The SIP Framework recognises the many non-Council providers of social infrastructure in Wollongong. Acknowledging shared responsibility between Council and the community to provide 'hard' social infrastructure spaces, to support 'soft' social infrastructure, has significant implications for planning. It raises questions around what kind and how much social infrastructure each provider should be responsible for. Council recognises that social infrastructure owned by non-Council groups and organisations, is used by the broader community and contributes to the achievement of 'soft' social infrastructure outcomes.

The SIP Framework also recognises that there are benefits for those owners of social infrastructure assets who share their facilities with other organisations and groups within the community. These benefits range from economic return on investment in assets, to reputational advantage and better security from increased use. A common example is service clubs which provide room hire to groups for free, with the expectation of offsetting this cost through other revenue from food and entertainment.

## Range and Types of non-Council Provision

Non-Council assets that are considered within the SIP Framework include:

- member-based clubs, such as bowling, golf, leagues, workers' and RSL clubs
- conference centres and meeting spaces owned / managed by commercial businesses
- venues and facilities owned by religious and faith-based organisations – including church halls
- schools, TAFE and other vocational training institutions, University of Wollongong, community colleges
- social infrastructure owned / managed by community sector and not-for-profit organisations, such as the Wollongong PCYC, Greenacres Disability Services, Italian Social Welfare Organisation, etc.
- halls and facilities owned by Scouts and Girl Guides Australia
- social infrastructure assets owned by neighbouring Councils – Shellharbour, Sutherland and Kiama.

Table 14 shows the types of non-Council provided social infrastructure identified during the preparation of the SIP Framework and the level of response received to enquiries concerning provision of infrastructure for community use.

**TABLE 14**  
**NON-COUNCIL PROVIDED 'SUPPORTING' SOCIAL INFRASTRUCTURE RESPONSES**

Category of facility or space	Emails sent	Responses received	Spaces available	
			Hall (large or small)	Meeting rooms
Member-based service and recreation clubs	30	20	17	11
Conference and function centres	13	12	9	9
Faith-based organisations	69	10	9	4
Government education (primary and secondary)	63	16	12	3
Non-government education (primary and secondary)	27	4	7	0
Community organisation/services groups	10	6	1	4
Scouts and Girl Guides	18	2	2	0
<b>Total</b>	<b>230</b>	<b>70</b>	<b>57</b>	<b>31</b>

## PROVISION OF SOCIAL INFRASTRUCTURE BY OTHER (NON-COUNCIL) PROVIDERS

### Limitations to non-Council Provision

Although willing to provide community space as a business opportunity, it is unlikely that a private sector or service organisation would see its role as being a provider of special purpose social infrastructure space such as a library or early childhood health centre. This is especially the case in the provision of arts and cultural activities and assets, which tend to be subsidised by all levels of government to ensure wide community access that would be financially impracticable for a private provider.

Not all activities, programs and services are suitable for non-Council social infrastructure provision. For some community groups, holding an activity at a licenced venue may be considered inappropriate, because they do not wish to convene in a venue where gambling or the service of alcohol are occurring. Similarly, some activities may be considered inappropriate to be held in facilities provided by a faith-based organisation. Owners of non-Council social infrastructure may also find particular activities that hirers wish to undertake in their premises, to be contrary to their belief or values systems.

Given community expectations and social norms regarding provision of social infrastructure, non-Council provided spaces are unlikely to be considered as viable substitutes when compared with the quality and accessibility of Council provided facilities. Community consultation insights supported the position that Council has a fundamental responsibility to provide the majority of social infrastructure facilities.

The desktop analysis of non-Council provided social infrastructure in Wollongong, carried out in Phase 2 of the SIPF project, indicated that Council provides around three to four times more multipurpose meeting spaces than is offered by non-Council providers. This means that for every 60m<sup>2</sup> of Council provided multipurpose meeting space, the non-Council provision is approximately 20m<sup>2</sup>.

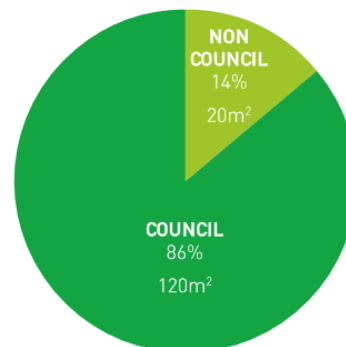
### Non-Council Provision of Social Infrastructure is Most Suitable at Neighbourhood and Local Level

The range of social infrastructure offered for community use by non-Council providers is most often a single space suitable for basic community programs, services and activities. Examples include a room used by a community group for a meeting or class, or a hall used by a number of interest groups for a seminar or expo.

Given that the population projections of Wollongong's Planning Areas are increasingly at a sub-District and District level, the implication is that Council should focus its responsibilities on contributing to Regional and District level social infrastructure.

The finding that non-Council providers are most willing to provide local and neighbourhood level spaces suggests there are significant opportunities to expand community awareness of the availability of these non-Council provided spaces.

DIAGRAM 12  
PROPORTION OF COUNCIL AND NON-COUNCIL PROVISION



### Opportunities for Collaboration with Shellharbour Council

The proximity and shared needs (new community, likely to have high proportion of young families with children, relative distance from major urban hubs) of the emerging community within Planning Area 10 and the adjacent community within the Calderwood

development of Shellharbour Local Government Area, provides opportunities for collaborative planning. At the very least, the types and level of provision of the adjacent LGA requires investigation.



# OPPORTUNITIES AND CHALLENGES FOR THE FUTURE

## Key Trends in Local Government Social Infrastructure Provision

### Co-location and Multi-use:

- A move away from isolated, single purpose facilities to co-located facilities (and the 'community hub' model) in central, easily accessed locations. This is a model that has already been adopted by Wollongong City Council for the three existing 'District' community centres
- A move towards flexible, multipurpose spaces in community centres that can accommodate a broad range of activities, while ensuring spaces are adaptable so they can respond to changes in community interests and needs over time. Council has successfully implemented multi-purpose, flexible spaces within its three 'District' community centres
- A new generation of libraries, incorporating a range of classes and programs in addition to their collections, with blurred lines between community centres and libraries. The co-location of libraries within Council's 'District' community centres reflects this model and opportunities exist to further integrate these functions
- A move away from facilities for single user groups (e.g. senior citizen's centres) to providing multipurpose facilities that cater to a broad range of age and interest groups and increased social and financial sustainability
- Increasing or introducing the use of 'supporting' assets, such as sports club houses, surf life-saving club facilities and scout and guide halls, for community meetings, activities and programs. Requires investigation of the suitability of these facilities for alternative use and the level of utilisation, lease or licence provisions and needs of existing users.

### Sustainability:

- A focus on the provision of facilities that are both environmentally and financially sustainable.

### Partnerships:

- A trend towards partnerships in the delivery and management of community facilities
- Increasing demand from non-government community service providers for low cost accommodation and the increasing importance of the support role played by local government in the provision of subsidised space
- The incorporation of 'hot' office/consulting room space within community centres for shared-use by service providers to deliver outreach services. This approach has also been adopted by Wollongong City Council.

### Cultural and Creative Spaces:

- Moves to make art and culture more accessible to the broader community by providing opportunities to participate in art activities at cultural venues and providing suitable spaces for art and cultural activities within community centres and libraries
- The provision of subsidised art and creatives spaces by local governments
- The rise of the Men's Shed movement and an increase in local governments supporting this trend through the provision of Men's Shed facilities.

### Health and Well-being:

- A trend towards the incorporation of early childhood health centres within community centres. The Illawarra Shoalhaven Local Health District also identified a trend towards the co-location of early childhood health centres with other health services in community health service hubs.

*A move towards flexible, multipurpose spaces in community centres that can accommodate a broad range of activities*

## OPPORTUNITIES AND CHALLENGES FOR FUTURE SOCIAL INFRASTRUCTURE

TABLE 15  
 KEY POPULATION TRENDS AND IMPLICATIONS BY PLANNING AREA

Key Population Trends and Needs	Planning Areas									
	1	2	3	4	5	6	7	8	9	10
Moderate level of population growth in the area will result in an increase in demand for social infrastructure in the future	●			●		●		●	●	
Substantial population growth in the area will significantly increase demand for social infrastructure in the future					●		●			●
Population growth and demographic change indicate a need for flexible, multi-purpose facilities that cater to a broad range of interests and can adapt as needs change	●	●	●	●	●	●	●	●	●	●
High proportion of young children (0-4 years) indicates a need for facilities, activities and programs for young children and their carers, as well as early childhood health and support services	●		●				●	●		●
High proportion of children (5-14 years) indicates a need for the provision of activities and programs for children (e.g. OOSH, dance, gymnastics and martial arts classes) and support services for children and their families	●	●	●				●		●	●
High proportion of young people (15-19 years) indicates a need for leisure and lifestyle opportunities (including sport, recreation, entertainment and social activities) as well as access to study/reading areas, Wi-Fi and computer access, youth groups, events and youth support services					●	●				
High proportion of older people (60+ years) indicates a need for programs and services for older people (e.g. life-long learning, interest groups and classes, computer training and gentle exercise)	●	●	●	●	●	●	●	●	●	●
Higher proportion of lone person households indicates a need for public places that promote social interaction and community participation				●	●	●		●		
High proportion of couples with children and/or single parent households indicates a need for activities, programs and services for parents with children (e.g. playgroup and mothers' groups) as well as informal spaces for socialising and play	●	●	●	●			●	●	●	●
High proportion of people renting (and the often transient nature of these communities) indicates the need for places and activities that enable people to meet and connect with others so social connections are formed					●					

Key Population Trends and Needs	Planning Areas									
	1	2	3	4	5	6	7	8	9	10
Smaller dwellings in high density areas, with associated lack of private open space indicate a need for easy access to spaces for hire for private functions, celebrations and to meet and entertain					●					
High proportion of people who speak a language other than English suggests the need for CALD support services and programs (e.g. language information, classes and support services) as well as culturally appropriate spaces					●	●		●		
High level of socio-economic disadvantage suggests the need for easy (local) access to a range of community support services and access to free or affordable facilities, programs and activities				●		●		●	●	
Low level of car ownership suggests the need for well-located facilities that are directly accessible by public transport				●	●			●		
Low level of private internet access suggests the need for substantial free public access to computers and the internet (eg Wi-Fi)				●				●		
Low qualification levels and high unemployment suggest the need for access to employment services and training spaces that can accommodate programs for education, training and job ready assistance				●	●	●		●	●	
High proportion of people who need assistance with core activities suggests the need for support services and programs (including disability services and respite services and facilities) as well as facilities that are universally accessible								●		

## OPPORTUNITIES AND CHALLENGES FOR FUTURE SOCIAL INFRASTRUCTURE

### Key Outcomes for Northern, Central and Southern Catchment Areas

#### All Catchments

- Focus on improving / maintaining the quality, amenity and accessibility of existing community spaces by applying Social Infrastructure Planning Framework 'Guiding Principles'
- Explore options for co-location of existing social infrastructure (SI) as renewal of facilities is planned
- Explore opportunities to integrate digital and information technologies into SI provision
- Explore options to increase utilisation and activation of under-utilised SI
- Recognise impacts of ageing of the local community
- Explore options to increase capacity of community and other providers of SI to enhance access and utilisation of their facilities.

#### Northern Catchment

- Consider role of SI in Council's future town centre planning for Helensburgh
- Consider role of SI in Council's town centre planning for Corrimal – possible impact of proposed, higher density residential developments on demand for SI
- Consider the impact of tourist and out of area visitation
- Recognise limited projected population growth for Planning Areas 1, 2 and 3 – while acknowledging possible impacts of proposed residential developments e.g. Cokeworks site at Coalcliff
- Recognise value of local / neighbourhood SI for isolated communities such as Darkes Forest
- Recognise availability of two, existing 'District' level multi-purpose community centre and library facilities at Thirroul and Corrimal
- Consider the large number of 'supporting' SI facilities in Planning Areas 3 and 4
- Recognise limited availability of dedicated, creative / cultural SI within the Northern Catchment, while noting that Thirroul and Corrimal Community Centres and Libraries offer spaces that can be used for exhibition and performance
- Apply SI Guiding Principles in planning for a new library for Planning Area 1
- Recognise limited availability of non-Council SI within Planning Areas 1, 2 and 3

- Recognise high level of supply of 'non-Council' SI within Planning Area 4
- Consider opportunities associated with Council investigation of 'events precinct' at Bulli Showground

#### Central Catchment

- Recognise role of the CBD (Planning Area 5) as a 'Regional' centre
- Consider implications of Wollongong CBD 'City for People' strategy, for SI
- Consider high level of 'regional' cultural social infrastructure – impact on GFA analysis of 'foundation' SI
- Low level of 'non-cultural' community meeting spaces – no existing 'District' or 'Regional' community spaces
- Factor in the role of Planning Area 5 as the regional / city centre, meeting needs of entire city – residents, visitors and workers – as well as its place as a local / neighbourhood community
- Take into consideration significant population growth projected for Planning Area 5
- Recognise impacts of high density residential accommodation and large / increasing number of sole person households on future demand for SI and open space
- Consider opportunities for co-location of SI – including options for combined community and 'GLAM' [Galleries, Libraries and Museum] infrastructure in new Regional or District civic facilities
- Recognise high level of supply of 'non-Council' SI within the Central Catchment
- Note 'village' style, de-centralised nature of communities comprising Planning Area 6
- Recognise location of Beaton Park – regional – sports and leisure facility within the Central Catchment – impact of Beaton Park Master Plan project on social infrastructure planning
- Consider opportunities for co-location of SI and expansion from 'neighbourhood' to 'local' level facilities

### Southern Catchment

- Recognise high projected population growth in southern part of Planning Area 7 and Planning Area 10
- Include consideration of Port Kembla 2505 Town Centre Plan, Warrawong Town Centre Plan and Dapto Town Centre Plan in planning for SI
- Actively pursue plans for new Community Centre and Library to be located at Warrawong
- Note high proportion of Motorlife Museum (3,285m<sup>2</sup>) within 'foundation' total GFA (4,737m<sup>2</sup>), when considering needs for social infrastructure in Planning Area 7
- Recognise value of local / neighbourhood SI for isolated communities (Kembla Heights and Windang)
- Recognise limited availability of dedicated creative / cultural SI within the Southern Catchment, while noting that Dapto Ribbonwood Centre offers spaces that can be used for exhibition and performance
- Recognise high level of social disadvantage, lack of mobility, ageing, high dependency and cultural diversity of Planning Area 8 population – e.g. requires SI that offers spaces for service delivery by community service organisations, as well as for community hire
- Recognise high representation of Indigenous people within Planning Area 9 and significance of Kemblawarra Community Hall for the Coomaditchie Aboriginal community in Planning Area 8
- Note limited availability of non-Council SI within the Southern Catchment Area
- Detailed planning to be undertaken for delivery of core ('foundation') social infrastructure in the West Dapto Release Area
- Explore opportunities for cooperation with Shellharbour City Council regarding facilities planned for Calderwood, Albion Park and Oak Flats
- Consider opportunities for Council to partner with other levels of government (e.g. NSW Health, NSW School Education, Service NSW) or the private sector, in the development of shared social infrastructure.



## APPLYING THE SOCIAL INFRASTRUCTURE FRAMEWORK

The Social Infrastructure Planning Framework identifies the factors that inform our review of, and planning for, the city's infrastructure needs, today and into the future. Our vision and guiding principles lay the foundation for the framework, while factors as diverse as geography, space and place, community needs and type, quality and location of non-Council infrastructure, guide our decision-making.

The importance of each factor will vary, depending on the characteristics of the Planning Area or Catchment, the 'type' of social infrastructure ('hard' or 'soft'; 'foundation' or 'supporting') being planned and the activities it is intended to support. Applying the SIP Framework requires careful evaluation, selection and weighting of the range of factors, as well as ongoing engagement and collaboration between Council, community and stakeholders.

## NEXT STEPS IN PLANNING THE CITY'S PLACES FOR PEOPLE

The final phase of the SIP project – Phase 3 – will involve the application of the Framework to Council's existing suite of SI assets and across each of the 10 Planning Areas and 3 Catchment Areas, to develop a Social Infrastructure Implementation Plan. This plan will inform Council regarding future directions for asset planning, adaptation, renewal and divestment.

# APPENDIX 1

## STRATEGIC CONTEXT

### Relevant Wollongong City Council Supporting Documents

- Planning People Places Final Report, Volume One – The Strategy, April 2006
- Corrimal Town Centre Plan including Memorial Park, 2015-2025
- Warrawong Town Centre Master Plan, June 2013
- Unanderra Town Centre Plan
- A City for People – Wollongong Public Spaces Public Life
- Dapto Town Centre Plan 2017-2027 (2017)
- West Dapto Release Area Section 94 Contributions Plan (2015)
- Wollongong City Council Cultural Plan 2014-2018
- Disability Inclusion Action Plan 2016-2020
- Wollongong City Libraries Strategy 2017-2022 (2017)
- Sportsground and Sporting Facilities Strategy 2017-2021 (2017)
- Play Wollongong Strategy 2014-2024: Children 0-12 Years (2014)
- Beaton Park Regional Precinct Master Plan – DRAFT (2018)

### Relevant Wollongong City Council Policies

- Allocation of Community Facilities to Community Groups (2017)
- Management of Community Halls, Community Centres, Senior Citizen Centres and Neighbourhood Centres (2017)
- Reduction or Waiver of Hire Fees for Community Rooms and Halls Under the Direct Control of Council (2017)
- Community Facility Management Committee, Procedures Manual (2017)
- Surf Lifesaving Buildings Management Policy (2017)
- Halls and Rooms for Hire: Fees and Charges 2018/2019
- Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads (2018)
- Community and Sporting Group Rentals (2018)
- Occupation of Council Owned and Managed Land, Buildings and Public Roads (2018)

# APPENDIX 2

## COMMUNITY CONSULTATION – PROCESS AND OUTCOMES

A description of the consultation strategy is outlined below.

Consultation Method	Who Participated	How Many People Participated
Internal Stakeholder Workshop	Council staff who plan for, operate or use social infrastructure facilities	15
External Stakeholder Workshop	Representatives of the groups and organisations: - that manage facilities on behalf of Council - are key occupants of facilities - regularly utilise Council facilities	25
Visits to Community Facilities / Licensees by Elton Consulting	Licensees of facilities – informal discussions	25
Neighbourhood Forum Workshop	Representatives of Council's Neighbourhood Forums	8
Community Survey	Community members completed online on Council's website or in hard copy format, available at Council community centres and libraries	94
Stakeholder Survey	Members of groups and organisations: - that manage facilities on behalf of Council - are key occupants of facilities - regularly utilise Council facilities	45

Survey results were viewed as 'confirmatory' and 'contributing' data, rather than statistically significant, due to the size and 'representativeness' of the cohort of survey respondents.



## APPENDIX 2

# COMMUNITY CONSULTATION – PROCESS AND OUTCOMES

### What our Community and Stakeholder consultations told us

#### What is working well?

- a significant majority of respondents value the role Council plays in providing social infrastructure
- the number and variety of community facilities provided by Council across Wollongong LGA
- the quality of the facilities and the fact they are well maintained
- the high level of use of community centres and halls by community members and groups
- partnerships with community groups that manage facilities under a licence agreement with Council ('anchor' occupants), ensuring that the doors are open and that staff are available on site.

#### How does the community access Social Infrastructure?

- most prefer to find out about social infrastructure online or through social media, with the next most popular method being via 'word of mouth or local knowledge' and a lesser, but still high, level of preference for printed materials and media articles
- most people travel to community facilities by car, with some people also accessing on foot
- most prefer to drive or walk for up to 15 minutes, though around one in four will walk, drive or cycle for up to 30 minutes, to get to a community facility
- people are prepared to travel a little longer - half an hour - by public transport
- a significant number of people use non-Council owned social infrastructure, as well as Council facilities
- a small proportion of people travel outside of the Wollongong LGA - usually to a neighbouring LGA - to access social infrastructure.

#### How are the expectations of our community changing?

- increasing expectation that facilities must meet accessibility standards for people with a disability and older people
- looking for more arts, performance and cultural activities to be provided and for spaces in community facilities that will accommodate these activities
- increasingly diverse community, with a greater range of needs and expectations, which creates pressure for innovative program development and delivery
- a number of parents have to travel long distances to work and rely on a range of child care arrangements

to allow this to occur - this impacts on families' needs in relation to accessing social infrastructure, for example hours of opening or service delivery.

#### What could we improve?

- better access to spaces in sporting facilities (eg: clubrooms), that could be used for meetings, activities and events. Sporting facilities need to be utilised more often through the week (rather than just on weekends) and provide amenities that will encourage greater female participation
- improve perceptions of safety at some facilities
- address the perception that Council delivery of social infrastructure is becoming overly commercialised, with more outsourcing of management responsibilities not being seen as positive
- provide more storage within facilities
- more outdoor play areas, adjacent to social infrastructure facilities
- need to become more flexible and creative with the programs offered
- offer more informal spaces and more comfortable surroundings within facilities so people can gather informally.

#### Planning for future social infrastructure - needs and preferences

- the biggest impacts on planning for the future of community facilities will come from the need for:
  - greater accessibility to facilities
  - changing population needs - e.g. ageing; housing stress and affordability
  - health trends
  - new technologies
- most people prefer large multipurpose facilities that include: large meeting rooms for big gatherings; storage spaces; commercial kitchen space
- the highest level of demand for new social infrastructure is for additional cultural centres, museums, art galleries and theatres
- people would like facilities to offer more activity spaces for hobby and craft groups, as well as more community gardens and other green spaces
- surprisingly, respondents expressed a relatively low level of demand for large rooms for gatherings/private functions.




**Community Satisfaction Survey**

Council's most recent Community Satisfaction Survey shows a high level of satisfaction with the provision of social infrastructure. Although not all forms of social infrastructure were surveyed, those that were part of the survey achieved satisfaction ratings as follows:

District Library and Community Centres	Satisfaction 79%	Rating 4.3 / 5.0
Wollongong City Library	Satisfaction 85%	Rating 4.3 / 5.0
Local Branch Libraries	Satisfaction 68%	Rating 3.9 / 5.0
Community Halls / Centres	Satisfaction 70%	Rating 4.0 / 5.0
Wollongong Art Gallery	Satisfaction 76%	Rating 4.2 / 5.0
Leisure Centres	Satisfaction 68%	Rating 3.9 / 5.0
Illawarra Performing Arts Centre	Satisfaction 86%	Rating 4.4 / 5.0



# APPENDIX 3 PLANNING AREAS AND CATCHMENT AREAS

	Catchment Areas	Planning Areas	Suburbs
Wollongong LGA	<b>Northern</b>		
		1	Coalcliff, Darkes Forest, Helensburgh, Lilyvale, Maddens Plains, Otford, Stanwell Park and Stanwell Tops
		2	Austinmer, Clifton, Coledale, Scarborough, Thirroul and Wombarra
		3	Bulli, Reidtown, Russell Vale and Woonona
		4	Balgownie, Bellambi, Corrimal, East Corrimal, Fairy Meadow, Fernhill, Mount Ousley, Mount Pleasant, Tarrawanna and Towradgi
	<b>Central</b>	5	Wollongong CBD
		6	Coniston, Gwynneville, Keiraville, Mount Keira, Mangerton, Mount St Thomas, North Wollongong and West Wollongong
	<b>Southern</b>	7	Cordeaux Heights, Farmborough Heights, Figtree, Kembla Grange, Kembla Heights, Mount Kembla, Nareena Hills and Unanderra
		8	Berkeley, Cringila, Kemblawarra, Lake Heights, Port Kembla, Primbee, Springhill, Warrawong and Windang
		9	Brownsville, Dapto, Kanahooka and Koonawarra
	10	Avondale, Cleveland, Dombarton, Haywards Bay, Horsley, Huntley, Marshall Mount, West Dapto, Wongawilli, and Yallah	

# APPENDIX 4 POPULATION PROJECTIONS 2016-2036

Catchment	Planning Area	Suburbs	Population 2016	Forecast population 2036	Change Number	Change %
North	1	Stanwell Park/ Stanwell Tops/ Coalcliff	2,312	2,262	-50	-2%
		Helensburgh/ Lilyvale/ Otford/ Darkes Forest	6,907	7,319	+412	6%
	2	Austinmer	2,686	2,571	-115	-4%
		Wombarra/ Coedale/ Scarborough/ Clifton	2,570	2,474	-96	-4%
		Thirroul	6,354	6,289	-66	-1%
	3	Bulli	6,282	7,322	+1,040	16%
		Woonona/ Russell Vale	13,989	13,843	-147	-1%
	4	Bellambi	4,161	4,091	-70	-2%
		Corrimal	6,715	8,486	+1,772	26%
		East Corrimal	3,498	3,491	-7	-0.2%
		Balgownie/ Tarrawanna/ Fernhill	8,876	9,105	+229	2.5%
		Mt Ousley/Mt Pleasant	3,026	3,020	-6	-0.2%
		Fairy Meadow	7,795	8,240	+445	6%
		Towradgi	3,254	3,298	+45	1%
<b>North subtotal</b>			<b>78,425</b>	<b>81,811</b>	<b>+3,386</b>	<b>4.3%</b>
Central	5	Wollongong City	19,350	25,409	+6,059	31%
	6	North Wollongong	2,832	2,812	-19	-0.6%
		Gwynneville	3,042	3,275	+233	8%
		Mangerton	2,904	2,872	-32	-1%
		Coniston/ Mount St Thomas	3,972	3,916	-56	-1%
		West Wollongong	5,137	5,151	+14	0.02%
		Keiraville/ Mount Keira	5,557	6,589	+1,032	19%
<b>Central subtotal</b>			<b>42,794</b>	<b>50,024</b>	<b>+7,230</b>	<b>17%</b>

## APPENDIX 4

### POPULATION PROJECTIONS 2016-2036

Catchment	Planning Area	Suburbs	Population 2016	Forecast population 2036	Change Number	Change %	
South	7	Cordeaux Heights/ Mount Kembla/ Kembla Heights	6,007	5,709	-298	-5%	
		Farmborough Heights	4,357	4,211	-146	-3%	
		Unanderra	5,654	5,670	+16	0.3%	
		Kembla Grange	258	8,345	+8,087	3,200%	
		Figtree	12,049	12,456	+407	3%	
	8	Port Kembla/ Springhill	5,239	5,452	+212	4%	
		Berkeley	7,896	8,189	+293	4%	
		Lake Heights	4,057	4,085	+27	1%	
		Warrawong	4,886	5,273	+387	8%	
		Cringila	2,239	2,260	+22	1%	
	9	Windang/ Primbee	4,425	4,720	+295	7%	
		Kanahooka	5,720	6,402	+682	12%	
		Koonawarra	3,670	4,441	+771	21%	
	10	Dapto/ Brownsville	11,630	14,035	+2,405	21%	
		Horsley	8,511	12,109	+3,597	42%	
		Rural (Dombarton, Wongawilli, Huntley)	360	8,913	+8,552	2,500%	
			Rural (Mt Marshall, Haywards Bay, Yallah)	1,329	2,810	+1,481	120%
	<b>South subtotal</b>			<b>88,290</b>	<b>115,080</b>	<b>+26,790</b>	<b>46.6%</b>
	<b>Wollongong total</b>			<b>209,509</b>	<b>246,915</b>	<b>+37,406</b>	<b>18%</b>



## ITEM 3 DRAFT PUBLIC TOILET STRATEGY 2019-2029

The draft Public Toilet Strategy 2019-2029 [draft Strategy] provides a strategic framework for the effective and co-ordinated delivery of public toilet provision across the city over the next 10 years. The draft Strategy details the strategies and actions that will be in place to ensure public toilets address the current and future needs of the community.

The draft Strategy was informed by community views on public toilet provision through the Biennial Community Survey, the Disability Inclusion Action Plan 2016-2020 and a survey seeking community feedback on the draft public toilet principles.

This report seeks Council's endorsement to place the draft Public Toilet Strategy 2019-2029 on public exhibition from 12 December 2018 to 22 February 2019 inclusive.

### RECOMMENDATION

- 1 Council endorse the public exhibition of the draft Public Toilet Strategy 2019-2029 from 12 December 2018 to 22 February 2019 inclusive.
- 2 Following exhibition the final version of the draft Public Toilet Strategy 2019-2029 be presented to Council for consideration and endorsement.

### REPORT AUTHORISATIONS

Report of: Sofia Gibson, Manager Community Cultural and Economic Development (Acting)  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

- 1 Draft Public Toilet Strategy 2019-2029

### BACKGROUND

Council is committed to creating a liveable city that provides a high quality experience for its residents and visitors. This experience is supported by providing public toilets that are well located, safe, clean, easy to find and accessible to the community.

This essential service promotes health and wellbeing and makes a practical difference to people actively enjoying our community facilities and outdoor spaces such as foreshore reserve areas, parks and playgrounds.

There is currently no strategy, policy or plan that provides a co-ordinated and consistent approach to the management and provision of Council's public toilets in keeping with the Our Wollongong 2028 Strategic Plan goal 'We have a healthy community in a liveable city'.

Preparation for the draft Strategy began in October 2017 with background research undertaken. The research phase provided Council officers with a greater understanding of key challenges, amenity best practice, amenity service gaps and contemporary issues Council experiences with public toilet provision. This research informed the preparation of the draft public toilet principles.

The background research together with views obtained from Council's Community Survey, Disability Inclusion Action Plan 2016-2020 and community engagement on the draft public toilet principles, have been used to develop the strategies and actions of the draft Strategy.

The draft plan has five principles which guide the strategies and actions:

- 1 **Availability and Distribution of Public Toilets** – Public toilets are equitably distributed and strategically located through the replacement, upgrade and provision of new amenities and decommissioning.
- 2 **Safe and Well Designed Public Toilets** – The replacement, upgrade and provision of toilet facilities incorporate Crime Prevention through Environmental Design and Ecologically Sustainable Design principles.
- 3 **Inclusive Access to Public Toilets** – Public toilets are accessible and consider the needs of different ages, abilities and cultures.
- 4 **Public Toilet Signage and Information** – Consistent signage and information on public toilet availability and location is promoted and accessible to the community.
- 5 **Cleaning and Maintaining Public Toilets** – Public toilets are cleaned and maintained to defined service levels.

The draft Strategy also includes a snapshot of Council's current public toilet supply, condition and function, community consultation undertaken, actions Council will implement and how progress will be measured.

The draft Strategy will be supported by a detailed implementation plan which will be provided to Council post exhibition.

The draft Strategy will be a supporting document in Council's hierarchy of plans and be reported as part of Council's annual reporting process.

## PROPOSAL

This report seeks endorsement from Council to place the draft Public Toilet Strategy 2019–2029 on public exhibition from 12 December 2018 to 22 February 2019 inclusive. The draft Strategy will be made available to the community for comment and will be promoted through Council's website, libraries, customer service, social media platforms and The Advertiser.

The extended exhibition period over the Christmas-New Year holidays and into February provides both residents and visitors the opportunity to comment on the draft Strategy.

## CONSULTATION AND COMMUNICATION

### Community Survey

As part of Council's Biennial Community Survey the community is asked about the importance of, and its satisfaction with, the maintenance and cleaning of Council public toilets. Resident satisfaction continually rates the maintenance and cleanliness of our public toilets as 'average' in the past four community surveys (2010/2012/2014/2017).

In the 2017 survey, the community was asked about its satisfaction with public toilet opening hours. Resident opinion on opening hours was 25% dissatisfied, 45% neutral and 30% satisfied.

### Disability Inclusion Action Plan 2016-2020

As part of the development of the Disability Inclusion Action Plan 2016-2020, people with disability, their family and friends were asked to rate public toilet provision. The 163 survey participants rated public toilet provision for people with a disability as having high importance but viewed this provision with low satisfaction.



Survey participants felt public toilet provision could be improved by providing:

- More clean, well-maintained and unlocked accessible toilets
- More hoist and adult change tables
- Information about the locations
- Visible contact number to report issues with toilets

The actions identified in Principle 2 – Safe and well-designed public toilets, Principle 3 – Inclusive access to public toilets and Principle 4 – Public toilet signage and information address these priorities.

### **Draft Public Toilet Principles**

As part of the development of the draft Strategy the community was asked to provide feedback on a set of draft principles that would guide the Strategy. The survey was distributed via libraries, on Council's website and emailed to the Neighbourhood Forums.

78 people viewed the project page, 29 users opened the hyperlink or read the document and three users engaged actively and contributed to the project via the project page. In addition, Neighbourhood Forum 5 provided feedback via email.

Feedback included:

- Public toilets should be open for use during daylight hours at all sportsgrounds, playgrounds, open spaces and parks.
- New toilets are needed at Happy Valley playground, East Corrimal.
- A strategic plan should be in place relating to the provision of adult accessible change facilities.
- The Strategy has a list of public toilet locations, facilities and opening hours.

The Strategy's actions address these comments.

Principle 1 – Availability and distribution of public toilets includes an action around the review of opening hours in high use location and public toilet provision at locations that have multiple attractors such as Happy Valley Play space.

An action under Principle 3 – Inclusive access to public toilets, requires Council to consider the inclusion of adult lift and change tables at key community facilities. The draft plan identifies Beaton Park Leisure Centre, Botanic Gardens, proposed Warrawong Community Facility and West Dapto Leisure Centre, Austinmer Beach and Port Kembla Surf Lifesaving Club as priority locations for adult lift and change tables.

Principle 4 – Public toilet signage and information includes an action for Council to annually update information on its public toilets ie location, facilities provided and opening hours on the National Toilet Map website [www.toiletmap.gov.au](http://www.toiletmap.gov.au). This link will be promoted on Council's website.

### **Internal Consultation**

The development of the draft Strategy was guided by a project control group with representation from relevant divisions.

A working group was also established with representatives from Recreation Services, Land Use Planning, Infrastructure Strategy and Planning, Community Facilities and Branch Libraries, City Works and Services and Community Development and Social Planning. Regular meetings were held to gather input on a range of matters such as challenges with public toilet delivery across the divisions, community engagement, developing the draft strategies, actions and performance measures. The working group is assisting with the refinement of the detailed implementation plan, which will support the delivery of the draft Strategy.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal 5 “*We are a healthy community in a liveable city*”. It specifically delivers on the following;

Community Strategic Plan	Community Strategic Plan	Delivery Program 2018-2021
Goal	Strategy	
5.5 The public domain is maintained to a high standard	5.5.1 Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors.	5.5.1.1 Well maintained assets are provided that meet the needs of current and future communities

The development of the Public Toilet Strategy was a deliverable in the 2017–2018 Annual Plan – *Develop a Public Toilet Strategy that incorporates a list of priority locations for accessible public toilets and adult change tables.*

This draft Strategy also takes into account two other planning projects underway, the Beach Accessibility Plan and Social Infrastructure Planning Framework.

## RISK ASSESSMENT

A strategy for the provision of amenities ensures that planning is co-ordinated, resources are allocated and community needs are met according to priority, including safe and clean to use, easy-to-find, accessible, meet community expectations and appropriately located.

The development and endorsement of the draft Strategy demonstrates Council’s commitment to provide public facilities in key locations that are well maintained and clean, accessible and inviting to our community and visitors.

## FINANCIAL IMPLICATIONS

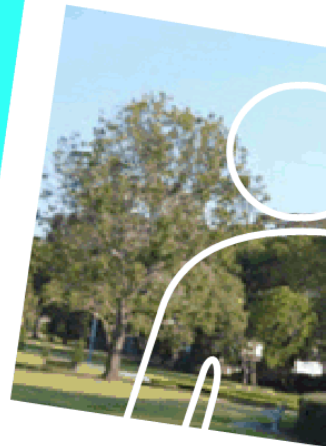
Unfunded actions will be considered as part of Council’s annual budget planning process. Actions that are funded via current budget allocations will be included in Council’s Annual Plan and Delivery Program. Council may seek external funding to help deliver actions in this Strategy.

## CONCLUSION

The draft Public Toilet Strategy 2019 – 2029 will assist Council effectively deliver public toilet provision to meet current and future community needs. The draft Strategy provides strategies and actions that will respond to the challenges of public toilets provision for the next 10 years.

# Public Toilet Strategy 2019-2029

**DRAFT**



## Contents

1. Introduction: Why we need a strategy
1. Our key principles
2. Council's current supply of public toilets
5. Condition and function: How our public toilets perform
6. What our community told us
7. What we aim to achieve
12. Delivering the plan
12. Council's planning process
13. How we plan to measure



# Introduction: Why we need a strategy

Wollongong City Council is committed to creating a liveable city that provides a high quality experience for its residents and visitors. This experience is supported by providing public toilets that are well located, safe, clean, easy to find and accessible to the community.

This essential service promotes health and well-being and makes a practical difference to people actively enjoying our community

facilities and outdoor spaces such as foreshore reserve areas, parks and playgrounds.

With the Wollongong population changing and growing, this strategy has been developed to ensure public toilets address current and future need.

This strategy will contribute to meeting Our Wollongong 2028 Community Strategic Plan goal

'we are a healthy community in a liveable city' by providing public toilets in key locations that are maintained, accessible and inviting to the community and visitors.

The strategy provides a strategic framework in the provision of public toilets across the Council area and assists with delivering effective and co-ordinated public toilet provision for the next 10 years.

## Our key principles

1

### Availability and Distribution of Public Toilets

Public toilets are equitably distributed and strategically located through the replacement, upgrade and provision of new amenities and decommissioning.

2

### Safe and Well Designed Public Toilets

The replacement, upgrade and provision of toilet facilities incorporate Crime Prevention through Environmental Design (CPTED) and Ecologically Sustainable Design (ESD) principles.

3

### Inclusive Access to Public Toilets

Public toilets are accessible and consider the needs of different ages, abilities and cultures.

4

### Public Toilet Signage and Information

Consistent signage and information on public toilet availability and location is promoted and accessible to the community.

5

### Cleaning and Maintaining Public Toilets

Public toilets are cleaned and maintained to defined service levels.

# Our current supply of public toilets

There are **104 Council owned public toilet facilities**, managed by either Council or a third party, available for community use shown on the map opposite.



**79%**

of Council's public toilets are located within parks, tourist destinations, foreshore reserve areas, town centres, near rock pools, tennis courts, community halls, boat ramps and adjacent or within our Surf Life Saving Clubs. 13 (17%) of these are automated toilets.



In open space and other key destination toilets are opened during daylight hours or 24 hours.



**55%**

open 24 hours

**45%**

open daylight hours



**61%**

of public toilets are the older traditional type toilet blocks which do not meet current accessibility and safety standards.



**21%**

of Council's public toilets are located in our community facilities such as libraries, swimming pools and leisure centres. Nearly all of our public toilets have accessible facilities.



**39%**

of public toilets (including automated toilets) offer accessible facilities found in high use locations. 25 of these facilities are compliant with current accessibility standards and 8 are not fully compliant but were at the time they were installed.



## New upgrades

Council has progressively improved the quality of our public toilet network. In the 5 years up to June 2018, Council has spent \$9.5 million on the renewal, upgrade or creation of around 25 public toilets across the City including MacCabe Park, Stuart Park, Thirroul Beach, Towradgi Playground, Bald Hill, Nicholson Park and Pop Elrington Park.

There are plans to upgrade or build new public toilets at Austinmer Beach, Wiseman Park, Baird Park (Stanwell Park south), Dapto Ribbonwood Centre Heining Hall and Corrimal Library.



Adult lift and change tables for people with disability have also been installed in the Stuart Park amenity and at the Western Suburbs swimming pool.



# Condition and function

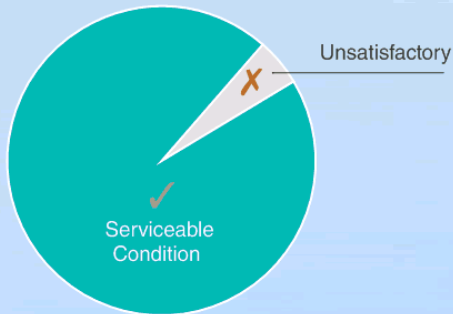
## - How our public toilets perform



5 years

Council evaluates the physical condition and functionality of Council's public toilets every 5 years to review if they are meeting Council's service standards.

### Condition



In June 2018 a condition and functionality assessment was undertaken on 74 Council public toilets (including automated toilets). 95% of the amenities assessed had built components in a serviceable condition in relation to the public toilet service standards.

### Functionality



Public toilet functionality is reviewed against several performance standards such as accessibility, safety and sustainability. The evaluation revealed 51% of the public toilets assessed passed and met the desired functionality outcomes assessed against today's standards.

The public toilets that do not meet our condition and functionality standards will be reviewed for decommission, replacement, upgrade or maintenance work to meet service standards and public need.



# What our community told us



## Community Survey

As part of Council's biennial Community Survey the community is asked about the importance of, and their satisfaction with, the maintenance and cleaning of Council public toilets.

### Cleanliness

Resident satisfaction continually rates the maintenance and cleanliness of our public toilets as 'average' in the 4 Community Surveys (2010 / 2012 / 2014 / 2017).

### Opening Hours

In the 2017 Survey the community were asked about their satisfaction with public toilet opening hours. Resident opinion on opening hours was

25% dissatisfied  
45% neutral  
30% satisfied



## Disability Inclusion Action Plan

As part of the development of the Disability Inclusion Action Plan 2016-2020 people with disability, their family and friends were asked to rate public toilet provision.

**The 163 survey participants rated public toilet provision for people with a disability as having high importance but viewed this provision with low satisfaction.**

### Key views were

- More clean, well-maintained and unlocked accessible toilets.
- More hoist and adult change tables.
- Information about the locations.
- Visible contact number to report issues with toilets.



## Public Toilet Strategy Survey

As part of the development of the Public Toilet Strategy 2019-2029 we asked the community to provide feedback on a set of draft principles that would guide the Strategy. The Survey was distributed via libraries, on Council's website and emailed to the Neighbourhood Forums.

### Feedback included

- Public toilets should be open for use during day light hours at all sports grounds, playgrounds, open spaces and parks.
- New toilets are needed at Happy Valley playground, East Corrimal.
- A strategic plan should be in place relating to the provision of adult accessible change facilities.
- The strategy includes a list of public toilet locations, facilities and opening hours.



# What we aim to achieve

1

## Availability and distribution of public toilets

### STRATEGY:

*Public toilets are equitably distributed and strategically located through the replacement, upgrade and provision of new amenities and decommissioning.*

Council aims to provide clean and well-maintained toilets at the city's well visited locations. These areas include community facilities, beaches, open spaces that support sports fields, regional and district level playgrounds, key shopping precincts and tourist destinations.

#### Strategically located:

Public toilets need to be equitably and strategically located to enable the community to conveniently access public toilets at well visited sites.

400 metres or 4 to 10 minutes walking to open space is generally considered a walkable distance. Public toilets are provided within 400m walking distance of most Council high use locations.

Emerging urban growth will require Council to review upgrading or new public toilet provision to accommodate the needs of new communities.

Public toilets located in shopping centres, restaurants, petrol stations, train stations, hotels and retail stores play an important supplementary role by providing toilets in various locations.

#### Opening Hours:

A number of usage factors are considered when setting opening hours for public toilets. Different sections of the community use public toilets at different times of the day. Families and children may require public toilets servicing regional and district playgrounds during daylight hours on weekends and public holidays. Other members of the community or tourists may visit beach areas or tourist destinations on any day of the week outside daylight hours.

The opening hours of each public toilet is assessed to ensure the opening hours meet community expectation, safety and usage. Some public toilets at key locations are best opened 24 hours to enable access.

#### Actions:

- Review the opening hours of Council's public toilets at high use locations i.e. beach locations, open spaces with regional and district playground to ensure they are open to meet community need.
- Review public toilet need at locations that have multiple location attractors i.e. playgrounds and beach activities.
- Consider public toilet provision in proposed open spaces and emerging retail centres in the West Dapto Release Area.
- Consider public toilet provision in the preparation of open space and town centre masterplans and concept plans.
- Consider the inclusion of automated public toilets or electronic opening and closing systems in toilets located in open spaces and surf clubs.
- Investigate the use of pop-up urinals in popular night time areas.

2

**Safe and well designed public toilets**

**STRATEGY:**

*The replacement, upgrade and provision of toilet facilities incorporate Crime Prevention through Environmental Design (CPTED) and Ecologically Sustainable Design (ESD) principles.*

Council is committed to providing safe, clean, well designed and easy to find public toilets that meet Crime Prevention through Environmental Design (CPTED) and Ecological Sustainable Development (ESD) principles.

Public toilets that are well maintained, have good lighting, are appropriately sited and where there is a sense of community ownership can help prevent crime and make people feel safe.

Some traditional older style toilet blocks do not meet current CPTED or ESD principles. Many of these toilets are poorly sited and have a history of anti-social behaviour.

Applying CPTED and ESD principles when designing facility replacement, upgrade or new public toilets will improve the functionality, safety (actual or perceived), and the appearance and user appeal of Council's public toilets.

Coupled with using ESD and CPTED principles, Council is committed to applying Universal Design (UD) principles which, through the design process, will make public toilets accessible for all.

**Actions:**

- Apply CPTED, ESD principles and guidelines of Council's Sustainable Building Strategy to the public toilet work.
- Consider co-locating ancillary features such as external showers at appropriate locations.
- Use robust, high quality and vandal resistant materials and fixtures in all public toilet work.
- Involve community in art and graffiti projects on and around public toilets at appropriate locations.
- Consider in consultation with the community, the decommissioning of public toilets which do not meet ESD and CPTED principles and are no longer required.

- Investigate signage in and around public toilets to discourage anti-social behaviour.
- Investigate temporary / mobile CCTV around 24 hour public toilets in line with Council's CCTV Policy and Code of Practice to discourage anti-social behaviour.
- Install sharp disposal units in high use locations in consultation with the Council's Community Safety Officer.
- Consider non-gendered toilets (where automated public toilets are not being considered) at high use locations when upgrading or building new toilets.
- Ensure the design of public toilets consider maintenance and operational requirements.

3

**Inclusive access to public toilets**



Public toilets should serve the needs of people of all genders, ages, cultures and abilities. Wollongong's population is changing with an increase of families with young children, older people, culturally diverse communities and people with disability. A lack of accessible toilets may impact negatively on the quality of life, restricting peoples freedom to undertake activities in the community.

All new and upgraded public toilets must comply with the relevant building codes and standards including the Building Code of Australia, The Disability (Access to Premises - Buildings) Standards 2010, and relevant Australian Standards including AS1428 Design for Access and Mobility standards.

Master Locksmith Access Keys (MLAKs) are available to people with a disability. Council will consider installing the MLAK system in some high use locations where an electronic opening and closing system is in place and activates / deactivates the MLAK. When the public toilet is electronically closed, MLAK holders will have access to the public toilet. MLAKs may also be installed in automated toilets to allow people with disability to extend usage time.

**Actions:**

- Continue to incorporate Building Code of Australia and the Disability (Access to Premises - Buildings) Standards 2010 when designing and upgrading toilets.
- Install adult lift and change tables and design accessible toilets to accommodate amphibious wheelchair use in line with the Beach Access Strategy at Austinmer Beach and Port Kembla Surf Lifesaving Club (Lower Boat Shed).

- Install adult lift and change tables at district and regional facilities including Beaton Park Leisure Centre, the proposed design of West Dapto Leisure Centre, the proposed Warrawong Community Facility and Botanic Garden upgrade.
- Consider people of all ages, genders and cultural backgrounds in the design of public toilet work in high use locations.
- Install MLAK system with new fully compliant accessible public toilets which have an electronic opening and closing system.
- Continue to renew, install and upgrade accessible public toilets at locations experiencing increase use such as Bellambi Surf Lifesaving Club.
- Undertake a program to include tactile and Braille indicators in high use locations with accessible public toilets.
- Where appropriate install ambulant toilet features in public toilets in high use locations.
- Provide a continuous path of travel and accessible parking when upgrading or building new accessible toilets in high use locations.

4

## Public toilet signage and information

**STRATEGY:**

*Consistent signage and information on public toilet availability and location is promoted and accessible to the community.*

Suitable signage, maps and way finding material indicating the locations and walking distance to public toilets in appropriate locations help residents and visitors navigate their way to the nearest toilet. Achieving this aim requires the preparation of signage that provides information about where the public toilet is located and directions to the amenity.

Council's public toilets are listed on the National Public Toilet Map (the Toilet Map) website [www.toiletmap.gov.au](http://www.toiletmap.gov.au). This website provides information on location, opening hours, accessibility and a range of other potential services such as baby changing facilities, ambulant features, syringe disposal units.

The National Public Toilet Map also provides information on the location of public toilets provided by some commercial or government organisations located at railway stations, shopping centres, fast food outlets and service stations. Information on the type of amenities offered relies on the good will of the business or government service.

**Actions:**

- Update Council information on National Toilet Map annually and promote on Council's website.
- Review Council's signage strategies addressing public toilet signage.
- Display signage that complies with the Disability (Access to Premises – Buildings) Standards, 2010 on exterior wall of toilets including name of facility, address, opening hours, alternate toilets, QR code linking to the National Public Toilet Map and number of times the toilet is cleaned each week.
- Inform the community through the Annual Report the costs to maintain and clean public toilets.
- Install universal signage at key tourist destinations explaining public toilet usage and operations.
- Install signage on the exterior wall of non-operational public toilets advising of the nearest alternative toilets.
- Promote the use of the National Public Toilet map to other commercial providers.

5

## Cleaning and maintaining public toilets

**STRATEGY:**  
*Public toilets are cleaned and maintained to defined service levels.*

Council aims to keep public toilets clean and well maintained. The cleaning frequency of public toilets is tailored around user levels, the location of each facility and meeting service standards. Public toilets that are cleaned more often service tourist destinations, popular beach locations and district and regional playgrounds. Council undertakes an ongoing program of maintenance and minor improvements to public toilets. Along with regular cleaning the provision of good lighting, toilet paper and fragrant scents add to the amenity. Soap dispensers are provided in automated public toilets as they are built within the facility and are less likely to be damaged. Soap dispensers are not necessarily provided in the older traditional toilets because they are more prone to vandalism.

Some automated public toilets require less cleaning because of their self-cleaning function. Manual cleaning of automated public toilets still occurs once a day at high usage sites. The three factors that influence the manual cleaning frequency of automated public toilets are:

- Volume of use
- Provision of toilet paper and soap
- Vandalism and wilful soiling

Public toilet users of older traditional brick toilet blocks sometimes feel these facilities are unclean when they are in fact clean. Many of these types of amenities are poorly sited and experience a high degree of graffiti and vandalism – adding a substantial cost to the maintenance budget. Vandalism may result in some facilities being closed and opened on request only.

Council aims to mitigate the impacts of anti-social behaviour and associated public toilet cleaning and maintenance costs by incorporating ESD and CPTED principles through the design of public toilet replacement, upgrade and new toilets.

**Actions:**

- Monitor the frequency and timing of cleaning public toilets and where required adjust to reflect service standards.
- Use a selection of anti-vandal proof material and features to reduce public toilet maintenance and cleaning costs.
- Upgrade older traditional toilet blocks which are still required by incorporating a range of features to improve the public toilet experience such as:
  - Upgrade lighting
  - Install fragrant emitters to improve overall air quality
  - Repaint floors
  - Re-tile walls
  - Community art projects
- Conduct a public toilet condition and functionality assessment every 5 years.
- Continue to remove graffiti in line with the Graffiti Management Policy.
- Explore partnerships with community organisations and businesses to provide public toilets at locations where Council does not provide them.

# Delivering the strategy

## Integration

The actions in this Strategy will become part of our Delivery Program and Annual Plan and will help to deliver Wollongong's Community Strategic Plan.

## Implementation

A detailed Implementation Plan that includes time-frames, priorities, resources and responsibilities will be developed to help with the delivery of the Strategy.

## Evaluation

Measures have been developed to record our progress towards delivering this Strategy. Data will be collected throughout the implementation of the Strategy.

## Reporting

Council's progress towards delivering this Strategy will be reported in Council's annual reporting processes.

## Resourcing the Strategy

The Strategy will be used to help Council make decisions:

- Actions that need funding will be considered as part of Council's annual budget planning process.
- Actions that do not cost additional money to deliver will be included in Council's Annual Plan and Delivery Program.
- Council may apply for external funding to help deliver actions in this Strategy.

# Council's planning process

The Public Toilet Strategy is a supporting document that will inform the Community Strategic Plan and Annual Plan.





# How we plan to measure

## Availability and Distribution of Public Toilets

Indicator	How it will be Measured
Increase % of people satisfied with opening hours of Council's public toilets.	Community Survey.
Increase number of automated public toilets or electronic opening and closing systems in public toilets.	Council Data.
Reduction in complaints about availability and standard of toilets.	Council Data.

## Safe and Well Designed Public Toilets

Indicator	How it will be Measured
Reduction in incidence of vandalism including graffiti.	Council Data.
Increase number of non-gendered toilets.	Council Data.
Increase number of ancillary inclusions at high use location e.g. showers.	Council Data.
Increase % of toilets that comply with ESD, Universal Design and CPTED principles.	Council Data.
Reduction in number of reported needles in sharp disposal units in public toilets.	Council Data.
Increase number of people feeling safe in open space areas and key locations.	Community Safety Survey.

## Inclusive Access of Public Toilets

Indicator	How it will be Measured
Increase number of fully compliant accessible toilets including paths of travel and parking.	Council Data.
Increase number of adult and lift and change tables across the city.	Council Data.
Increase number of ambulant toilets.	Council Data.
Increase number of toilets which include Braille and tactile indicators.	Council Data.

## Public Toilet Signage and Information

Indicator	How it will be Measured
Increase signage on toilets in line with Council's Strategies.	Council Data.
National Toilet Map updated with current Council data.	Annual check of website data.

## Cleaning and Maintaining Public Toilets

Indicator	How it will be Measured
Increase % people satisfied with cleaning and maintenance of public toilets.	Community Survey.



## ITEM 4 DRAFT CREATIVE WOLLONGONG 2019-2024

The Arts, heritage and culture play an important role in our city. They bring people together, celebrate our identity, encourage learning and provide new opportunities for employment. The Cultural Plan 2014-2018 has guided Council to support, deliver and enhance arts, heritage and culture in Wollongong over the past four years. With this plan at the end of its timeframe, a new cultural plan, Creative Wollongong 2019–2024, has been developed to continue this strategic direction.

This draft plan provides a strategic framework which will guide Council to effectively respond to the opportunities and challenges presented by our city's cultural and creative landscape. It details the actions we will deliver and demonstrates Council's commitment to creative life in Wollongong.

The draft plan was informed by an extensive community and internal engagement process which captured the priorities, thoughts and ideas of over 796 local creatives, community members, business owners and staff from across Council.

This report seeks Council's endorsement to place the Draft Creative Wollongong 2019-2024 on public exhibition from 8 January to 12 February 2019 (inclusive).

### RECOMMENDATION

- 1 Council endorse the public exhibition of the Draft Creative Wollongong 2019-2024 from 8 January to 12 February 2019 (inclusive).
- 2 Following public exhibition, the final version of Creative Wollongong 2019-2024 be presented to the Council meeting of 11 March 2019 for consideration and endorsement.
- 3 Council note the Wollongong City Council Cultural Plan 2014-2018 Snapshot and Making Creative Wollongong: Background Report.

### REPORT AUTHORISATIONS

Report of: Sofia Gibson, Manager Community Cultural and Economic Development (Acting)  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

- 1 Draft Creative Wollongong 2019-2024
- 2 Cultural Plan 2014-2018 Snapshot
- 3 Draft - Making Creative Wollongong - Background Report

### BACKGROUND

Wollongong is home to both a diverse range of creatives including makers, performers and artists and creative activities, from music, festivals, events and markets. As a Council, we are committed to supporting and celebrating arts, heritage and culture as it plays an important role in our region's future and our community's identity.

The Wollongong City Council Cultural Plan 2014-2018 is nearing the end of its timeframe and Council has recognised the importance of developing a new cultural plan. The Draft Creative Wollongong 2019-2024 captures the community's priorities for the future and provides Council with a framework to respond to the opportunities and challenges presented by Wollongong's changing cultural landscape. The draft plan builds on the work of our previous cultural plans and provides a strategic direction for the future, as we aim to grow creative industries, support community participation in creative life and celebrate our unique places and spaces.

Preparation for the draft plan began in January with a strategic review of Council's Cultural Plan 2014-2018 and research being undertaken. The review identified what actions had been delivered and the actions that need to be continued in the new plan. Highlights of the achievements of the previous cultural plan have been presented in the Cultural Plan 2014-2018 Snapshot. Research allowed Council officers

to review policies, plans and reports from all levels of government as well as existing Council supporting documents and data. Through this process, Council officers gained a greater understanding of the current and emerging challenges and opportunities surrounding arts, heritage and culture.

The information collected from the review and research guided the design and delivery of the Community Engagement Strategy which included extensive community engagement with local community members, creatives and business. A summary of the engagement findings have been presented in Making Creative Wollongong: Background Report. The information collected from the strategic review, research and community engagement process, have been used to set the actions for the draft plan.

The draft plan captures the community’s vision and ideas and outlines the actions we will deliver to build a more vibrant Wollongong.

The draft plan has four broad focus areas:

- 1 Creative Life.
- 2 Creative Community.
- 3 Creative Spaces and Places.
- 4 Our City After Dark.

## PROPOSAL

This report seeks endorsement from Council to place the Draft Creative Wollongong 2019-2024 on public exhibition from 8 January to 12 February 2019 (inclusive).

## CONSULTATION AND COMMUNICATION

This draft plan was informed by an extensive community and internal engagement process as outlined in Making Creative Wollongong: Background Report. This consisted of:

- 377 surveys.
- 5 community workshops.
- 130 creative Wollongong postcards.
- 1 pop up stall.
- 2 targeted workshops with creative practitioners.
- 1 live music workshop.
- 2 meetings with local aboriginal groups and organisations.
- 1 visioning workshop.
- 1 unity project.
- 2 internal staff workshops.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2028 Community Strategic Plan Goal 3 ‘Wollongong is a creative, vibrant city’ and the Delivery Program and Operational Plan 2018-2019.

It specifically delivers on the following:

Community Strategic Plan		Delivery Program 2018-2021		Operational Plan 2018-2019	
Strategy		3 Year Action		Operational Plan Actions	
3.1.1	Using community art and cultural development practices, our places and spaces reflect the creativity, history and identity of our people	3.1.1.2	The visibility of our cultural diversity is increased	Develop new Cultural Plan 2019 - 2024	

## CONCLUSION

Council's Cultural Plan 2014-2018 is nearing the end of its timeframe and Council has recognised the importance of developing a new cultural plan with the community. The Draft Creative Wollongong 2019-2024 captures the community's priorities for the future and provides Council a framework to deliver engaging projects and programs over the next five years in line with community expectations.





wollongong  
city of innovation

## *Acknowledgement of Country*

Wollongong City Council would like to acknowledge and pay respect to the Traditional Custodians of the Land, to Elders past and present, and extend that respect to Aboriginal and Torres Strait Islander people residing within the Wollongong Local Government Area.

WAGANA DANCE GROU



OP, VIVA LA GONG. IMAGE BERNIE FISCHER

# CREATIVE *Wollongong*

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The terms 'creatives' and 'creative practitioners' have been used interchangeably throughout this document to describe those engaged in the arts, heritage and cultural activities. This includes, but not limited to:

**VISUAL ARTS, MUSIC, PERFORMANCE, LITERARY ARTS, RADIO AND SCREEN CONTENT, DESIGN, ARTS, CRAFTS AND MARKETS, FESTIVALS AND EVENTS, THEATRE, HISTORY AND HERITAGE, COMMUNITY CULTURAL DEVELOPMENT AND CIRCUS.**



**“WE ARE PROUD OF OUR  
UNIQUE CULTURAL IDENTITY,  
THE VALUE LOCAL CREATIVES  
ADD TO OUR COMMUNITY AND  
HOW THE CITY HAS EVOLVED”**

**LORD MAYOR COUNCILLOR  
GORDON BRADBERRY AM**

**Arts, heritage and culture play an important role in our City - bringing people together; celebrating our identity; encouraging learning; providing new opportunities for employment; and supporting our growing economy through tourism.**

Over the last few years Wollongong has experienced a period of rapid change. Our cultural landscape is evolving with exciting new festivals, a renewed night life and artist run initiatives popping up all over the City.

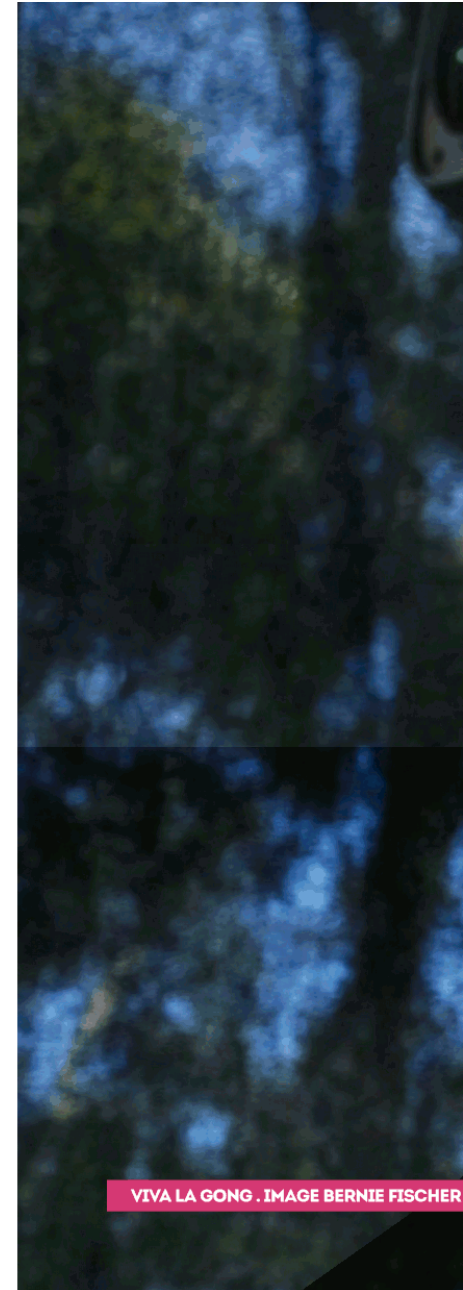
Our previous Cultural Plans have guided us to support and celebrate Arts, heritage and culture. We are proud of our unique cultural identity, the value local creatives add to our community and how the City has evolved.

Creative Wollongong seeks to build on this work and celebrate our community’s strengths. This Plan provides us with a strategic direction for the future, as we aim to grow creative industries, support community participation in creative life and celebrate our unique places and spaces.

This Plan is designed to be a living document that will respond to the opportunities and challenges presented by our City’s changing cultural landscape. It outlines the actions we will deliver and our commitment to creative life in our City.

Working together, we will infuse cultural diversity, creativity and the Arts into the everyday life of our City.

**Lord Mayor Councillor Gordon Bradbery AM**









DOLPHIN DOG, PLAYING IN THE PRECINCT >

» **LISTEN & RESPOND** to the changing needs of our community

» **DEVELOP** policy and **PROVIDE** services, programs and events to support our local community to flourish and grow

» **SUPPORT & NURTURE** creatives, community groups and events to achieve positive outcomes for our community

» **PARTNER** with others to provide opportunities and **ENCOURAGE** community participation in cultural life

» **CONNECT** people as we **WEAVE** new relationships and **BROKER** social capital – creating new opportunities for the sharing of knowledge and resources

» **BUILD CAPACITY** amongst our local creative communities through education and professional development opportunities

» **CELEBRATE & PROMOTE** our creative strengths and **CHAMPION** the role that Arts and culture play in building a strong community

LOUIS PRATT, KING COAL >>

## WHO WE ARE: DEMOGRAPHICS

- >> **213,000+** people live in Wollongong. This is expected to increase by 40,000 in the next 20 years <sup>1</sup>
- >> Wollongong is the **3RD LARGEST CITY IN NEW SOUTH WALES** and 10th largest city in Australia in terms of population <sup>1</sup>
- >> **2.6%** of our population identify as Aboriginal and/or Torres Strait Islander <sup>1</sup>
- >> **21.5% OF OUR POPULATION WAS BORN OVERSEAS.** The five main countries of birth are UK, China, Former Yugoslav Republic of Macedonia, Italy and New Zealand <sup>1</sup>
- >> **14.5%** are aged 0-11. **17.5%** are aged 12-24. **44.8%** are aged 25-59. **23.2%** are aged 60 and over <sup>1</sup>

- >> **TRADITIONAL LANGUAGE** of the local Aboriginal people is **DHARAWAL**
- >> **TRADITIONAL CUSTODIAL GROUPS ARE WODI WODI, WADI WADI, KOREWAL ELOUERA JURRUNGURAGH (KEJ)**
- >> **CULTURAL INFRASTRUCTURE (COUNCIL OWNED AND/OR SUPPORTED):** Wollongong Art Gallery, Illawarra Performing Arts Centre, WIN Entertainment Centre, Wollongong Town Hall, Project Contemporary Artspace, 7 Libraries, 8 Council managed Community Centres, 24 Community managed Centres, 8 Galleries and Museums supported by Council

GEORGIA HILL, WONDERWALLS »



**THE HERITAGE, CREATIVE AND PERFORMING ARTS SECTOR. PRODUCED PER ANNUM IN 2016-17<sup>2</sup>**

» **\$46.1M TOTAL SALES INCOME**

» **UP FROM \$30.3M IN 2014-15**

» **85%** agreed that Arts, heritage and culture are important aspects of community life <sup>3</sup>

» **68%** of residents participated in at least one cultural activity in the last 12 months <sup>4</sup>

» **67%** agreed that cultural diversity and creativity is valued and celebrated in the City <sup>4</sup>

» **43%** said that our City's cultural history and creativity is reflected in the built environment <sup>4</sup>

References:

1. 2016 Australian Bureau of Statistics, Census of Population and Housing, compiled and presented by .id
2. 2018 REMPLAN
3. 2018 Cultural Plan Survey, Wollongong City Council
4. 2018 Wollongong LGA Wellbeing Survey, IRIS Research

*Council's*

**Creative Wollongong expands on the cultural aspects of our Wollongong 2028 Community Strategic Plan.**

This Plan also sits alongside a number of intersecting ‘supporting documents’, which are connected to the Community Strategic Plan. These documents provide further detail on how we are going to achieve positive outcomes for our community.

**CREATIVE WOLLONGONG IS CLOSELY LINKED TO THE FOLLOWING SUPPORTING DOCUMENTS:**

- » Public Art Strategy 2016-2021
- » Cultural Tourism Strategy 2018 (draft)
- » A City for People - Wollongong Public Spaces Public Life 2016
- » Economic Development Strategy 2013-2023
- » Library Strategy 2017-2022
- » Community Safety Plan 2016-2020
- » Heritage Strategy (pending)
- » Wollongong Art Gallery Strategic Plan (pending)



**COMMUNITY STRATEGIC PLAN**

A 10 year plan that identifies our community’s priorities and vision for the future



**SUPPORTING DOCUMENTS**

A level of interconnected documents that provide further detail about how we are going to achieve positive outcomes for the community



**DELIVERY PROGRAM**

Sets out the key activities and projects that will be delivered to the community during the Council term



**ANNUAL PLAN**

Provides more detail of the Delivery Program including projects, activities and budgets



**THESE PRINCIPLES HAVE  
GUIDED US IN AN EVIDENCE-  
BASED, OUTCOME-FOCUSSED  
APPROACH TO PLANNING.**

**FRAMEWORK FOR CULTURAL  
DEVELOPMENT PLANNING**

The development of Creative Wollongong has been underpinned by the six principles set out by the Cultural Development Network. These principles have guided us in an evidence-based, outcome-focussed approach to planning.

**REVIEW AND RESEARCH**

We started this process by undertaking a review of the Wollongong City Council 2014-2018 Cultural Plan and this helped to paint a picture of what we have delivered and what we needed to focus on in the future. Highlights of what we delivered have been presented in the Wollongong City Council Cultural Plan 2014-2018 Snapshot. We also looked at current research and policy to gain a better understanding of the contemporary challenges and opportunities surrounding Arts, heritage and culture. This information guided the design and delivery of the community consultation.

Reference: Cultural Development Network 2016,  
*Framework for Cultural Development Planning*  
[www.culturaldevelopment.net.au/planning/](http://www.culturaldevelopment.net.au/planning/)

WOLLONGONG SUNSET GROUP, MID AUTUMN FESTIVAL »



WOLLONGONG SUNSET GROUP, VIVA LA



GONG. IMAGE BERNIE FISCHER ^

TREE TOP CIRCUS, VIVA LA GONG. IMAGE BERNIE FISCHER »

# Developing

## COMMUNITY ENGAGEMENT

Between March and September 2018 we asked the community to share their ideas for a Creative Wollongong. Through the engagement we gathered information from:





VA LA GONG. IMAGE BERNIE FISCHER

### **STRATEGY DEVELOPMENT**

Draft actions and strategies were developed based on research and the information gathered from community engagement. Workshops were held with relevant Council officers to discuss draft strategies, actions, timeframes, and performance measures. These workshops helped us to develop a detailed implementation plan, which will support the delivery of Creative Wollongong.

### **COMMUNITY ENGAGEMENT**

During October and November 2018 we presented the draft actions to Councillors, community members, creative practitioners and local businesses. This allowed us to check in and make sure their priorities were reflected in the Plan.

*Ideas for a*



## OUR COMMUNITY TOLD US THAT WE HAVE A LOT OF GREAT THINGS THAT ALREADY CONTRIBUTE TO THIS IDEA OF A CREATIVE CITY:

- » DIVERSE COMMUNITY
- » ACTIVE AND INVESTED CREATIVE COMMUNITY
- » CREATIVE SPACES AND PLACES
- » EXCITING EVENTS AND ACTIVITIES
- » GROWING EVENING ECONOMY

They also shared some of the challenges they experience and what they see as opportunities for the future.

### PARTICIPATION IN CREATIVE ACTIVITIES

Our community would like to see a greater variety of creative events and activities. Many people expressed the importance of large scale, family friendly events, while others would like to see smaller, niche events. Some members of our community expressed that the cost of attending cultural activities such as the theatre, performances and live music was challenging.

### PROMOTION OF EVENTS AND ACTIVITIES

We have a lot of great things happening in the City and our suburbs, but people seem to be missing out because they either don't know about them, or find out after the event or activity has happened. Our creatives also find it challenging to promote the exciting things they are doing. The theme arose frequently that we lack a central source to promote and find information about events and activities.

### ABORIGINAL CULTURE AND HERITAGE

Our City has a rich Aboriginal heritage and history, yet our community feels as though their knowledge and understanding of this is lacking. They would like to see more opportunities to engage with and learn about local Aboriginal culture, history and sites of significance. Building strong and positive relationships with our local Aboriginal community and telling the stories of our City is a priority for our community.

### OPPORTUNITIES FOR CREATIVES

We have a very passionate and active creative community. Many creatives shared their concerns about having to move out of the area to chase opportunities. They would like to see stronger investment in our local creative community, by way of employment and training and skills development opportunities for people at all stages of their career.

### SPACES TO CREATE

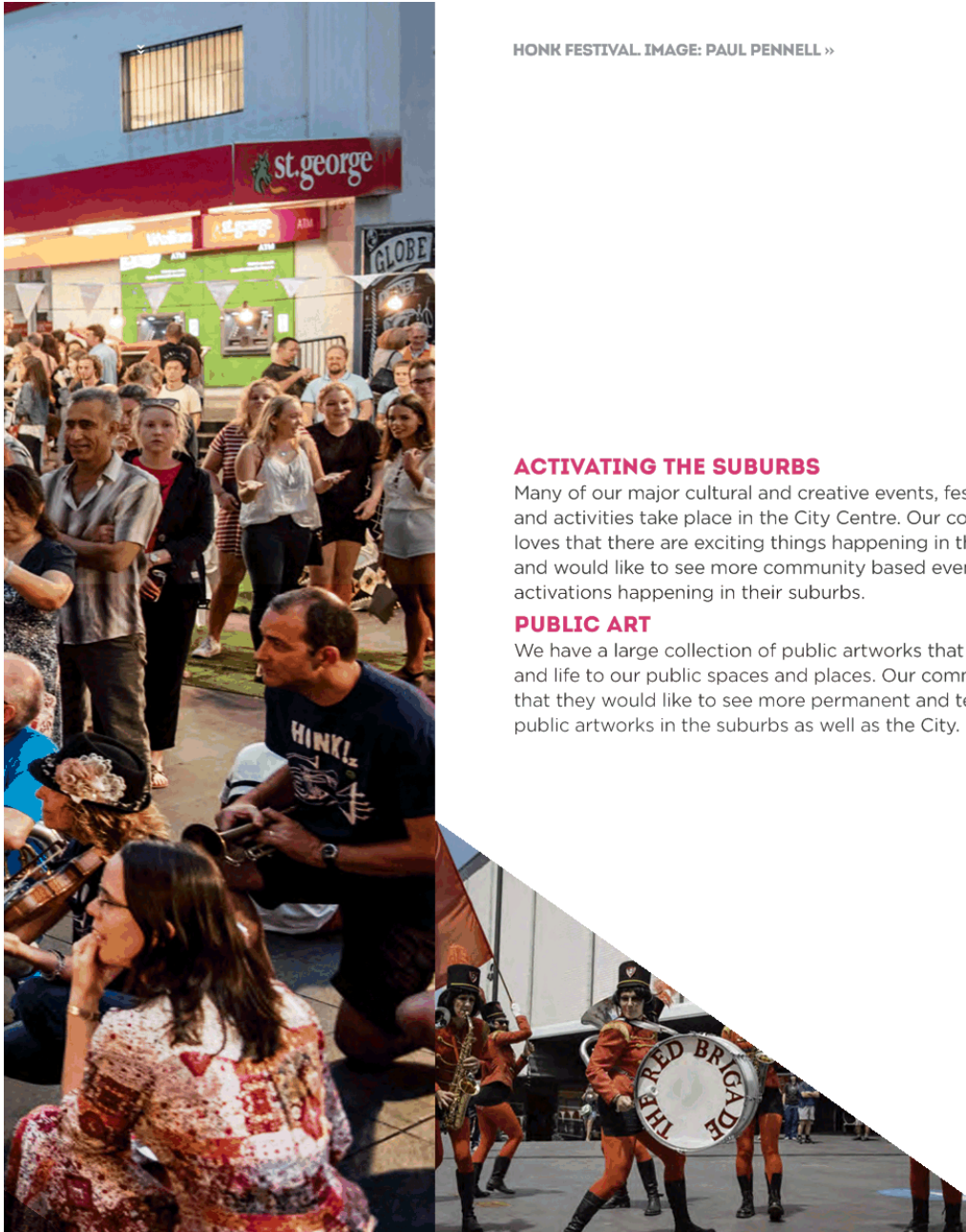
Our creative community feel there is a lack of creative spaces, including studios, rehearsal spaces and meeting rooms across the City. Some expressed interest for a creative hub, while others would like to see unused and underutilised space be activated. We were told that these spaces should encourage community participation and interest in the Arts, as well as enable cross pollination and multidisciplinary work.











HONK FESTIVAL. IMAGE: PAUL PENNELL >>

**ACTIVATING THE SUBURBS**

Many of our major cultural and creative events, festivals and activities take place in the City Centre. Our community loves that there are exciting things happening in the City and would like to see more community based events and activations happening in their suburbs.

**PUBLIC ART**

We have a large collection of public artworks that add colour and life to our public spaces and places. Our community said that they would like to see more permanent and temporary public artworks in the suburbs as well as the City.

**BUILT ENVIRONMENT AND URBAN DESIGN**

Wollongong's built environment is rapidly changing and many people are concerned that the aesthetics of new developments are not having a positive impact on our City's distinct identity. Our community would like to see public art included as an important aspect of new developments across the City.

**MUSEUMS, HISTORY AND HERITAGE**

There is concern that our history is being lost; our built environment is changing and our local museums are becoming vulnerable. Our community greatly values our local history and heritage, as it contributes to our identity and sense of place. Many feel that history and heritage is undervalued and would like this to be something we focus on into the future.

**EVENING ACTIVATIONS**

Our City has a renewed night life, there are exciting events and activations happening across the City and people's feelings of safety are improving. Although our night life is great, many people told us that it is hard to find things to do between the hours of 5-7pm and they would like to see more happening during this time. There is also a need for our growing night life to be supported by the appropriate infrastructure, such as frequent public transport and safe after hours parking.

<< HONK FESTIVAL. IMAGE CAZ NOWACZYK

« NOCTURNAL ARTS

**INTEGRATION**

This plan will become part of our Delivery Program and Annual Plan and will help us deliver Wollongong's Community Strategic Plan.

**IMPLEMENTATION**

A detailed Implementation Plan that includes timeframes, priorities, resources and responsibilities has been developed and it will guide the delivery of Creative Wollongong.

**EVALUATION**

Monitoring and evaluating the progress and delivery of the actions will be ongoing. A range of methods will be used to help us measure the outcomes of the actions in this Plan. These methods may include surveys, focus groups, participation and attendance data, case studies, ABS data and information collected from community wellbeing and customer satisfaction surveys.

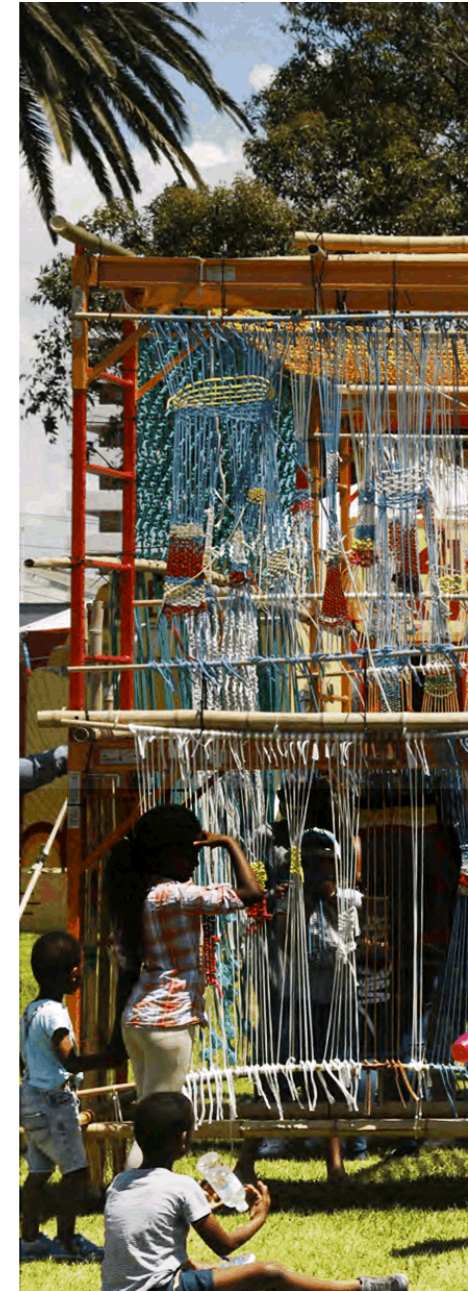
**REPORTING**

There are five major levels of reporting on the actions in this Plan. Information will be collected via:

- » QUARTERLY REPORTING
- » ANNUAL REVIEW
- » MID-TERM REVIEW TO THE COMMUNITY
- » MAJOR REVIEW IN 2023 PRIOR TO THE
- » DEVELOPMENT OF THE NEXT CULTURAL PLAN

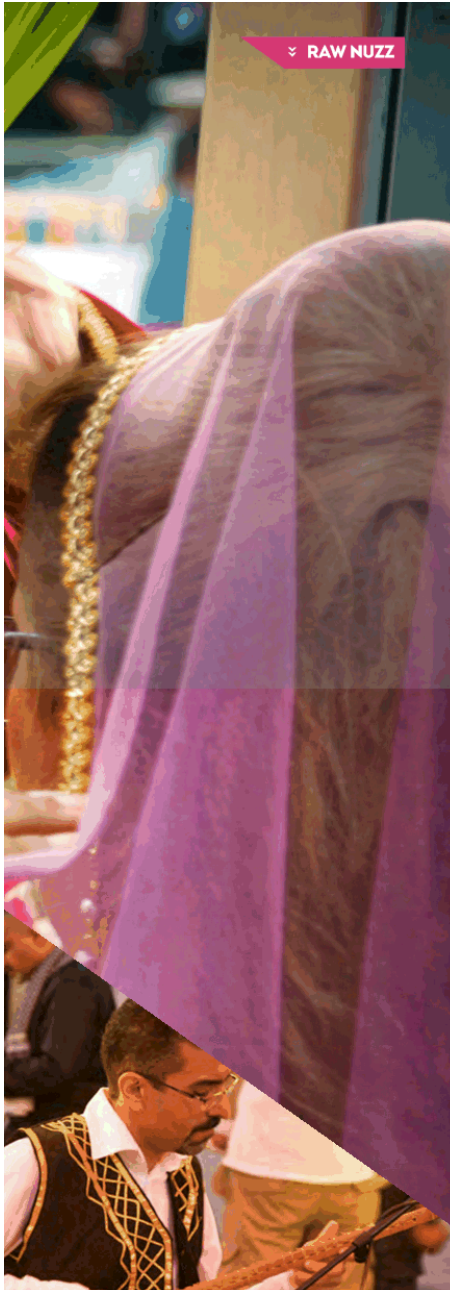
**RESOURCING THE PLAN**

This Plan will help us make decisions and guide our work over the next five years. Some actions in this Plan are about continuing our work and others are about making improvements to what we do and how we do it. Most of the actions will not require additional funding, as they will be included as part of our everyday work. Some actions will require additional funding. This will be considered and may be allocated as part of Council's annual budget and planning process. Where appropriate we will apply for external funding to help us deliver the actions in this Plan.









**We will collect information and measure our success against the following outcome domains developed by the Cultural Development Network.**

**CREATIVITY STIMULATED**

Is about inspiring curiosity, sparking imagination and supporting creative expression. All cultural activities, but particularly activities that address barriers and encourage participation, contribute to this domain. It includes skills development programs, community cultural development projects, grants and the creation of new Art.

**AESTHETIC ENRICHMENT EXPERIENCED**

Captures how experiences outside of the everyday evoke joy and wonder and offer a sense of escape and captivation. Exhibitions, film screenings, performance and other immersive cultural experiences that incorporate Art and storytelling contribute to this domain.

**NEW KNOWLEDGE, IDEAS AND INSIGHT GAINED**

Is about intellectual stimulation, critical reflection and creative thinking. Activities that contribute to this domain include grants and opportunities that develop new ideas and ways of thinking, research that contributes to the growth of the cultural and creative sector, exhibitions and the provision of library services and programs.

**DIVERSITY OF CULTURAL EXPRESSION APPRECIATED**

Captures cultural diversity, the different ways that humans express themselves based on life experience and interests. Cultural exchange programs and programs that celebrate traditional and contemporary multicultural arts fall under this domain.

**SENSE OF BELONGING TO A SHARED CULTURAL HERITAGE DEEPENED**

Is about the relationship with cultural history and heritage, and how an understanding of the past can provide insight into the present and the future. Activities that could contribute to this domain include, community cultural development projects that support education and expression of cultural heritage, supporting local historical societies, the display and acquisition of new and old works for collections, and the creation of trails that incorporate local culture, art and history.

Reference: Cultural Development Network 2016, Measurable outcomes of engagement in the cultural domain [www.culturaldevelopment.net.au/planning/](http://www.culturaldevelopment.net.au/planning/)

# FOCUS AREAS: CREATIVE LIFE

Participating in creative life supports creative expression, provides opportunities for social connection and promotes feelings of happiness and wellbeing. It is important that our community is supported to express their creativity and participate in cultural activities. We aim to make Art, heritage and culture a part of everyday life in our City.

EMBRACING OUR DIVERSE COMMUNITY						
NUMBER	DRAFT ACTION	RESPONSIBILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
1.1.1	Deliver the annual Viva la Gong festival	Community and Cultural Development Manager				
1.1.2	Diverse communities (age, gender, sexuality, cultural background, ability) are supported and represented through Council events, public art and grants programs	Community and Cultural Development Manager Communications + Engagement Manager				
1.1.3	Work with local Aboriginal and diverse communities to provide opportunities for the sharing of local knowledge, stories and history	Community and Cultural Development Manager				
1.1.4	Develop communication, engagement and consultation strategies informed by local Aboriginal People, Communities and cultural protocols	Communications + Engagement Manager				
1.1.5	With permission and with respect to local Aboriginal knowledge, incorporate local Aboriginal languages and cultural protocols into appropriate Council documents, projects and activities	Communications + Engagement Manager				

IMPROVING ACCESS						
NUMBER	DRAFT ACTION	RESPONSIBILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
1.2.1	Review and implement data collection methods amongst key cultural institutions (IPAC, Town Hall, Wollongong Art Gallery, Wollongong Youth Services, libraries and Botanic Garden) and utilise data to support future planning and programming	City Centre Activation Manager Community and Cultural Development Manager Branch Libraries + Community Facilities Manager Central Library Manager Environment + Conservation Services Manager				
1.2.2	Explore opportunities to work with relevant venues to develop a program that supports priority community groups to view ticketed programming at subsidised prices	Community and Cultural Development Manager City Centre Activation Manager				
1.2.3	Promote opportunities for community access to Wollongong Town Hall to support the use of this venue for community events and programs	City Centre Activation Manager				
1.2.4	Liaise with Transport for NSW about improving public transport options to support people to participate in events and cultural activities	Manager Infrastructure Strategy and Planning				



<b>SUPPORTING PARTICIPATION</b>						
<b>NUMBER</b>	<b>DRAFT ACTION</b>	<b>RESPONSIBILITY</b>	<b>SHORT TERM</b>	<b>MEDIUM TERM</b>	<b>LONG TERM</b>	<b>ONGOING</b>
1.3.1	Develop and implement community cultural development initiatives that enable the development of new skills and building of new relationships	Community and Cultural Development Manager				
1.3.2	Provide partnership and support to increase the number of small and medium sized initiatives and festivals across the LGA	Community and Cultural Development Manager Communications + Engagement Manager				
1.3.3	Provide and promote opportunities for children, young people and families to engage in creative activities through Council's programs and events	Community and Cultural Development Manager City Centre Activation Manager Communications + Engagement Manager Central Library Manager Branch Libraries + Community Facilities Manager				
1.3.4	Continue to promote and facilitate opportunities for people to volunteer in Council activities including, Friends of the Library, Friends of the Botanic Garden, Friends of the Art Gallery and community events and programs	Central Library Manager Environment + Conservation Services Manager Community and Cultural Development Manager Communications + Engagement Manager				

<b>PROMOTING WHAT'S HAPPENING</b>						
<b>NUMBER</b>	<b>DRAFT ACTION</b>	<b>RESPONSIBILITY</b>	<b>SHORT TERM</b>	<b>MEDIUM TERM</b>	<b>LONG TERM</b>	<b>ONGOING</b>
1.4.1	Secure resources to investigate the development of an appropriate platform and framework to promote events and creative activities	Community and Cultural Development Manager City Centre Activation Manager				
1.4.2	Work with Destination Wollongong to better promote smaller scale, community events	Community and Cultural Development Manager				
1.4.3	Work with Destination Wollongong to develop an awareness campaign to increase access to and promotion of the What's On platform	Community and Cultural Development Manager				
1.4.4	Investigate the possibility of installing poster boards across key locations in the LGA	Community and Cultural Development Manager City Centre Activation Manager				
1.4.5	Investigate options for digital signage in Crown Street Mall to promote local events and activities	City Centre Activation Manager				
1.4.6	Continue to progress a Cultural Tourism Strategy for Wollongong	Community and Cultural Development Manager				

# FOCUS AREAS: CREATIVE COMMUNITY

Creatives interpret, reimagine and reflect the world around us; creating works that provoke our senses, challenge our way of thinking and provide us with new perspectives. We want Wollongong to be a city of makers, thinkers and innovators. To create this environment, we need to invest in our local talent by providing opportunities to learn and develop along with space to perform, produce and showcase work.

PROVIDING OPPORTUNITIES						
NUMBER	DRAFT ACTION	RESPONSIBILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
2.1.1	Provide targeted opportunities for Aboriginal, Culturally and Linguistically Diverse and emerging creative practitioners to support their development	Community and Cultural Development Manager				
2.1.2	Provide opportunities and support for local creative practitioners to showcase their work	Community and Cultural Development Manager				
2.1.3	Deliver the annual grants programs as part of Council's Financial Assistance Policy	Community and Cultural Development Manager Communications + Engagement Manager				
2.1.4	Manage and regularly review grants and sponsorship categories within the Financial Assistance Policy to ensure they reflect community needs	Community and Cultural Development Manager Communications + Engagement Manager				
2.1.5	Investigate partnerships and promotional opportunities to further develop and expand the Made in Wollongong brand and support its delivery	Community and Cultural Development Manager				
2.1.6	Develop a marketing strategy to support the delivery of <i>Made in Wollongong</i>	Community and Cultural Development Manager Communications + Engagement Manager				

<b>SUPPORTING CREATIVES</b>						
<b>NUMBER</b>	<b>DRAFT ACTION</b>	<b>RESPONSIBILITY</b>	<b>SHORT TERM</b>	<b>MEDIUM TERM</b>	<b>LONG TERM</b>	<b>ONGOING</b>
2.2.1	Provide employment opportunities for local creative practitioners	Community and Cultural Development Manager				
2.2.2	Investigate models to host artist in residence programs at Wollongong Art Gallery and Wollongong Youth Services	Community and Cultural Development Manager				
2.2.3	Consider residency models that enable creative practitioners to develop and deliver programs for the community in relevant spaces such as, libraries, community facilities and the Botanic Garden	Community and Cultural Development Manager Environment + Conservation Services Manager Central Library Manager Branch Libraries + Community Facilities Manager Central Library Manager				
2.2.4	Support the delivery of author talks and other literary arts related programs and events	Central Library Manager Branch Libraries + Community Facilities Manager				
2.2.5	Promote, develop and support local creative industries	Community and Cultural Development Manager City Centre Activation Manager Economic Development Manager				

<b>ENCOURAGING DEVELOPMENT AND CONNECTION</b>						
<b>NUMBER</b>	<b>DRAFT ACTION</b>	<b>RESPONSIBILITY</b>	<b>SHORT TERM</b>	<b>MEDIUM TERM</b>	<b>LONG TERM</b>	<b>ONGOING</b>
2.3.1	Establish partnerships with local arts and educational organisations to nurture emerging creatives	Community and Cultural Development Manager				
2.3.2	Support the development of creative practitioners through professional development opportunities	Community and Cultural Development Manager				
2.3.3	Provide and promote creative spaces which support opportunities to network, collaborate and share resources and knowledge	Community and Cultural Development Manager City Centre Activation Manager				
2.3.4	Explore opportunities to develop an online platform which includes artist profiles and links to local opportunities and relevant resources	Community and Cultural Development Manager				



# FOCUS AREAS: CREATIVE SPACES & PLACES

Wollongong is in a state of rapid transformation and we are committed to making our City a place that challenges, excites and inspires. We want to infuse creativity into the built and natural environment, creating spaces and places that tell the story of our City, encourage new ideas and enable creative expression. By embedding Art, heritage and culture into public spaces and places we will celebrate our beautiful City, its people and its culture.

PROVIDING OPPORTUNITIES						
NUMBER	DRAFT ACTION	RESPONSIBILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
3.1.1	Work with relevant partners to establish a program of creative events, initiatives and pop-ups to activate spaces and places	Community and Cultural Development Manager City Centre Activation Manager				
3.1.2	Expand the range of everyday activations in public spaces, with a focus on increasing the number of activations in the suburbs	Community and Cultural Development Manager				
3.1.3	Investigate unique and alternate spaces to hold events	Community and Cultural Development Manager City Centre Activation Manager				
3.1.4	Continue to consider opportunities to identify and develop a designated multi-day festival site within the region	Community and Cultural Development Manager Communications + Engagement Manager				
3.1.5	Seek to include the installation of three phase power in major park upgrades	Recreation Services Manager Manager Infrastructure Strategy and Planning				
3.1.6	Continue to deliver and promote programs and exhibitions at the Wollongong Art Gallery	Community and Cultural Development Manager				

3.1.7	Continue to deliver creative projects, exhibitions, events and festivals as part of Wollongong Youth Services programming	Community and Cultural Development Manager				
3.1.8	Continue to deliver creative activations at the Wollongong Botanic Garden, including Sculpture in the Garden Acquisitive Design Award	Community and Cultural Development Manager Environment + Conservation Services Manager				
<b>IMPROVING ACCESS TO CREATIVE SPACES</b>						
NUMBER	DRAFT ACTION	RESPONSIBILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
3.2.1	Support and oversee the Renew Wollongong Program in the Wollongong City Centre	City Centre Activation Manager				
3.2.2	Work with relevant partners to review and update the Creative Spaces Strategy	Community and Cultural Development Manager				
3.2.3	Identify and negotiate the use of underutilised space for innovations, events, performances and activations	Community and Cultural Development Manager City Centre Activation Manager				
3.2.4	Support professional and emerging artist run initiatives across the LGA	Community and Cultural Development Manager				
3.2.5	Work with NSW government and other relevant partners to enhance and develop the Arts Precinct	Manager Community Cultural and Economic Development				
3.2.6	Continue to develop Lower Town Hall as a creative hub and work towards an independent model of management	Community and Cultural Development Manager				
3.2.7	Establish a working group to progress the Arts Precinct Concept Design including proposed upgrades to the Wollongong Art Gallery, e.g. relocating the main entrance and the addition of a café and activation of the space	Community and Cultural Development Manager				
3.2.8	Work with Venues NSW towards an upgrade of the WIN Entertainment Centre	Manager Community Cultural and Economic Development				



3.2.9	Review update hiring policies, prices and licencing options of Council owned venues to enable their use for live music events	Branch Libraries + Community Facilities Manager City Centre Activation Manager				
3.2.10	Ensure current and future planning for cultural and community infrastructure incorporates flexible, multipurpose spaces as per Places for People: Wollongong Social Infrastructure Planning Framework 2018-2028	Manager Library and Community Services				
<b>PUBLIC ART, PLACE MAKING AND URBAN DESIGN</b>						
<b>NUMBER</b>	<b>DRAFT ACTION</b>	<b>RESPONSIBILITY</b>	<b>SHORT TERM</b>	<b>MEDIUM TERM</b>	<b>LONG TERM</b>	<b>ONGOING</b>
3.3.1	Deliver the Public Art Strategy 2016-2021	Community and Cultural Development Manager				
3.3.2	Develop a new Public Art Strategy that would include West Dapto	Community and Cultural Development Manager				
3.3.3	Conserve and maintain the Public Art Collection	Community and Cultural Development Manager				
3.3.4	Involve children and young people in the design of public art features within key regional play space renewals	Community and Cultural Development Manager				
3.3.5	As part of the development of Town and Village Plans, work with the community to capture the cultural and creative aspirations, unique identities and the needs of communities	Manager Environment Strategy + Planning				
3.3.6	Undertake research and establish a working group to progress the integration of public art as a requirement of new developments consistent with recommendations in the Public Art Strategy 2016-2021	Manager Environment Strategy + Planning Manager Development Assessment and Certification Community and Cultural Development Manager				

3.3.7	Consider the inclusion of public art as an element of major Council infrastructure projects	Manager Infrastructure Strategy and Planning				
3.3.8	Support and provide opportunities for working in partnership with local Aboriginal People and Communities to develop immersive cultural experiences that incorporate public art and local Aboriginal knowledge at identified local Aboriginal places/sites of significance	Community and Cultural Development Manager Recreation Services Manager				
3.3.9	Develop a suburb/place name signage strategy which provides consideration of Aboriginal and European heritage and environmental factors	Community and Cultural Development Manager Communications + Engagement Manager				
<b>CELEBRATING OUR HISTORY AND HERITAGE</b>						
<b>NUMBER</b>	<b>DRAFT ACTION</b>	<b>RESPONSIBILITY</b>	<b>SHORT TERM</b>	<b>MEDIUM TERM</b>	<b>LONG TERM</b>	<b>ONGOING</b>
3.4.1	Develop and implement a new Heritage Strategy	Land Use Planning Manager				
3.4.2	Undertake investigations to assess the feasibility of an iconic cultural institution for Wollongong	Community and Cultural Development Manager				
3.4.3	Work with local museums to develop a sustainable model for future management of our local museums	Community and Cultural Development Manager				
3.4.4	Investigate alternative long term storage and display options for local museum and cultural collections	Community and Cultural Development Manager				
3.4.5	Support exhibitions in our local libraries, community centres or public spaces which showcase and celebrate local history and heritage	Branch Libraries + Community Facilities Manager Central Library Manager				
3.4.6	Continue to update and promote local museums and collections through the Heritage and Stories website	Community and Cultural Development Manager				
3.4.7	Continue to plan for the long term viability and relevance of the local studies collection	Central Library Manager				

# FOCUS AREAS: OUR CITY AFTER DARK

A thriving evening and night-time economy plays an important role in the revitalisation of the City by providing economic, social and cultural benefits to our community. We want to support and enable the evolution of Wollongong’s vibrant culture of nightlife by creating an environment that supports creative expression and diversity of night time venues, events and activities. By enabling our evening and night-time economy to grow, we can create a City where people want to live, work, visit and experience.

EVENING ACTIVATIONS						
NUMBER	DRAFT ACTION	RESPONSIBILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
4.1.1	Work with relevant partners to deliver a coordinated approach to activating the City Centre in the early evening (between 5-7pm)	Community and Cultural Development Manager City Centre Activation Manager				
4.1.2	Deliver and support pilot place making projects that activate space in the City Centre and suburbs	Community and Cultural Development Manager City Centre Activation Manager				
4.1.3	Implement a series of light and/or sound art projects to activate public space after dark	Community and Cultural Development Manager City Centre Activation Manager				
4.1.4	Encourage and attract unique and unusual entertainment options that are family friendly	City Centre Activation Manager Communications + Engagement Manager				
4.1.5	Support small arts and creative organisations to deliver and showcase their works and ideas in the evenings	Community and Cultural Development Manager				
4.1.6	Trial a program of events to activate the Wollongong Art Gallery after dark	Community and Cultural Development Manager				
4.1.7	Research appropriate channels to provide regular community updates on the activations happening in the City Centre	City Centre Activation Manager				

SAFETY AND GETTING AROUND						
NUMBER	DRAFT ACTION	RESPONSIBILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
4.2.1	Introduce clear and creative signage, wayfinding and lighting features in key locations across the LGA	Community and Cultural Development Manager City Centre Activation Manager Communications + Engagement Manager				
4.2.2	Promote existing safe, late night and overnight parking options and investigate additional parking locations if required	Community and Cultural Development Manager Transport and Stormwater Services Manager				
4.2.3	Work with relevant partners to promote Wollongong as a safe city through positive images and initiatives	Community and Cultural Development Manager Communications + Engagement Manager Economic Development Manager City Centre Activation Manager				
4.2.4	Encourage live music venues and small bars to participate in the Wollongong Liquor Accord and to maintain a good working relationships with Wollongong and Lake Illawarra Police	Community and Cultural Development Manager				
4.2.5	Liaise with Transport for NSW about the continued operation of the Night Bus and late rail services	Manager Infrastructure Strategy and Planning				

<b>POLICY, PLANNING AND INFORMATION</b>						
<b>NUMBER</b>	<b>DRAFT ACTION</b>	<b>RESPONSIBILITY</b>	<b>SHORT TERM</b>	<b>MEDIUM TERM</b>	<b>LONG TERM</b>	<b>ONGOING</b>
4.3.1	Develop a planning and policy framework to support the ongoing evolution of Wollongong's evening economy	City Centre Activation Manager Economic Development Manager Manager Development Assessment and Certification Manager Environment Strategy + Planning				
4.3.2	Review hours of operation permitted for small bars and other licenced premises in the Wollongong City Centre, and investigate models for allowing extended late trading where appropriate	Manager Development Assessment and Certification Manager Environment Strategy + Planning				
4.3.3	Investigate incentives to encourage later trading of retail and other commercial business beyond 5pm	Manager Development Assessment and Certification Manager Environment Strategy + Planning				
4.3.4	Develop a Sustainable Events Policy and toolkit to improve sustainability outcomes of Council and non-Council events	Environment + Conservation Services Manager				

4.3.5	Provide event resources and support to accompany the Events Toolkit, that provide specific information on the planning requirements and resources available for setting up a temporary indoor/outdoor event	Communications + Engagement Manager				
4.3.6	Increase the number of blanket DA's to include pre-approved event sites within identified suburbs	Communications + Engagement Manager				
4.3.7	Encourage event diversity and a seamless event application process by enabling exemptions from Alcohol Free Zones for a number of specific events	Community and Cultural Development Manager Communications + Engagement Manager				
4.3.9	Ensure streamline approval processes for small-scale and temporary live music and performance activities	Communications + Engagement Manager Manager Development Assessment and Certification				
4.3.10	Liaise with NSW Councils to share matters of common interest to support the development of sustainable Night Time Economies	Manager Community Cultural and Economic Development				

*thank you*

**OUR COMMUNITY HAS A GREAT PASSION FOR ARTS, HERITAGE AND CULTURE AND WE APPRECIATE THE TIME THAT WAS TAKEN TO DISCUSS OUR CITY AND ITS CULTURAL LIFE.**

We would like to acknowledge and thank our local community, community groups and organisations for being involved in the community consultations. Your thoughts, ideas and aspirations for a Creative Wollongong have formed the foundation for this Plan which will guide our work over the next five years.

**We look forward to working in collaboration with our community to achieve this vision of a Creative Wollongong.**











Wollongong City Council

# CULTURAL PLAN 2014 - 2018

## SNAPSHOT

Through culture and the creative arts, we celebrate and share our city's history and identity. The Wollongong City Council Cultural Plan 2014 - 2018 has guided Council in supporting arts and culture in Wollongong over the last four years. Included in this snapshot are some of the achievements of the Plan.

# AN INCLUSIVE AND CONNECTED CITY

## The Wollongong Heritage & Stories Website

Local museums are significant contributors to the Wollongong community as they are custodians and repositories of heritage, stories and objects. Council

has worked with local museums providing their volunteers with training to assess, manage and digitise their collections. These collections are now available to be viewed through a 'virtual museum', found on the Wollongong Heritage & Stories website.

## Community Cultural Development Projects

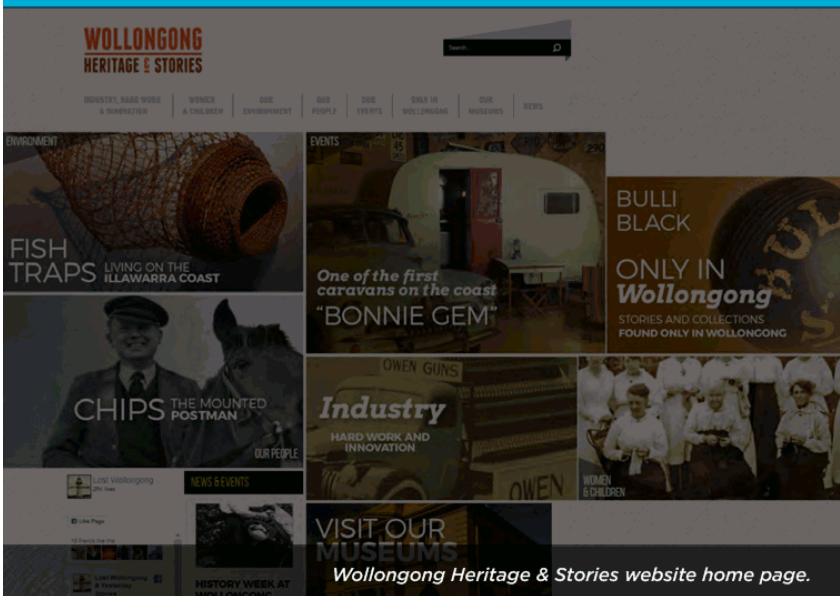
Wollongong City Council provides opportunities for the community to engage in the arts and art making.



Family Fun Day, Maree Faulkner exhibition, 2018.

## Mountains, Sea and Me

This partnership project between Council and Vision Australia supported people who are blind or have low vision to develop new skills and build relationships with creative community groups in Wollongong. Vision Australia clients worked closely with Coniston Men's Shed and local artists to create tactile artworks. These artworks were exhibited at Project Contemporary Artspace during Viva la Gong and are now on permanent display in the Vision Australia's Wollongong office.



Wollongong Heritage & Stories website home page.



Vision Panels, Feltmaking Workshop, 2014.



Women Out Loud, Viva la Gong, 2017.

### Women Out Loud

Council developed this program with local comedic teaching artists to help women find their voices through comedy. Women Out Loud was a 10 week workshop series that provided mentoring in performance and storytelling skills. This program incorporated 3 performance opportunities at open mic events and at Viva la Gong.



### Place Making

During the last four years Council has worked with local communities to deliver place making projects in many suburbs across the city, such as Bellambi, Berkeley, Corrimal, Dapto and Unanderra.



Allan St Precinct - 7 day makeover 2017.

# CELEBRATING OUR PLACES

## Creative Spaces Tool Kit

This Tool Kit has been developed to support and increase local creative and commercial economies and add life to the city centre through innovation and creativity.

## Place Making

Council is committed to fostering strong local community identity through place making projects that

reflect the cultural diversity and uniqueness of the community.

## Public Art Program and Strategy

Public art has the ability to create a unique sense of culture, place and identity; it is an integral part of a creative and liveable city. Currently, there are more than 120 public artworks across the Wollongong local government area.

Council has developed the Public Art Strategy 2016-2021 to ensure that into the future, our public art projects are planned, delivered and maintained in a strategic manner.

## Secret Suburbs

This program provided community members and groups with the opportunity to talk about the places, hidden treasures and creative projects that make their suburbs special. Secret Suburbs was presented in Thirroul, Corrimal, Port Kembla and Dapto with more than 200 people participating.

## Wollongong Acquisitive Sculpture Award (Sculpture in the Garden)

Sculpture in the Garden is now a biennial outdoor exhibition that provides an opportunity for artists to showcase their works in the beautiful and unique setting of the Wollongong Botanic Garden. The Wollongong Acquisitive Sculpture Award sees the winning artwork becoming a permanent addition to the Garden. In 2016, the inaugural acquisitive award winner was Louis Pratt, with his sculpture titled King Coal. In 2018, the winning artist was Michael Purdy with his work Steel City.

## Creative Spaces

Council manages six short tenure artist studios in the Lower Wollongong Town Hall; a Creative Container; and the Curio Gallery.

Sculpture in the Garden

Artist Studio in Lower Wollongong Town Hall



# SMART ECONOMY

## Developing Wollongong's Evening Economy

Having a strong evening economy provides social and cultural benefits for the community. During the last four years we've created initiatives such as:

- A small business assessment team to support local businesses
- Streamlined process for event applications for the city centre
- Introduced midnight trade for outdoor dining in the city centre

Over the last three years, 80 new small bars and cafes have opened making the city an enjoyable place to visit. This transformation has also seen a significant change in the perception of and actual safety of the city centre.

## Live Music

NSW Live Music Office recognises Wollongong's approach to transforming nightlife as best practice statewide. In April 2014 The Wollongong Live Music Action Plan was endorsed as a component of the Cultural Plan by Wollongong City Council. Council has introduced the issuing of section 149 certificates. They acknowledge that people living in the CBD can expect activities associated with the evening economy. As part of the DA approvals for residential developments, Council has introduced acoustic privacy conditions.

## Advantage Wollongong

A partnership between Council, NSW Department of Industry and the University of Wollongong, Advantage Wollongong promotes Wollongong and attracts

business relocation and investment. Services include assistance with key local introductions, site selection, decision support material, advice on government regulations, policies and incentives.

## iAccelerate

iAccelerate is a University of Wollongong business incubator and accelerator to build and grow businesses. iAccelerate is built around a strong educational program, formalised business acceleration monitoring and one-to-one mentoring. The iAccelerate centre is the region's first purpose-built business incubator, and can house up to 280 start-up companies.



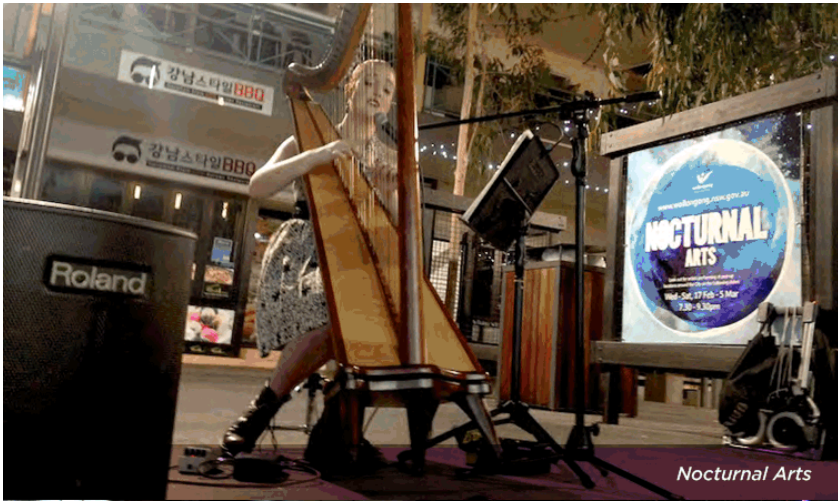
made in Wollongong



Live music - Viva la Gong

## Made in Wollongong

Made in Wollongong is a branding platform for local makers to showcase their creativity, sell and promote their original work through selected stockists and to join a growing community of makers living and working in Wollongong. Branding has been developed, with an Expression of Interest on Council website.



Nocturnal Arts



'Intrude' by Amanda Parer



Nights on Crown

### Nocturnal Arts

This pilot project fostered lively cultural activities in the Mall, Arts Precinct and Globe Lane after dusk. The program included live art, visual displays and projections, live and interactive performances by more than 10 creative artists and companies. Nocturnal Arts ran over three weeks with over 3000 people engaging with the pop-up performances and installations.

### Nights on Crown

Lower Crown Street Mall was transformed into a free winter evening festival over three nights in June 2018. The creative centrepiece was "Intrude" by Amanda Parer. This free, family-friendly event also offered live music, food, drink, dancers, live performances, plus interactive activities to discover and explore.



Why Music Matters forum as part of Creative Dialogues

### Creative Dialogues

An annual program of workshops, forums and events aims to enable, educate and foster a local creative community. During 2017 more than 550 people attended across 21 events.

# VIBRANT ARTS CULTURAL COMMUNITY

## Events

Council organises many major community events and festivals, including Wollongong's Australia Day celebration, New Year's Eve event and our annual arts and cultural festival, Viva la Gong.

## Playing in the Precinct

This program has partnered with musicians from the Wollongong Conservatorium of Music, Illawarra Folk Club and Honk!Oz to create a vibrant community space for lunch goers to enjoy live music. It also provides employment and skill development opportunities to emerging singer/songwriters. Playing in the Precinct runs over both autumn and spring, with each two hour performance entertaining approximately 60 people.

## Sharing Stories

Wollongong City Council, in partnership with Merrigong Theatre Company, worked with local Aboriginal Elders and knowledge holders to gather traditional stories of the local landscape and its creation. These stories were shared with young Indigenous people from the Illawarra area and interpreted and performed through song, puppetry, dance and theatre. Sharing Stories culminated in three performances during Reconciliation Week 2017.



Honk!Oz launch at Playing in the Precinct



Sharing Stories



Viva la Gong 2014, photo Bernie Fischer

## Viva la Gong

The Viva la Gong festival provides access for the community to a range of cultural experiences across visual and performance art and from popular culture through to classical cultural forms. It is a multi-faceted festival offering performance, exhibitions, physical theatre, workshops, art markets and international food. Last year's festival was held on 11 November with approximately 20,000 people attending.



# CIVIC LEADERSHIP AND GOVERNANCE

## Grants and Sponsorship

Council has a number of programs for providing financial assistance to groups and individuals in the Wollongong community, including:

### Large Cultural Grants

Ward-Based Arts Grants that support the delivery of community cultural development projects that have been developed in collaboration between local artists and communities. These projects result in a wide range of artistic and developmental outcomes that add to the artistic and creative amenity in each ward.

### Small Cultural Grants Program

Enable a diverse range of activities that enrich the cultural life of our area,

and promote community participation in cultural activities. This program is open to individual and not-for-profit community groups in the local cultural industry, including music, performing arts, visual arts, crafts and other cultural initiatives.

### Small Grants NAIDOC Week Event

These grants support not-for-profit community organisations to run events and activities as part of Wollongong's NAIDOC week celebrations. They aim to involve as many people as possible in celebrations of the history, culture and achievements of the local Aboriginal and Torres Strait Islander community.

## Sponsorship of Community Events

Event sponsorship funds support not for profit organisations or individuals seeking to organise events within the Wollongong Local Government Area that has demonstrated benefit to the community.

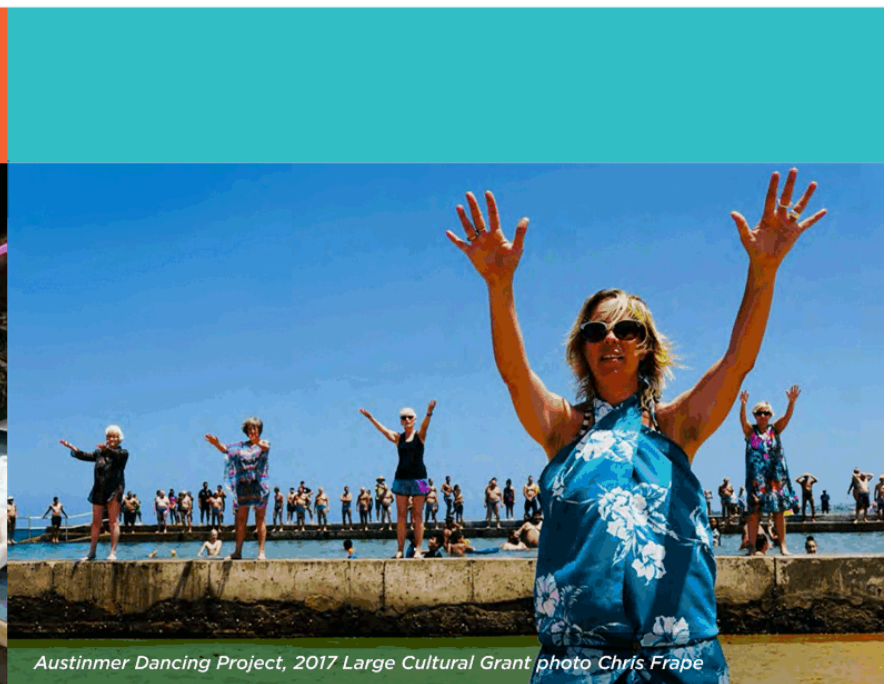
Contributions to Public Bands and Choirs - Support for public bands and choirs that contribute to the community's sense of belonging and cultural life.

## Support and Partnership

Council supports and partners with a number of cultural organisations. These relationships enable us to work together to deliver the strategies and actions in the Community Strategic Plan and the Cultural Plan.



Feltmaking Workshop



Austinmer Dancing Project, 2017 Large Cultural Grant photo Chris Frape



# Draft

# Making Creative

# Wollongong

## Background Report

## Background

Wollongong is home to a diverse range of creatives and creative activities, from music, festivals, events and markets to local makers, performers and artists. Our previous Cultural Plans have demonstrated our commitment to supporting and celebrating the Arts, heritage and culture in our city, as they play an important role in our region's future and our community's identity.

With the *Wollongong City Council Cultural Plan 2014-2018* nearing the end of its timeframe, it is important that a new Cultural Plan be developed. *Creative Wollongong 2019-2024* will capture and respond to the opportunities and challenges presented by our city's changing cultural landscape. This Plan will build on the work of our previous Cultural Plan and continue to celebrate our community's strengths.

*Creative Wollongong 2019-2024* will be a supporting document in Council's hierarchy of plans and is expected to align to the following goals outlined in *Our Wollongong 2028*:

- Goal 2: We have an innovative and sustainable economy
- Goal 3: Wollongong is a creative, vibrant city
- Goal 4: We are a healthy community in a liveable city.

Council has undertaken extensive research and engagement with our local community to inform the development of *Creative Wollongong 2019-2024*. A summary of the research process and engagement findings are included in this report.

## Review and Research

A review of the *Wollongong City Council Cultural Plan 2014-2018* was undertaken to identify the actions delivered as part of the implementation of this Plan and also the actions still relevant for the next Cultural Plan. Highlights of the achievements of the *Wollongong City Council Cultural Plan 2014-2018* have been presented in a separate snapshot document.

Research was undertaken to identify best practice models and current trends in the Arts and cultural development. Council looked at current research and policy at all levels of government, as well as cultural plans recently developed by other councils and existing Wollongong City Council supporting documents and data. This process was undertaken to gain a better understanding of the contemporary and emerging challenges and opportunities surrounding the Arts, heritage and culture.

Documents and data reviewed as part of this process include:

### National and State policies, plans and reports

- Create Australia: National Cultural Policy 2013
- National Arts and Culture Accord
- Create in NSW: NSW Arts and Cultural Policy Framework 2015
- NSW Government Cultural Infrastructure Plan 2018 (Attachment 1)
- NSW Creative Industries Economic Profile 2013
- Cultural Planning Guidelines for Local Government, NSW Ministry for the Arts
- Framework for Cultural Development Planning, Cultural Development Network
- Illawarra Regional Strategy 2006-2031.

### Council plans, strategies and data

- Economic Development Strategy 2013-2023
- Wollongong Heritage Strategy 2015-2017
- Public Art Strategy 2016-2021
- A City for People - Wollongong Public Spaces Public Life 2016
- Community Safety Plan 2016-2020
- Library Strategy 2017-2022
- Cultural Tourism Strategy 2018 draft
- Our Wollongong 2028
- Community Satisfaction Survey 2017
- Community Wellbeing Survey 2018.

### Framework for Cultural Development Planning

Established in Victoria in 2000, the Cultural Development Network (CDN) aims to increase the expression of culture through the platform of the Arts, libraries and heritage. This Network operates as an independent non-profit organisation, overseen by a board of experts in culture and local governance.

The CDN have developed a number of resources which focus on building the capacity of local government to support artists and local communities. The *Framework for Cultural Development Planning* was created by the CDN and is based on a set of six principles that are considered fundamental to effective planning. These principles have been informed by leading practices in contemporary public policy.

The following six principles have underpinned the development of *Creative Wollongong* and have guided Council in an evidence-based outcome-focussed approach to the plan making process.

Based on values	The collective values of the community should form the foundation of cultural development planning. In this framework, values are understood as “what residents care about for a desired future”. With these values underpinning the plan making process, it is more likely that residents will experience positive outcomes as a result of the delivery of the Plan.
Directed towards goals	The desired long-term goals of the community should be captured and reflected in the Plan. This framework defines a goal as “ <i>the result or achievement toward which effort is directed; in this case, an intention for the desired future of residents of a Local Government Area (LGA)</i> ”. Goals should be identified through community engagement and policy and legislative requirements.
Focussed on outcomes	Good local government planning should be focussed on achieving positive outcomes for the community. The Plan should outline the objectives Council aims to achieve and develop a framework for measuring the outcomes resulting from the delivery of the Plan.
Informed by evidence	Collecting evidence assists with the development of objectives that will address the community’s overarching goals.  This framework suggests collecting three different types of evidence: <ul style="list-style-type: none"> <li>- Research</li> <li>- Data</li> <li>- Practice knowledge/lived experience.</li> </ul> The CDN recommends community engagement be undertaken to gather information relating to practice knowledge/lived experience.
Underpinned by a theory of change	It is important that planners investigate and explore why a community seeks a desired change. By developing a deeper understanding, planners can strengthen the relationship between the community’s aspirations and the outcomes resulting from the delivery of the Plan.
Respondent to evaluation	Local government is required to demonstrate how it is adding value and investing in its communities. Evaluation should be a fundamental aspect of the plan making process. Planners need to consider the change the plan is seeking to make and how they will know if positive change or outcome has been achieved.

Reference: Cultural Development Network (2016), *Framework for Cultural Development Planning*, <https://www.culturaldevelopment.net.au/planning/>

## Community Engagement Process

### Phase One

The initial phase of the community engagement ran from late March to early September 2018. A number of methods were used to encourage the participation of the broader community, creative community and local business.

The methods used included:

#### Cultural Plan Survey

The survey was open from 26 March to 27 April 2018 and was available in both printed copy and on Council's webpage. See Appendix 2 for a copy of the survey and Appendix 3 for the Illawarra Mercury story.

Printed surveys and collection boxes were located at:

- Central, district and branch libraries
- Customer Service in the Council Administration Building
- Wollongong Art Gallery
- Illawarra Performing Arts Centre
- Wollongong Town Hall.

Hard copies of the survey and business cards with a link to the online survey were available at a pop up stall at Wollongong Friday Markets, 20 April 2018. The surveys and survey cards were also distributed to shops and cafes across the LGA and at a number of Creative Dialogue Events.

A digital version of the survey was available on Council's 'Have Your Say' for the same four week period. The digital survey was shared with Cultural Services, Community Development and Wollongong Art Gallery email lists and neighbourhood forums. It was also promoted through the *Arts News – Arts and Culture in Wollongong* on 27 March and 9 April 2018 and in the Illawarra Mercury on 26 March 2018.

#### Workshops

To ensure the community had the opportunity to share their creative ideas in further detail, a series of workshops were delivered.

The workshops commenced with a visioning exercise where participants were asked to write on post its. As part of this exercise participants were asked the following questions:

- What does a creative city look like/feel like?
- What does Wollongong already have that contributes to this idea of a creative city?

Building on the information collected from the initial activity, participants were asked to engage in group discussions around the following questions:

- Where are the gaps and what do we need to focus on into the future?
- What could be done to make it easier for people to participate in cultural life/creative activities?
- What should creative spaces look like?
- What could be done to encourage people to participate in cultural and creative life in the evening/night?

Conversations were not limited to these themes if there were more pressing issues the group wanted to discuss.

Workshops were held on the following dates:

Date	Location	Targeted/open
2 May	Spiegel tent, Wollongong	Open
10 May	Lower Town Hall, Wollongong	Targeted – Literary Artists
11 May	Wollongong Art Gallery, Wollongong	Targeted – Content Creators
15 May	Timber Mill Studios, Bulli	Open
22 May	Servo Food Truck Bar, Port Kembla	Open
28 May	Lower Town Hall, Wollongong	Open
5 July	Wollongong Art Gallery, Wollongong	Open
10 July	Lower Town Hall, Wollongong	Targeted – Live Music

Creative Wollongong Postcards

Creative Wollongong postcards were developed to encourage the participation of children and young people in the engagement process. Each postcard contained one of the following questions:

- What would you do to make Wollongong a more creative city?
- What would you do to make Wollongong more exciting for young people?
- What creative activities do you want to see more of?
- How do you like to celebrate your culture?

These postcards were handed out at the following events:

Date	Location	Event
13 April	Sandon Point, Bulli	Sand & Sounds – Youth Week
14 April	Crown St Mall, Wollongong	Unity Through Diversity – Youth Week
17 April	Holbourn Park, Berkeley	Rampfest – Youth Week
18 April	Lakeside Reserve, Koonawarra	Sundown – Youth Week
19 May	Wollongong	Comic Gong

Meetings with local Aboriginal Community

Meetings were held with the local Aboriginal community to discuss how their ideas for the future could be included in the upcoming Plan. These meetings provided the opportunity to further explore and expand on the comments/themes collected from the community survey and also gain a better understanding of our Aboriginal community’s priorities for the future.

Meetings were held on the following dates:

Date	Organisation/group
4 September	Illawarra Local Aboriginal Land Council
10 September	Coomaditchie United Aboriginal Corporation

## Phase 2

Draft actions and strategies were developed based on research and the information gathered from the community engagement. The second phase of the engagement was delivered during September and October 2018. This phase allowed the relevant areas of Council and the community to provide feedback on the draft actions for the Plan.

### Internal Workshops

Two workshops were held with relevant Council officers to discuss draft strategies, actions, timeframes, and performance measures. These workshops helped Council to develop a detailed implementation plan, which will support the delivery of *Creative Wollongong*.

Workshops were held on 7 and 14 September 2018.

Council officers from the following areas attended the workshops:

- City Centre
- City Works
- Community Development
- Community Facilities
- Community Land Management
- Community Safety
- Economic Development
- Infrastructure
- Environment
- Events
- Executive Strategy
- Development Assessment and Compliance
- Heritage
- Land Use Planning
- Landscape Design
- Libraries
- Marketing
- Media
- Youth Services.

### Visioning Creative Wollongong Workshop

Participants from the first phase of the community engagement and local business were invited to attend this workshop. They were provided with an overview and the key themes that emerged from phase one of the engagement, as well as information about other projects influencing the development of the Plan. This workshop allowed us to check in and make sure the community's priorities were reflected in the Plan. Participants were then provided the opportunity to comment and provide feedback on the draft actions.

### UNITY Project – Viva la Gong

UNITY is a participatory public art project developed by American artist Nancy Tessler Belmont. This project requires participants to use colourful wool to create a web on a larger-than-life structure. This concept was appropriated and used as a tool for community engagement at Viva la Gong on 10 November 2018. The information collected was used to



inform the development of *Creative Wollongong* and formed the basis for the evaluation of the Festival.

Indicators used as part of this project were developed based on the results of the first phase of community engagement. Each indicator was attached to its own pole.

The indicators used were:

#### **Creative Wollongong**

- Wollongong is a creative and vibrant city
- The Arts are important to community life
- History and heritage are important to community life
- There are enough opportunities for me to participate in cultural/creative activities in Wollongong
- Cultural diversity is valued and celebrated in Wollongong
- Creativity is valued and celebrated in Wollongong
- I work in the heritage, creative and performing arts sector
- I volunteer in the heritage, creative and performing arts sector
- I buy locally made products
- I think it's hard to find information about events and cultural and creative activities
- I would like to see more creative and cultural events happening in the suburbs
- I would like to learn more about local Aboriginal heritage, culture and important places
- I would like to see public art incorporated in the design of new developments
- I would like to see more cultural and creative events happening in the evening
- I would like to see more creative spaces and artist studios
- I think there should be more spaces for artists to showcase their work and perform.

#### **Viva la Gong Festival evaluation**

- Today I enjoyed watching the live music
- Today I enjoyed watching the performances on the Community Stage
- Today I enjoyed watching the films at the Film Tent
- Today I had a go at one of the workshops
- Today I tried the food from the food stalls
- Today I had a look at the market stalls
- Today I had a go at the interactive art opportunities
- Today I enjoyed the circus activities including La Petite Grande
- Today my children had fun in the Family Interactive Zone.

Participants were asked to read each of the 25 indicators attached to the poles and select five statements that resonated with them. Using a small ball of wool they were asked to tie their string to the corresponding poles.

This interactive engagement activity was accompanied by six chalkboards. The chalkboards asked participants to respond to the following statements:

- My creative idea for Wollongong is... (x2)
- My favourite part of Viva la Gong is...
- This made me smile today...
- I contributed to being waste wise by...
- At next year's festival I would like to see...

## How many people were involved?

Over 796 people shared their ideas for *Creative Wollongong* through the community engagement process.



## Community Engagement Results

The raw data from each of the community engagement methods was combined and analysed. A total of ten recurring themes have been identified and summarised below.

### Major themes of the community engagement

Participation in creative activities – Our community would like to see a greater variety of creative events and activities. Many people expressed the importance of large scale, family friendly events, while others would like to see smaller, niche events. Some members of our community expressed that the cost of attending cultural activities such as the theatre, performances and live music was a challenge.

Promotion of events and activities – We have a lot of great things happening in the city and our suburbs, but people seem to be missing out because they either don't know about them, or find out after the event or activity has happened. Our creatives also find it challenging to promote the exciting things they are doing. The theme arose frequently that we lack a central source to promote and find information about events and activities.

Aboriginal culture and heritage – Our city has a rich Aboriginal heritage and history, yet our community feels as though their knowledge and understanding of this is lacking. They would like to see more opportunities to engage with and learn about local Aboriginal culture, history and sites of significance. Building strong and positive relationships with our local Aboriginal community and telling the stories of our city is a priority for our community.

Opportunities for creatives – We have a very passionate and active creative community. Many creatives shared their concerns about having to move out of the area to chase opportunities. They would like to see stronger investment in our local creative community, by way of employment and training and skills development opportunities for people at all stages of their career.

Spaces to create – Our creative community feel there is a lack of creative spaces, including studios, rehearsal spaces and meeting rooms across the city. Some expressed interest for a creative hub, while others would like to see unused and underutilised space be activated. We were told that these spaces should encourage community participation and interest in the Arts, as well as enable cross pollination and multidisciplinary work.

Activating the suburbs – Many of our major cultural and creative events, festivals and activities take place in the City Centre. Our community loves that there are exciting things happening in the City and would like to see more community based events and activations happening in their suburbs.

Public Art – We have a large collection of public artworks that add colour and life to our public spaces and places. Our community said that they would like to see more permanent and temporary public artworks in the suburbs as well as the city.

Built environment and urban design - Wollongong's built environment is rapidly changing and many people are concerned that the aesthetics of new developments are not having a positive impact on our city's distinct identity. Our community would like to see public art included as an important aspect of new developments across the city.

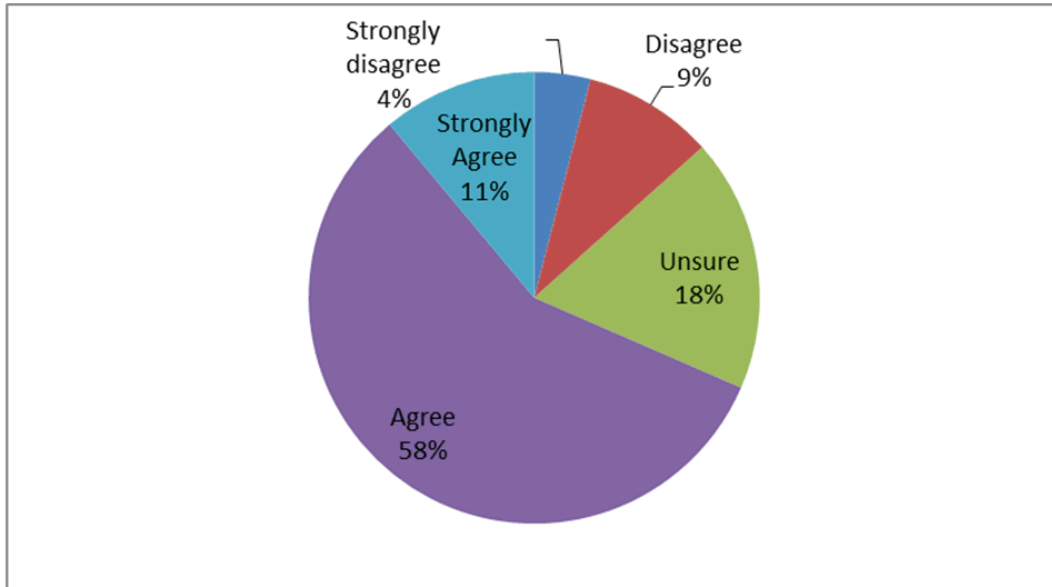
Museums, history and heritage – There is concern that our history is being lost; our built environment is changing and our local museums are becoming vulnerable. Our community greatly values our local history and heritage, as it contributes to our identity and sense of place. Many feel that history and heritage is undervalued and would like this to be something we focus on into the future.

Evening activations – Our city has a renewed night life, there are exciting events and activations happening across the city and people's feelings of safety are improving. Although our night life is great, many people told us that it is hard to find things to do between the hours of 5-7pm and they would like to see more happening during this time. There is also a need for our growing night life to be supported by the appropriate infrastructure, such as frequent public transport and safe after hours parking.

## Survey results

### Question 1 – Do you agree with the following statements?

“Wollongong is a creative and **vibrant** city”

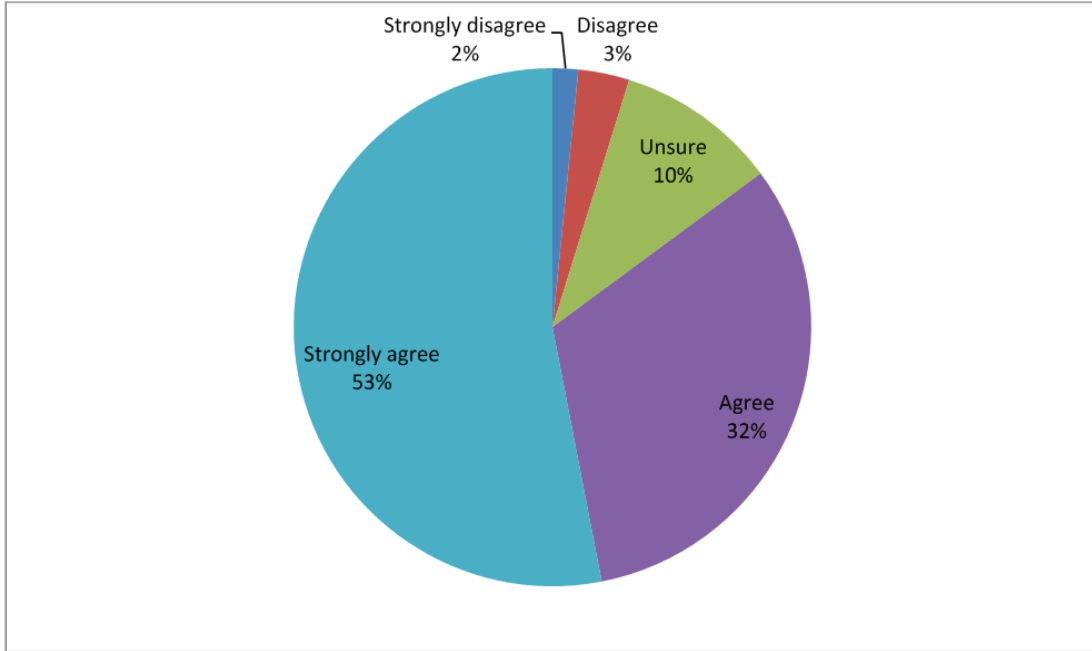


Graph 1 - "Wollongong is a creative and vibrant city" (n=377)

As shown in Graph 1, 69% of survey respondents agree/strongly agree with the statement "Wollongong is a creative and vibrant city". 13% of respondents disagree/strongly disagree with this statement; those who disagree/strongly disagree were asked to provide the opportunity to explain why. The following themes emerged from the comments:

- There should be more creative and cultural events/activities happening
- The city feels as though it is being over developed and the aesthetic of the newer buildings does not reflect the identity of the community
- There is a lack of funding for the Arts, culture and heritage
- There is a lack of funding for cultural infrastructure and community facilities
- There aren't enough opportunities for people to express themselves creatively

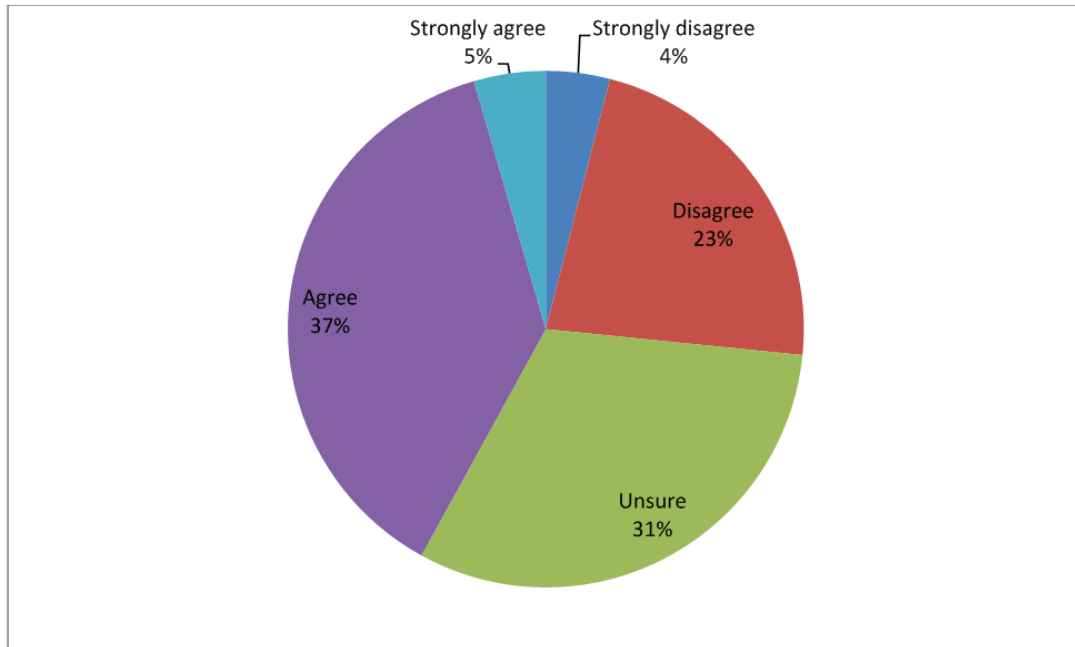
“The Arts, heritage and culture are important aspects of community life”



Graph 2 - “Arts, heritage and culture are important aspects of community life” (n= 377)

As shown in Graph 2, 85% of survey respondents agree/strongly agree with the statement “The Arts, heritage and culture are important aspects of community life”. 5% of respondents disagree/strongly disagree with this statement; those who disagree/strongly disagree were asked to provide the opportunity to explain why, no clear themes emerged from the comments.

“There are enough opportunities for me to participate in arts and cultural activities in Wollongong”

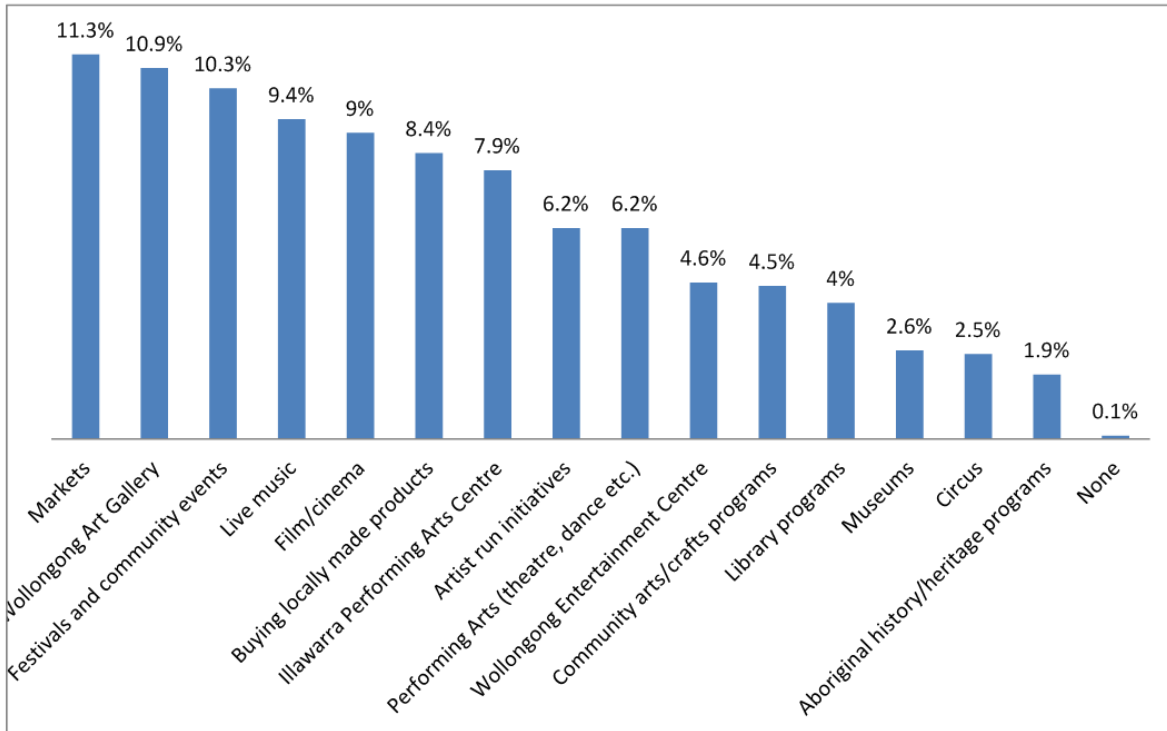


Graph 3 - “There are enough opportunities for me to participate in arts and cultural activities in Wollongong” (n=377)

As shown in Graph 3, 42% of survey respondents agree/strongly agree with the statement “There are enough opportunities for me to participate in the Arts and cultural activities in Wollongong”. 58% of respondents were either unsure, disagree/strongly disagree with this statement; those who disagree/strongly disagree were asked to provide the opportunity to explain why. The following themes emerged from the comments:

- Advertisement and promotion of events and activities is very poor
- There is a lack of venues and creative spaces
- The timing of activities makes it difficult for people to participate
- People would like to see more happen during lunch hours on weekdays
- Cost of activities is a challenge for people to participate
- Range of activities could be more diverse, the community would like to see more alternative events and events and activities that provide the opportunity to learn about and celebrate Aboriginal culture
- There should be more opportunities to learn about local history and heritage.

Question 2 – During the last 12 months, which of the following cultural activities have you participated in/ visited in the Wollongong Local Government Area?

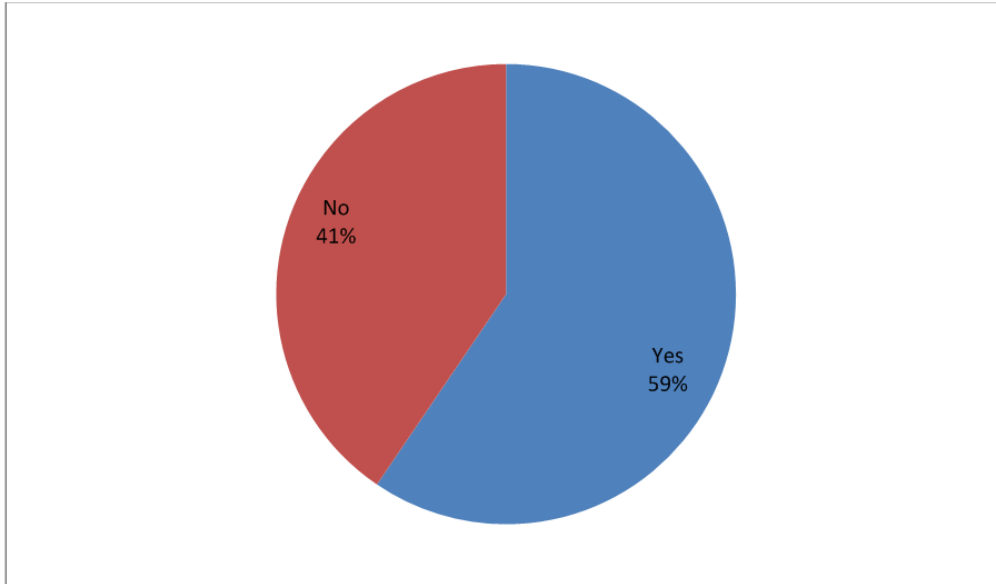


Graph 4 - During the last 12 months, which of the following cultural activities have you participated in/ visited in the Wollongong Local Government Area? (n= 377)

The data presented in Graph 4 shows respondents participation in cultural activities listed during the last 12 months. With markets, Wollongong Art Gallery and festivals and community events the most common cultural activities respondents had participated in/visited.

Respondents were given the opportunity to select multiple options when answering this question.

Question 3 - Thinking about the cultural activities listed above, are there any you haven't participated in / visited, but would have liked to?



Graph 5 - Thinking about the cultural activities listed above, are there any you haven't participated in / visited, but would have liked to? (n=377)

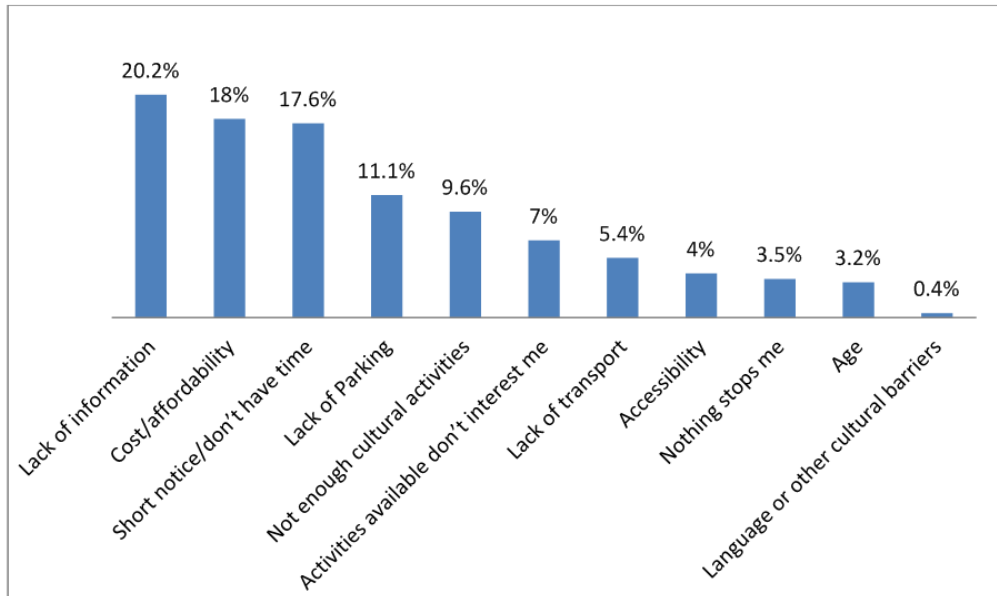
The data presented in Graph 5 shows that 59% of respondents said there were cultural activities they would have liked to participate in/visit. Those who answered yes to this question were asked to identify which cultural activities they would have liked to participate in.

The top five cultural activities were:

- Illawarra Performing Arts Centre
- Aboriginal history/heritage programs
- Live music
- Library programs
- Community arts/crafts programs.



Question 4 – what, if anything, stops you from participating in the cultural activities available in your community?



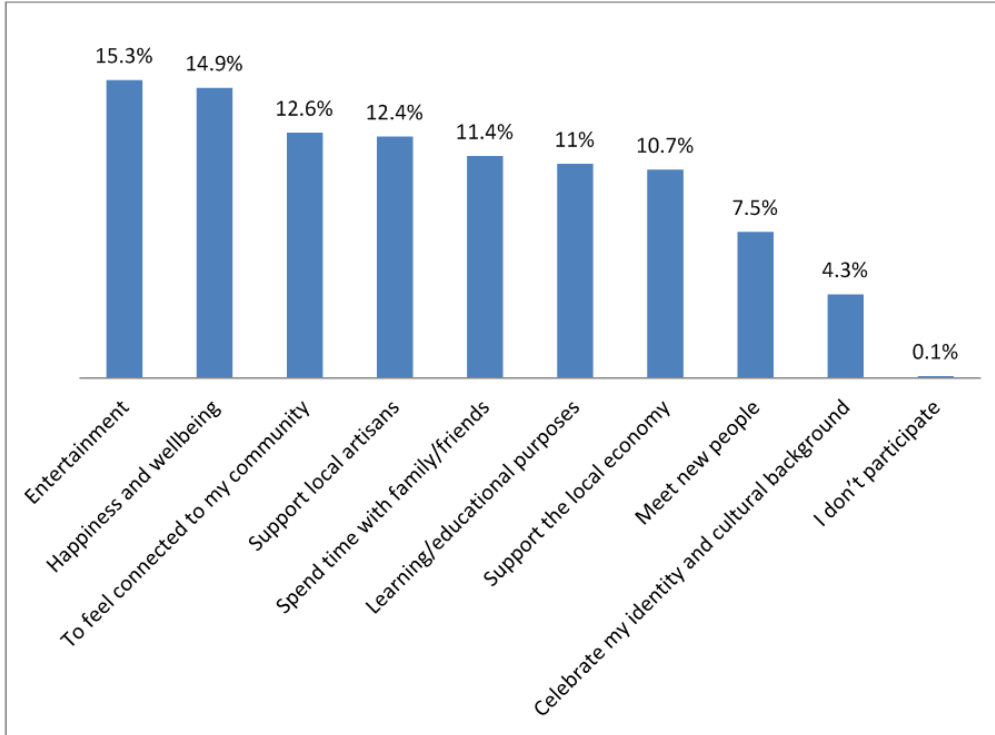
Graph 6 - What, if anything, stops you from participating in the cultural activities available in your community? (n=377)

As shown in Graph 6, lack of information, cost/affordability and short notice were the three most common challenges that stopped respondents from participating in cultural activities.

Respondents were given the opportunity to include other challenges that were not presented as an option. Other challenges mentioned include:

- Timing/scheduling of events
- Childcare or not knowing if events were family friendly
- Accessible parking
- Distance to travel
- Public transport at night.

Question 5 – Why do you participate in cultural activities?

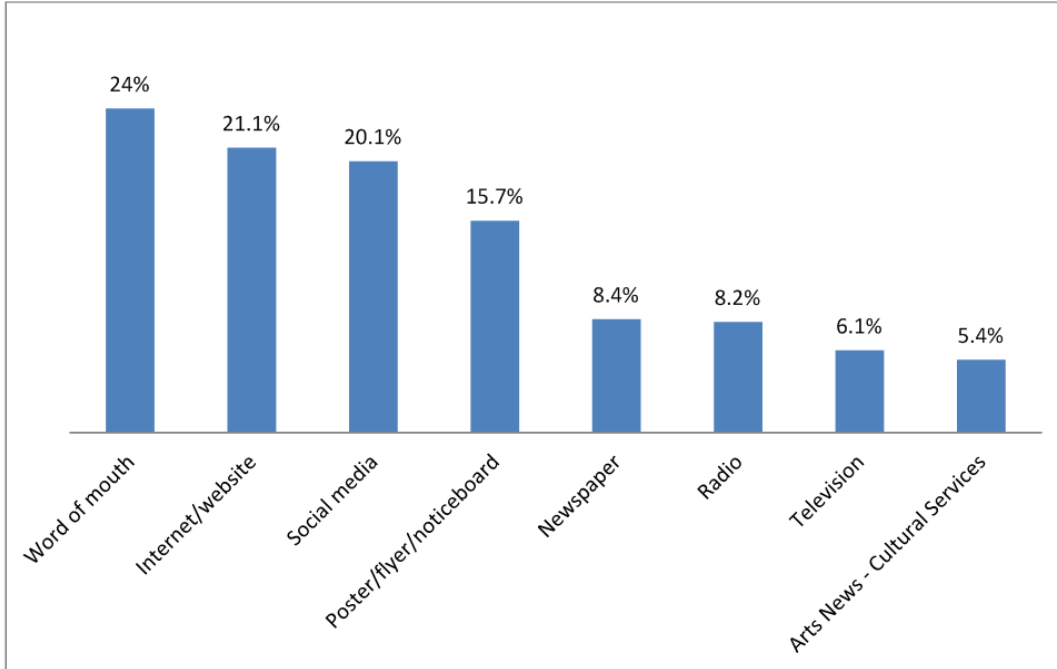


Graph 7 - Why do you participate in cultural activities? (n= 377)

The data presented in Graph 7 shows that entertainment, happiness and wellbeing and connection to community were the three most common reasons for participating in cultural activities.

Respondents were given the opportunity to select multiple options when answering this question. This could account for the small margin of percentage difference between the options deemed most and least common.

**Question 6 - How do you usually find out/get information about cultural activities and events?**



Graph 8 - How do you usually find out/get information about cultural activities and events? (n=377)

As shown in Graph 8, word of mouth, the Internet/websites, social media and posters/flyers are the most common platforms/sources where respondents receive information about cultural activities.

Respondents were given the opportunity to provide information on what websites/social media sites they used to find information

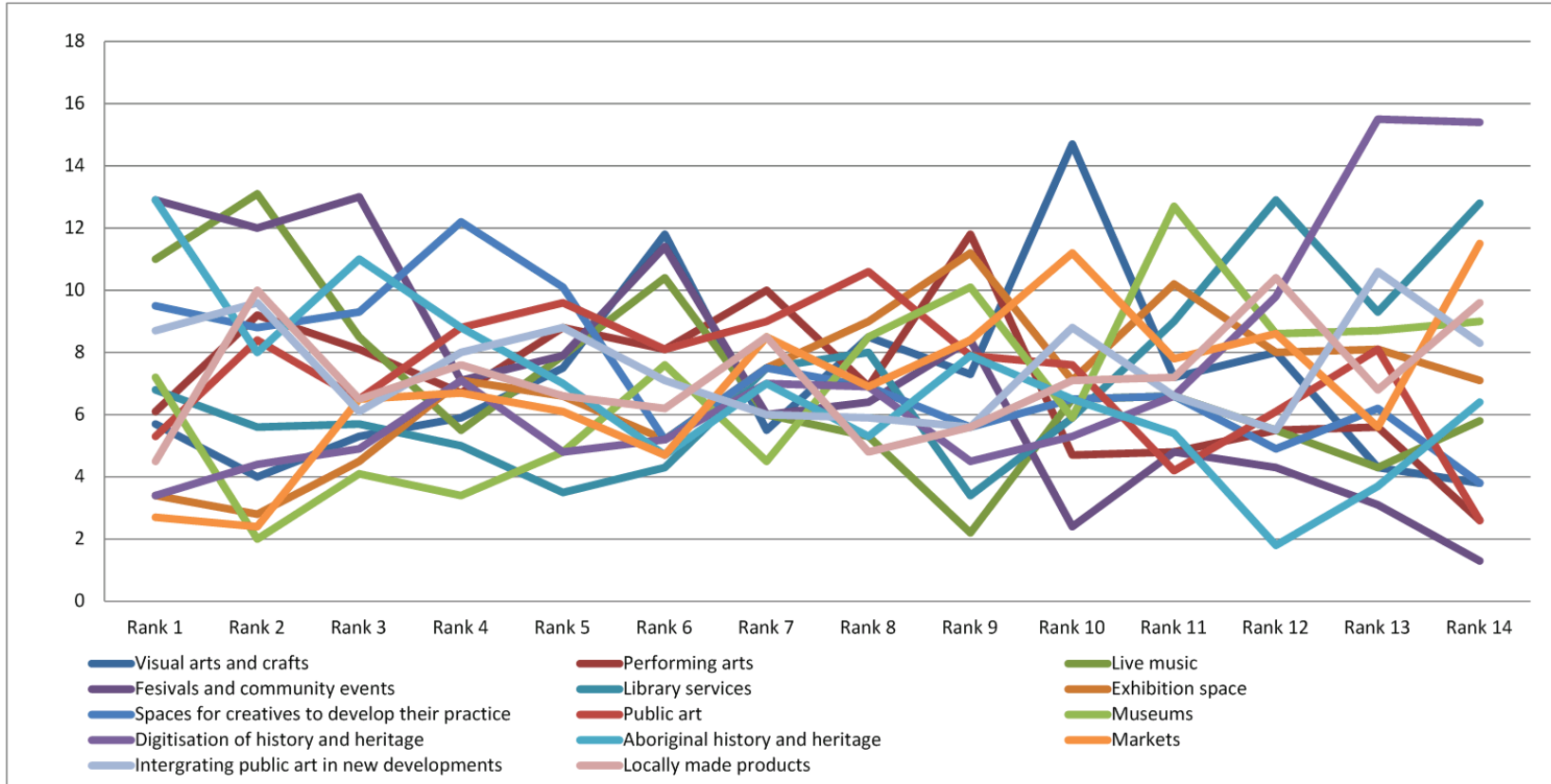
Internet/websites

- Arts organisations – CON, WAG, IPAC, Project Contemporary Artspace, SCWC
- Wollongong City Council website
- Destination Wollongong
- What's on Wollongong
- Illawarra Mercury.

Social media

- Facebook
- Instagram

Question 7 - What aspects of local Arts, heritage and culture do you think need more attention and why?



Graph 9 - What aspects of local arts, heritage and culture do you think need more attention and why? (n=377)

Question 7 asked respondents to rank a list of 14 aspects of local Arts, heritage and culture in order of which aspects they think should receive more attention in the future (1 = most important to 14 = least important).

As shown in Graph 9, the top five aspects that received a rank of 1 (most important) were:

- 12.9% Festivals and community events
- 12.9% Aboriginal heritage and history
- 11% Live music
- 9.5% Spaces for creatives to develop their practice
- 8.7% Integrating public art into new developments.

Other aspects that did not receive a rank of 1 but appeared in rank 2 and 3 include:

- 10% Locally made products
- 9.2% Performing arts.

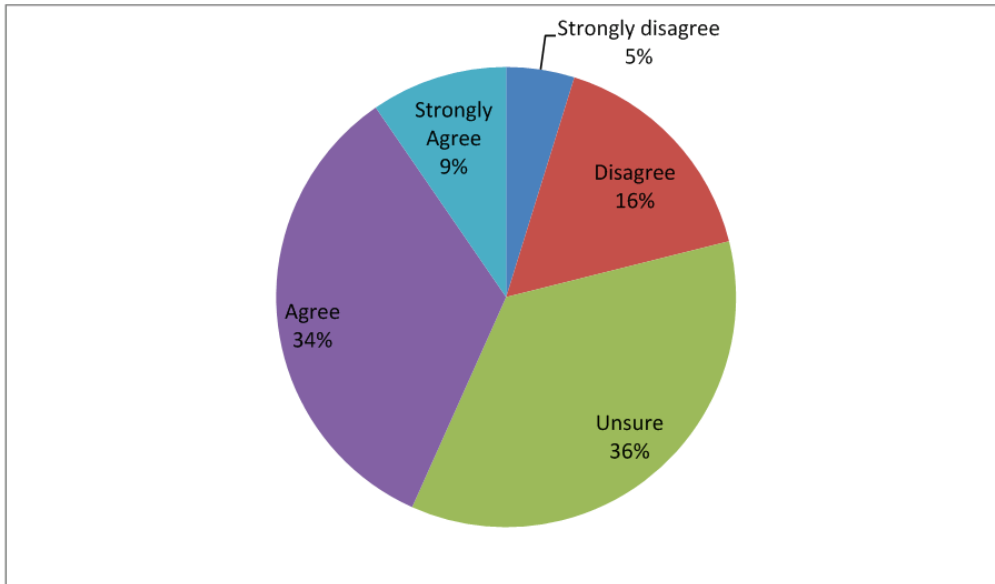
Question 8 - What makes Wollongong unique and is a 'point of pride' for you?

This question presented respondents with a free text section in which to write their comments. The following themes emerged from the comments:

- Coastal town located between the beach and the mountains
- Proximity to Sydney
- Passionate and active creative community
- Great cultural institutions
- Cultural diversity
- Rich history and heritage including Aboriginal history and heritage.

Question 9 – Do you agree with the following statement?

“The identity of my community is reflected in my suburbs places and spaces”



Graph 10 - “The identity of my community is reflected in my suburbs places and spaces” (n=377)

As shown in Graph 10, 43% of survey respondents agree/strongly agree with the statement “The identity of my community is reflected in my suburbs places and spaces”. 21% of respondents disagree/strongly disagree with this statement and 36% were unsure; those who disagree/strongly disagree were asked to provide the opportunity to explain why. The only theme that emerged from the comments was that respondents felt as though the new developments being built in the city are unappealing, they would like to see unique architecture and/or public art integrated into future developments.

Some respondents commented that they found the question confusing, this could account for the high rate of ‘unsure’ responses.

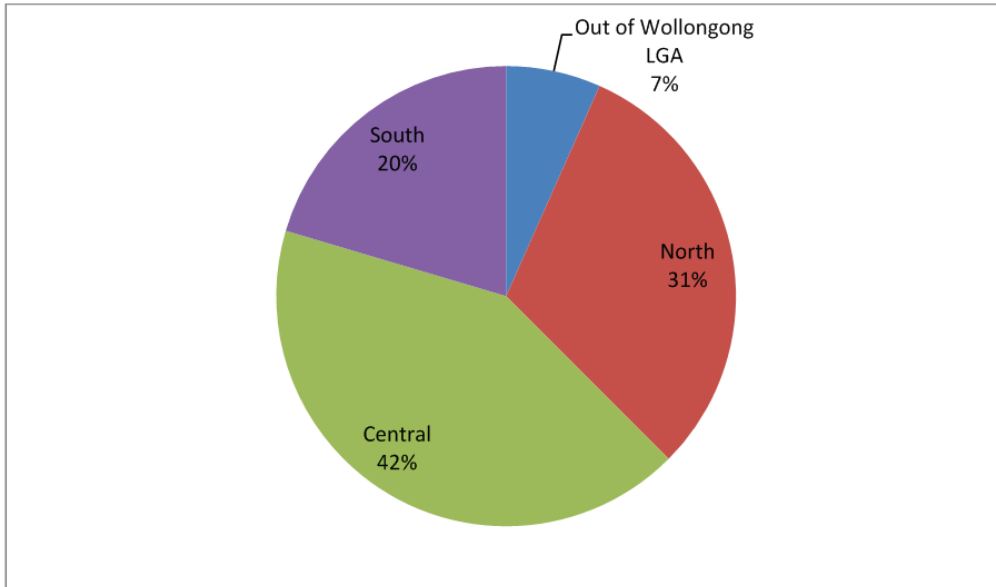
Question 10 – What are your three ideas for a more creative Wollongong?

Respondents were presented with a free text section, where they were asked to record three creative ideas for Wollongong. The following themes emerged from the comments:

- More permanent and temporary public art
- More community events and festivals
- More creative spaces including spaces for creatives to develop their work, small galleries
- Improving promotion of cultural events and activities
- More live music.

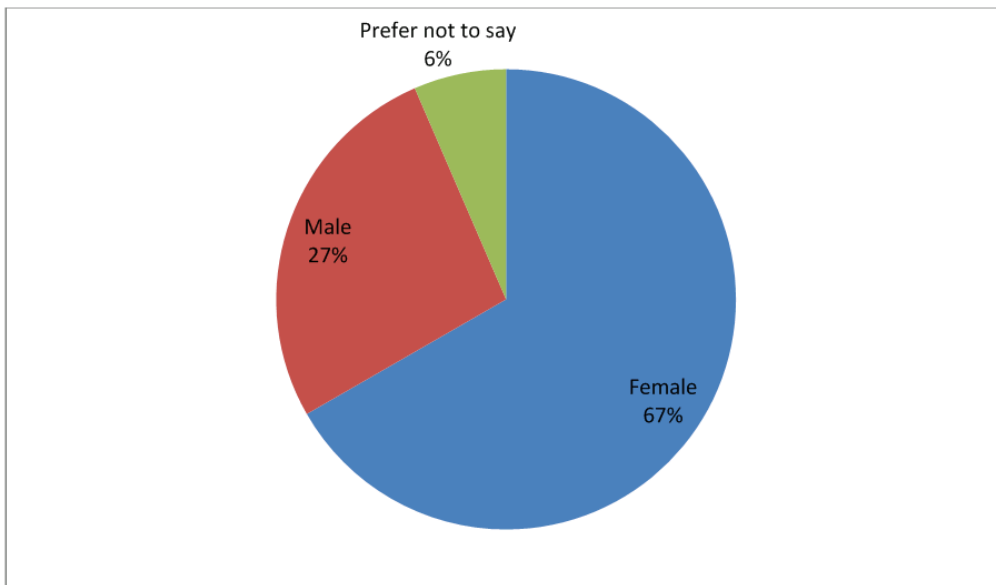
## Demographics

In which suburb do you live?



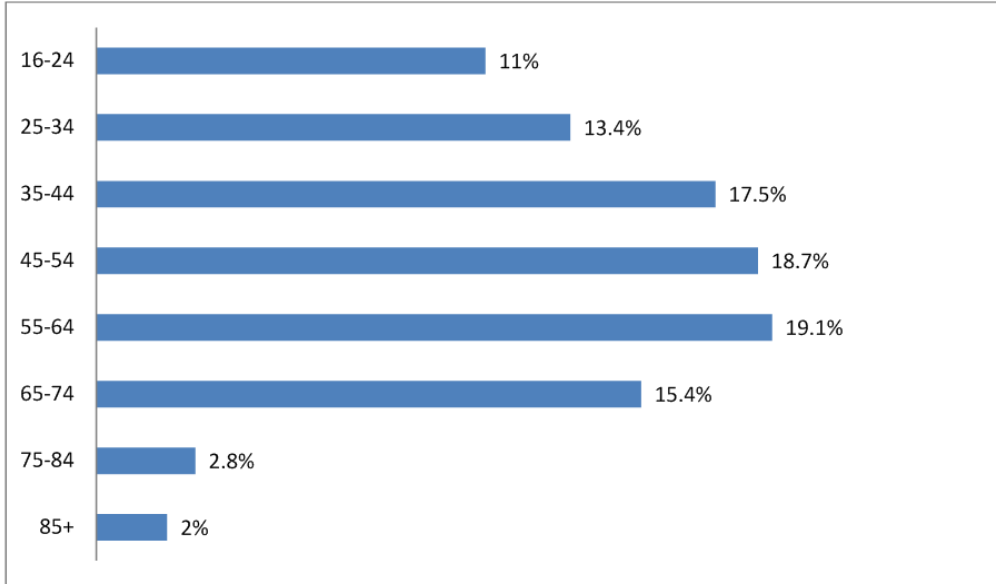
Graph 11 - In which suburb do you live? n=377

What is your gender?



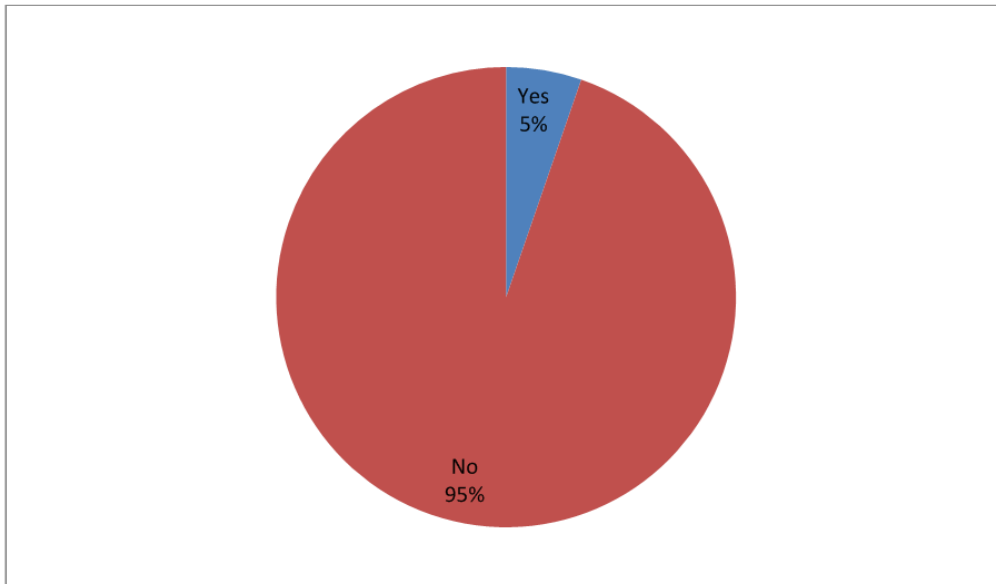
Graph 12 - What is your gender? N=377

Which age group do you currently fall into?



Graph 13 – Age grouping (n=377)

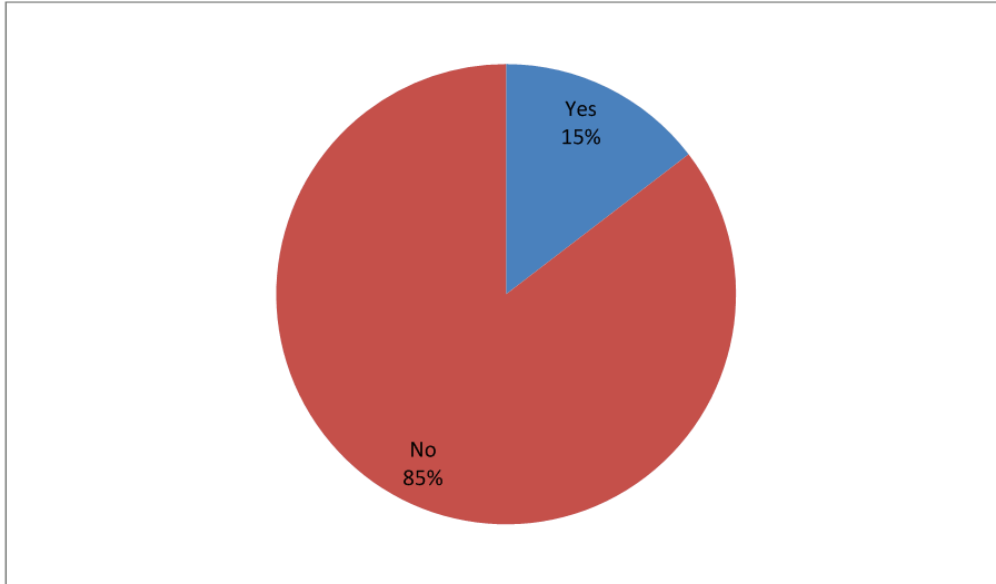
Do you identify as Aboriginal, Torres Strait Islander, or both Aboriginal and Torres Strait Islander?



Graph 14 - Do you identify as Aboriginal, Torres Strait Islander, or both Aboriginal and Torres Strait Islander? (n=377)



Do you speak a language other than English at home?

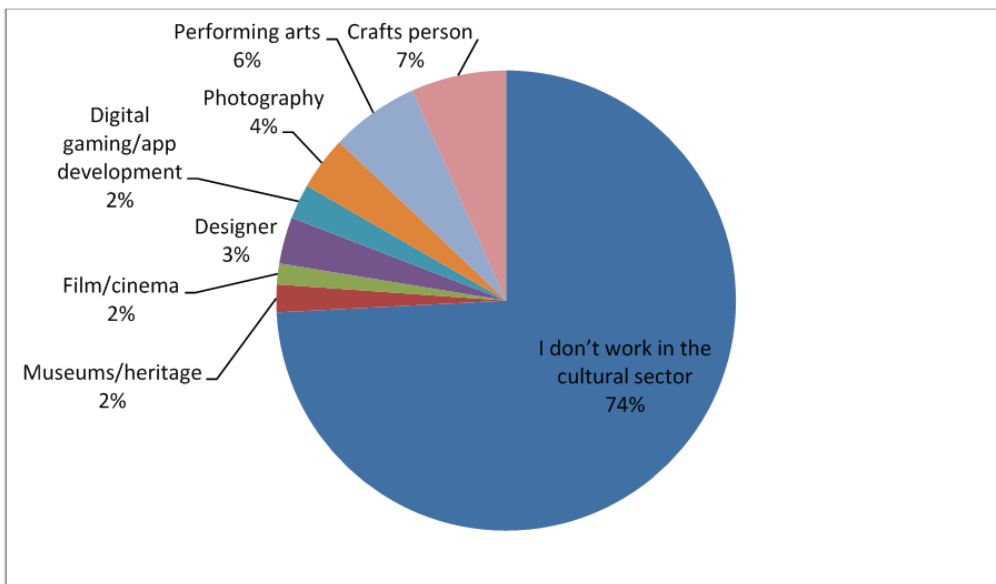


Graph 15 – Language spoken at home

Languages included:

Afrikaans, Arabic, Auslan, Cantonese, Chinese, Dutch, Farsi, Finnish, French, German, Greek, Indonesian, Italian, Japanese, Latvian, Macedonian, Norwegian, Polish, Portuguese, Russian, Spanish, Vietnamese.

Do you earn income as an artist, crafts person or other cultural sector worker?



Graph 16 - Do you earn income as an artist, crafts person or other cultural sector worker? (n=377)

## **Workshops**

130 people participated across eight workshops. Below is a summary of the major opportunities and challenges discussed at each workshop:

### 2 May Spiegeltent, Wollongong

- More support and opportunities for artists at all stages of their careers
- Increased and improved promotion of creative and cultural events and activities
- More creative spaces, that are multidisciplinary and enable cross pollination
- More things happening between the hours of 5-7pm
- Improved public transport that operates between the east and the west of the LGA.

### 10 May Lower Town Hall, Wollongong – Literary Artists

- A creative space for literary artists that is located in the City Centre
- Creative spaces that are visible to the public, that encourage community interaction and enable cross pollination and provide space to hold meetings
- A central platform for creatives to promote their events
- Professional and skill development opportunities for emerging artists
- More activations happening in the evening and improved wayfinding.

### 11 May Wollongong Art Gallery, Wollongong – Content Creators

- More skills development opportunities for emerging artists
- Creative spaces that provide office space, wet space and meeting rooms
- Development of an online platform that includes artist profiles and enables the sharing of information
- Wollongong to be branded as a creative city, a city that produces and nurtures creatives.

### 15 May Timber Mill Studios, Bulli

- The celebration and sharing of local Aboriginal culture and history
- Opportunities for creatives to collaborate on projects
- Introduction of electronic signage and poster boards to support the promotion of cultural and creative events and activities
- Greater support for artist run and managed spaces
- A curated approach to programming evening activations.

### 22 May Servo Food Truck Bar, Port Kembla

- Improved public transport to enable participation in cultural and creative events and activities
- More public art in the suburbs including creative design features for chairs, fences etc
- More opportunities for young people to participate in cultural and creative events and activities
- Using a diverse range of platforms to promote events and activities, including, social media, poster boards and the Internet
- Sound and art installation at night time
- Community facilities that are multipurpose and free for community use.

#### 28 May Lower Town Hall, Wollongong

- Improved promotion of cultural and creative events and activities
- Increase the number of small niche events happening across the city
- Creative spaces that support the delivery of workshops and events
- Activation of underutilised space across the city
- Light and sound installations and activations in the evening.

#### 5 July Wollongong Art Gallery, Wollongong

- Increase the number of subsidised studio space across the LGA
- Preservation of heritage and the sharing of local history
- Improved promotion of cultural and creative events and activities
- More opportunities for creatives to network
- For cultural and creative events and activities to be less city centric, more activations happening in the suburbs.

#### 10 July Lower Town Hall, Wollongong – Live Music

- Streamline approval processes to support the delivery of smaller scale events and live music performances
- A consistent approach to planning and approvals that bring hours of operation in line with liquor licences
- Introduction of electronic advertising boards to promote events and activities
- 'how to' guides that provide information on what needs to be done to make an event compliant to Council requirements.

#### Creative Wollongong Postcards

A total of 90 postcards were completed across five events. The recurring themes are:

- More events and festivals for young people that incorporate music and art
- More opportunities to involve young people in the development of public art
- Opportunities for young people to learn creative skills
- More exciting thing happening in the suburbs.

#### Meetings with local Aboriginal Community

Two meetings were held with local Aboriginal community groups/organisations. The key themes that emerged from discussions include:

- Working in partnership with local Aboriginal communities to develop art trails and immersive cultural experiences.
- Improving communication and engaging with local Aboriginal communities in a way that is culturally sensitive to their cultural protocols
- Working with local Aboriginal communities to negotiate methods of co-management of local sites of significance
- Incorporating local Aboriginal language into signage across the city and Council documents.

#### Internal Workshops

Draft actions and strategies were presented to 44 Council officers from various areas of Council and further workshoped. Few changes were made to existing actions and a small number of new actions were developed.

Following the workshop, a number of one on one meetings were held with relevant officers to further refine the draft actions.

Visioning Creative Wollongong Workshop

Participants of phase one of the community engagement were invited to the visioning workshop and asked to provide feedback on the draft focus areas and actions, with a total of 22 people attending. This workshop provided the opportunity to check in to ensure the draft actions accurately captured and reflected the community’s vision for the Plan. Community feedback was positive with minor tweaks being made to the draft actions.

UNITY Project – Viva la Gong

A total of 106 people participated in this interactive engagement activity. Results of the creative Wollongong indicators are as follows:

Frequency	Indicator
30	Wollongong is a creative and vibrant city
38	The Arts are important to community life
22	History and heritage are important to community life
7	There are enough opportunities for me to participate in cultural/creative activities in Wollongong
33	Cultural diversity is valued and celebrated in Wollongong
27	Creativity is valued and celebrated in Wollongong
17	I work in the heritage, creative and performing arts sector
3	I volunteer in the heritage, creative and performing arts sector
29	I buy locally made products
26	I think it’s hard to find information about events and cultural and creative activities
21	I would like to see more creative and cultural events happening in the suburbs
34	I would like to learn more about local Aboriginal heritage, culture and important places
25	I would like to see public art incorporated in the design of new developments
23	I would like to see more cultural and creative events happening in the evening
31	I would like to see more creative spaces and artist studios
34	I think there should be more spaces for artists to showcase their work and perform

This activity was popular with families and young people. There is a possibility that the data is slightly skewed as some children took part without carefully reading the signs.

Participants were given the opportunity to provide further detail on the indicators they selected by leaving a comment on the accompanying chalkboards. These chalkboards did not attract a lot of comments, due to the interactive nature of UNITY.

## **Appendix 1**

### NSW Government Cultural Infrastructure Plan – Cultural Infrastructure Wollongong Profile

The Cultural Infrastructure Project Management Office (CIPMO) was established in 2017, with the aim of providing a coordinated approach to Cultural Infrastructure Planning across New South Wales.

During 2018 CIPMO has been undertaking the process of developing a *Cultural Infrastructure Action Plan*. The vision for this plan is that it will:

- Provide a strategic, long-term approach to investment in cultural infrastructure that meets community needs and expectations
- Support the development of distinct cultural precincts and infrastructure that support creativity, participation and employment in metropolitan and regional NSW.

The Plan is yet to be published, however, preliminary data and findings of the engagement has been shared with Council. Below is a map which plots cultural infrastructure in the Wollongong LGA. The foundation of the data for this map was provided by CIPMO which was then built on by Council. This map is not inclusive of all cultural infrastructure in the Wollongong LGA.



## Appendix 2

### Wollongong Cultural Plan Survey

Council is developing a new Cultural Plan for Wollongong. This Plan will guide us in supporting the Arts, heritage and culture in our city.

The information gathered from this survey will help shape the future direction and priorities in creating a more vibrant city.

- Complete and return the survey in the attached reply paid envelope (no stamp is required); or
- Online at: [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au)

This survey will take approximately 10 minutes to complete.

**Survey closes 27 April 2018**

#### 1. Do you agree with the following statements?

***“Wollongong is a creative and vibrant city”***

Strongly disagree    Disagree    Unsure    Agree    Strongly agree

Tell us more: \_\_\_\_\_

---

***“The Arts, heritage and culture are important aspects of community life”***

Strongly disagree    Disagree    Unsure    Agree    Strongly agree

Tell us more: \_\_\_\_\_

---

***“There are enough opportunities for me to participate in the Arts and cultural activities in Wollongong”***

Strongly disagree    Disagree    Unsure    Agree    Strongly agree

Tell us more: \_\_\_\_\_

---

**2. During the last 12 months, which of the following cultural activities have you participated in / visited in the Wollongong Local Government Area?**

- |  |   |
|--|---|
| <input type="checkbox"/> Wollongong Art Gallery                  | <input type="checkbox"/> Museums                        |
| <input type="checkbox"/> Artist run initiatives e.g. galleries   | <input type="checkbox"/> Live music                     |
| <input type="checkbox"/> Illawarra Performing Arts Centre (IPAC) | <input type="checkbox"/> Film/cinema                    |
| <input type="checkbox"/> Wollongong Entertainment Centre         | <input type="checkbox"/> Markets                        |
| <input type="checkbox"/> Performing arts (theatre, dance, etc.)  | <input type="checkbox"/> Circus                         |
| <input type="checkbox"/> Aboriginal history/heritage programs    | <input type="checkbox"/> Festivals and community events |
| <input type="checkbox"/> Library programs (e.g. author talks)    | <input type="checkbox"/> Community arts/crafts programs |
| <input type="checkbox"/> Buying locally made products            | <input type="checkbox"/> None                           |
| <input type="checkbox"/> Other – Specify: _____                  |   |

Tell us more: \_\_\_\_\_

---

**3. Thinking about the cultural activities listed in question 2, are there any you haven't participated in / visited, but would have liked to?**

- No  
 Yes –

Specify: \_\_\_\_\_

---

**4. Do any of the following stop you from participating in the cultural activities available in your local community?**

- |   |   |
|---|---|
| <input type="checkbox"/> Cost / affordability   | <input type="checkbox"/> Short notice / don't have time         |
| <input type="checkbox"/> Lack of information    | <input type="checkbox"/> Age                                    |
| <input type="checkbox"/> Accessibility          | <input type="checkbox"/> Language or other cultural barriers    |
| <input type="checkbox"/> Lack of transport      | <input type="checkbox"/> Not enough cultural activities         |
| <input type="checkbox"/> Lack of parking        | <input type="checkbox"/> Activities available don't interest me |
| <input type="checkbox"/> Other – Specify: _____ |   |

Tell us more: \_\_\_\_\_

---



**5. Why do you participate in cultural activities?**

- |  |  |
|--|--|
| <input type="checkbox"/> Entertainment                                 | <input type="checkbox"/> Meet new people                 |
| <input type="checkbox"/> To feel connected to my community             | <input type="checkbox"/> Support the local economy       |
| <input type="checkbox"/> Happiness and wellbeing                       | <input type="checkbox"/> Support local artisans          |
| <input type="checkbox"/> Spend time with family / friends              | <input type="checkbox"/> Learning / educational purposes |
| <input type="checkbox"/> Celebrate my identity and cultural background |  |

Other –

Specify:

---

Tell us more:

---

**6. How do you usually find out / get information about these cultural activities?**

- |  |   |
|--|---|
| <input type="checkbox"/> Word of mouth                 | <input type="checkbox"/> Radio                        |
| <input type="checkbox"/> Newspaper                     | <input type="checkbox"/> Poster / flyer / noticeboard |
| <input type="checkbox"/> Arts News – Cultural Services | <input type="checkbox"/> Television                   |
| <input type="checkbox"/> Internet/website –            |   |

Specify

---

Social media –  
Specify

---

Other –

Specify:

---

Tell us more:

---

**7. What aspect of local Arts, heritage and culture do you think need more attention and why? Please rank the options below from 1 to 14 (1 = most important)**

- |                                    |  |
|------------------------------------|--|
| ___ Visual arts and crafts         | ___ Public art                                 |
| ___ Performing arts                | ___ Museums                                    |
| ___ Live music                     | ___ Digitisation of heritage and history       |
| ___ Festivals and community events | ___ Aboriginal heritage and history            |
| ___ Library services               | ___ Markets                                    |
| ___ Exhibition space               | ___ Integrating public art in new developments |

\_\_\_ Spaces for creatives to develop their practice      \_\_\_ Locally made products

Other –

Specify:

Tell us more:

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**8. What makes Wollongong unique and is a ‘point of pride’ for you?**

Point of pride – a distinguishing feature/characteristic, it could be something you would like Wollongong to be known for.

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**9. Do you agree with the following statement?**

**“The identity of my community is reflected in my suburbs places and spaces”**

Strongly disagree     Disagree     Unsure     Agree     Strongly agree

Tell us more:

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---

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**10. What would be your 3 ideas for a more creative Wollongong?**

1

---

---

---

---

---

2 

---

---

---

3 

---

---

---

**ABOUT YOU**

**In which suburb do you live?** \_\_\_\_\_

**What is your gender?**

- Female                       Male  
 Other                          Don't wish to nominate

**Which age group do you currently fall into?**

- 16-24                       25-34                       35-44  
 45-54                       55-64                       65-74  
 75-84                       85 and over

**Do you identify as Aboriginal, Torres Strait Islander, or both Aboriginal and Torres Strait Islander?**

- Yes                       No

**Do you speak a language other than English at home?**

- No                       Yes - which language: \_\_\_\_\_

**Do you earn income as an artist, crafts person or other cultural sector worker?  
Please indicate in which area.**

- I don't work in the cultural sector                       Museums and / or heritage

- |   |   |
|---|---|
| <input type="checkbox"/> Visual artist                            | <input type="checkbox"/> Writing / literary works         |
| <input type="checkbox"/> Craftsperson                             | <input type="checkbox"/> Film / cinema                    |
| <input type="checkbox"/> Designer (graphic, interior, fashion)    | <input type="checkbox"/> Digital gaming / app development |
| <input type="checkbox"/> Performing arts (theatre, dance, comedy) | <input type="checkbox"/> Photography                      |

Other –

Specify: \_\_\_\_\_

**Any further comments?**

*We appreciate the time you have spent answering our questions. Our research is carried out in compliance with the Privacy and Personal Information Protection Act 1998. Your anonymous responses will assist Council in developing the next Cultural Plan for our city.*

## Appendix 3

### Illawarra Mercury Story

# Wollongong council plans new direction for city's art and culture



Kate McIlwain

Local News



Wollongong residents are being asked to put forward their ideas to make the city a more creative place, as the council prepares to develop a new cultural vision for the next few years.

In a survey now open through the council's website, residents are being asked to list the different activities they have been involved in over the past 12 months.

They will also be quizzed on the barriers to their participation, whether they consider Wollongong a "creative and vibrant city" and to pick out a particular "point of pride" they would like the city to be known for.

The council is also seeking feedback on the areas which should receive more attention and for a number of general ideas which could be rolled out in the coming years.

The council will use the information gathered by the survey to develop a cultural plan for the city, which covers visual arts, performing arts, live music, festivals, library services, public art, museums and heritage.

The survey comes just weeks after Wollongong's music scene was hailed as a shining example. Earlier this month, Newcastle council adopted a slew of live music revitalisation measures based on policies put in place in Wollongong five years ago.

The survey will be open until April 27.

#### View More Local Businesses

##### Joseph Chayna

20 years + experience, interior and exterior painting.

☎ 0407... [Show Number](#)



##### Dapto Dentist

At Dapto Dentists we are committed to you and your family.

☎ 0242... [Show Number](#)



##### Having Trouble Hearing?

David J Keck - Professional Audiologist in Wollongong

[Find out More](#)



##### You Need a Plumber?

Little guys looking after the locals!

☎ 0457... [Show Number](#)



##### Essential Employment

Employment & training services for people with barriers

☎ 1800... [Show Number](#)



##### Bathroom Renovations

Bathroom warehouse...

[Find out More](#)



[ADD](#) Your Business Listing  
[SIGN UP](#) ▶

## LOCAL NEWS

- 1 Subdivision plans for 270 new homes at West Dapto
- 2 Dapto mum's dirty discovery enough to make you sick

## ITEM 5 POLICY REVIEW: INVESTMENT COUNCIL POLICY

Council's Investment Policy currently requires a review every three years. The Policy has been reviewed in conjunction with Council's investment advisors, Laminar Group Pty Ltd, to ensure it currently reflects the investment requirements from a legislative and risk management perspective. A primary consideration throughout the development of the Policy has been whether Ethical, Social and Governance principles could be successfully integrated into Council's Investment Policy.

### RECOMMENDATION

Council adopt the revised Investment Council Policy.

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

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

### ATTACHMENTS

- 1 Draft Investment Council Policy

### BACKGROUND

Council's Investment Policy has been formulated to meet current legislative requirements and provide a risk management framework. The principal objective of this Policy is the preservation of capital. The Investment Policy provides a risk framework of investment credit quality, institutional diversification and maturity constraints that Council's portfolio can be exposed to.

#### **Risk Management Framework**

The risk management framework in Council's Investment Policy remains consistent with the Ministerial Investment Order and legislative requirements. Council's external investment advisor, Laminar, has reviewed the Investment Policy and advise that the limits remain appropriate based on the market in which Council operates and the prevailing market conditions. Laminar has suggested a footnote to the credit risk framework in the Policy to allow for conservative position of 100% of the portfolio to be invested in Australian major banks if required. This will enable Council to divest from the higher risk in smaller banks, which may be appropriate in certain market conditions.

#### **Responsible Investment**

Through Council's strategic planning process, submissions were received regarding ethical investment. A petition provided by the Wilderness Society made the following requests in relation to Council's investments:

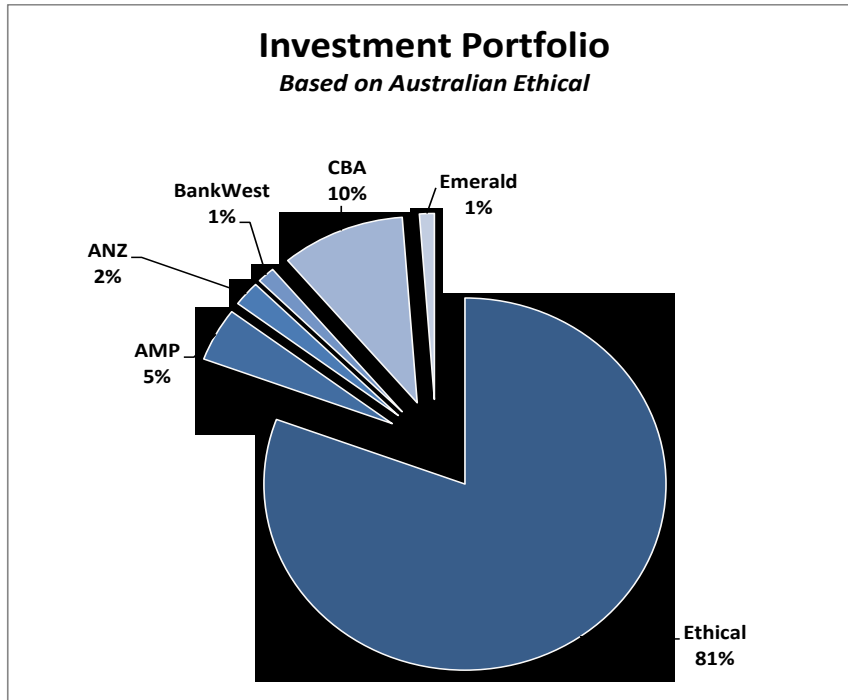
- 1 Immediately freezing any new investments in fossil fuels.
- 2 Divesting from companies who invest in fossil fuel industries and their subsidiaries within five years.

Responsible investment, as discussed in this report, aims to incorporate environmental, social, ethical and governance factors into investment decisions, although the terms are used interchangeably throughout the report. The United Nations has developed the Principles for Responsible Investment, a set of voluntary and aspirational principles to encourage socially responsible investing in practice.

The graphs below evaluate Council's investment portfolio (at a point in time) as either 'responsible' or 'not responsible' based on two differing external socially responsible institutions.

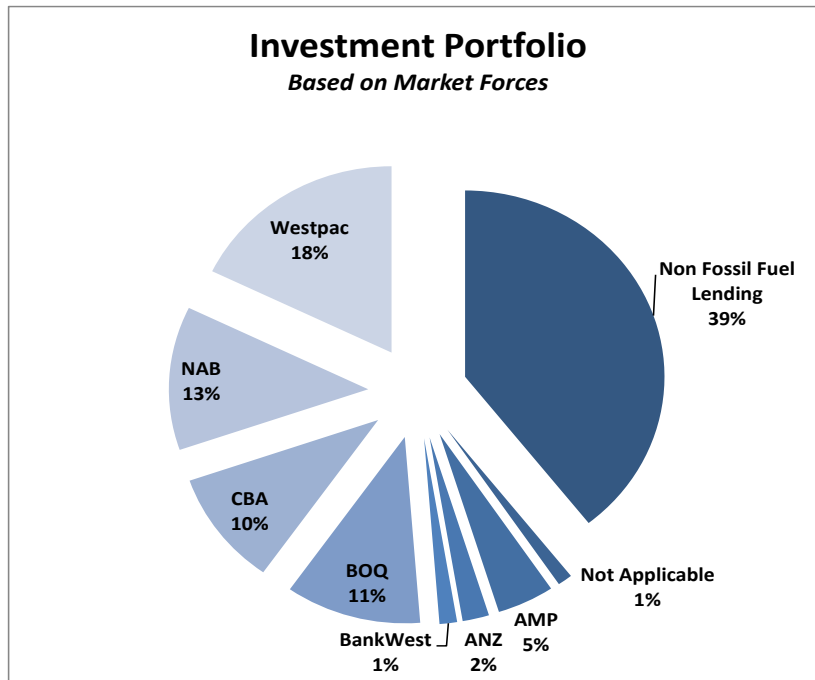
### Graph 1: Investment Portfolio based on Australian Ethical's investment Criteria

Australian Ethical is a signatory of the UN Principles of Responsible Investment who aim to seek out positive investments that support people, quality and sustainability and avoid investments that harm people, animals, society and the environment. Based on their responsible investment criteria, 81% of Council's investment portfolio would be considered a responsible investment. It should be noted that two of the major Australian banks are not included within their assessment of Responsible Investment criteria.



### Graph 2: Investment Portfolio based on Market Forces' investment criteria

Alternatively, Market Forces is an institution which aims to expose institutions that are financing environmentally destructive projects. They disclose data on which institutions are supporting the fossil fuel industry either directly or through lending. Based on the responsible investment criteria of Market Forces, 39% of Council's investment portfolio is considered to be responsible. It should be noted that under this assessment none of the four major Australian banks meet the responsible investment criteria of Market Forces.



The two graphs show that depending on the source, different results are achieved for determining the responsible investment component of the investment portfolio. It should be noted that these graphs reflect the investment portfolio at a particular point in time and the maturity of investments would impact the results provided.

### Implications

Unlike most investing organisations and individuals, Council is very restricted in what it can invest in. The merits of Responsible Investment that will be sustainable can be easily understood and considered when investing in a broad portfolio, especially where it is long term. The Ministerial Investment Order limits Council to the following cash investments:

- Direct term deposits with banks.
- Bank bills with Australian Deposit Taking Institutions (ADI's).
- TCorp and Government Bonds.

Council's investments are not only limited to specific products but also limited to shorter time spans. This restricts Council's options to adopt an investment portfolio assessed as fully responsible.

If Council were to, for example, exclude the four major banks from its investment portfolio (as required by some responsible assessments) it would not be able to achieve the mix of credit worthiness and diversification of investment that is required otherwise by the Investment Policy.

For Council to fully achieve the requests of the Wilderness Society petition, it would need to consider the implications on the risk management framework. Ultimately, these actions could put at risk the principal objective of the Investment Policy to preserve capital.

While Council is generally restricted to shorter term investments, it does have an avenue to invest in longer term growth products through TCorp. Council has been involved in discussions with TCorp in relation to their ability to provide more socially responsible investment options. This has been supported by their Investment Stewardship Policy which references the integration of environmental, social and governance factors into the investment process. TCorp has begun implementing this concept through a Sustainable Bond Programme that does not appear to be beneficial to Council. TCorp has expressed a suggestion about possibly delivering a TCorp Fund, in line with Responsible Investment principles in the future. Council will continue to discuss this option with TCorp.



## PROPOSAL

It is considered that Council should include Responsible Investment principles in its Investment Policy. It is proposed that the Investment Policy be updated to include Responsible Investment criteria as per the below:

Responsible Investment aims to incorporate environmental, social and governance factors into investment decisions; Council's preference is to enter into Responsible Investments where:

- The investment is compliant with legislative requirements and the risk management framework within this Policy.
- The rate of return is at least equal to comparable investments on offer to Council at the time of investment.

The Socially Responsible Investment status may be in respect of the individual investment, the issuer of the investment, or both, and should be endorsed by an accredited socially responsible industry body or institution.

This has been included as Part 7 of the Policy Statement attached.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We are a connected and engaged community".

It specifically delivers on core business activities as detailed in the Financial Services Delivery Program and Operational Plan 2018-2021.

## RISK ASSESSMENT

The risk management framework within the Investment Policy remains appropriate based on the market in which Council operates and the prevailing market conditions.

## CONCLUSION

The Investment Policy has been reviewed in line with the Ministerial order and legislative requirements with no variations proposed based on this review. The Investment Policy has been adjusted for the inclusion of responsible investment criteria.



ADOPTED BY COUNCIL: [TO BE COMPLETED BY CORP SUPPORT]

## BACKGROUND

Council's investment portfolio is managed by the Financial Services unit within the Finance Division. The portfolio requires daily management to ensure payroll and creditors' obligations are met and surplus funds are invested appropriately. Strategic management of the portfolio is required to ensure the timing of maturities corresponds with future obligations. Investment data is collated and verified to ensure monthly reporting requirements are met and internal controls are developed to support the investment function. The Investment Policy and Procedures document is designed to provide the internal controls required to achieve these outcomes whilst ensuring investments are made with regard to the prevailing Ministerial Investment Order and the Investment Guidelines.

## OBJECTIVE

This Policy provides a framework for investing Council's funds at the most favourable return available at the time. Consideration is to be given to:

- The authority to invest;
- The preservation of capital;
- Liquidity;
- The risks involved in investments; and
- The return of the investment.

The authority to invest is given by the Local Government Act, Local Government Regulation, Ministerial Order and Council delegations.

Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

Investments obtained are to comply with a risk management framework represented by three key criteria:

- 1 Credit Risk: limit overall credit exposure of the portfolio.
- 2 Institutional Diversification: limit exposure to individual institutions.
- 3 Maturity Risk: manage liquidity and exposure to interest rate risk over a period of time.

Investments should be made while ensuring there is sufficient liquidity to meet all reasonably anticipated cash flow requirements as and when they fall due, without incurring the risk of significant costs of an unanticipated requirement to sell an investment.

The investment portfolio is generally expected to achieve a market average rate of return in line with the Council's risk tolerance.

## INVESTMENT

## COUNCIL POLICY

### POLICY STATEMENT

#### 1 LEGISLATIVE REQUIREMENTS

All investments are to comply with the following:

- Local Government Act 1993 Section 625 and 412;
- Prevailing Ministerial Investment Order;
- Local Government (General) Regulation 2005 – Clause 212;
- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A (2), 14C (1) & (2);
- Local Government Code of Accounting Practice and Financial Reporting;
- Australian Accounting Standards;
- Investment Policy Guidelines 2010; and
- Office of Local Government Circulars.

#### 2 DELEGATION OF AUTHORITY

Authority for the implementation of the Investment Policy is delegated by Council to the General Manager in accordance with the Local Government Act 1993.

The General Manager may in turn sub delegate the day-to-day management of Council's investment portfolio to the Responsible Accounting Officer or other officers through Council's delegated authority process.

Council officers will have the appropriate level of skills and knowledge to undertake the investment functions of Council and not engage in activities that conflict with the proper implementation and management of Council's investments.

#### 3 PRUDENT PERSON STANDARD

The investment portfolio will be managed with the care, diligence and skill that a prudent person would exercise. As trustees of public monies, officers are to manage Council's investment portfolios to safeguard the portfolio in accordance with the spirit of this Investment Policy.

Investments that are placed within this policy framework will be considered to be compliant with the prudent person standard.

#### 4 ETHICS AND CONFLICTS OF INTEREST

Officers shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. Disclosure of any conflict of interest should be made in accordance with the Code of Conduct.

Where appointed, independent investment consultants are also required to declare that they have no actual or perceived conflicts of interest.

#### 5 APPROVED INVESTMENTS

Investments are limited to those allowed by the prevailing Ministerial Investment Order provided in the Appendix to this policy, along with other prescriptive requirements within this policy.

#### 6 RISK MANAGEMENT FRAMEWORK

Council has developed a risk management framework to assist in managing those risks outlined in the policy objective. This is achieved within identified thresholds and parameters represented by three key criteria.

##### i) Credit Risk Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

INVESTMENT

COUNCIL POLICY

PORTFOLIO CREDIT LIMITS		
S&P Long-Term Credit Ratings*	S&P Short-Term *	Maximum %
AAA Category	A-1+	100%
AA Category	A-1	80%
A Category or below	A-2	60%
BBB Category	A-3	20%
Unrated Category	Unrated	10%
Specific Ministerial Approved Forms of Investment		
NSW Treasury Corporation Deposits and Hour Glass Facilities		100%

\* or Moody's / Fitch equivalents

<sup>1</sup> Australian major banks excepted with maximum exposure of 100% allowed

ii) Institutional Diversification Framework

Exposure to an individual institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

INDIVIDUAL INSTITUTION LIMITS		
S&P Long-Term Credit Ratings *	S&P Short-Term *	Maximum %
AAA Category	A-1+	40%
AA Category	A-1	25%
A Category	A-2	15%
BBB Category	A-3	10%
Unrated ADIs	Unrated	10%
NSW Treasury Corporation Deposits and Hour Glass Facilities		
11am; Term Deposits; Bonds		45%
Hour Glass Facilities (managed funds)		
Cash Facility		45%
Strategic Cash Facility		35%
Medium Term Growth Facility		20%
Long Term Growth Facility		10%

iii) Maturity Risk Framework

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limits		
	Minimum	Maximum
Portfolio % < 1 year	40%	100%
Cash available w/in 24 hrs	5%	100%
Portfolio % > 1 year	0%	60%
Portfolio % > 3 years	0%	50%
Portfolio % > 5 years	0%	25%
Individual Investment Maturity Limits		
Authorised Deposit Taking Institutions (ADIs)	5 years	
State & Commonwealth Govt deposits/investments	10 years	
NSW T Corp Hour Glass Growth Facilities	time horizon: 7+ years	

Liquidity management: A minimum of 5% of the total portfolio will be available as cash within 24 hours, under normal circumstances, to finance day-to-day requirements.

Notes to the Risk Framework Tables:

- Investments in unrated institutions are restricted to those with a minimum total Asset Size of \$1 billion (Table 2).
- The short-term credit rating limit will apply in the case of discrepancies between short- and long-term ratings (Table 1 and Table 2).

## INVESTMENT

## COUNCIL POLICY

- If any of the Council's investments are downgraded such that they no longer fall within the investment policy limits, a review will be undertaken in consultation with Council's investment advisors and a recommendation in writing made to the General Manager for approval as to whether the investment will be held until maturity or divested. The decision will be reported to Council in the next monthly report (Table 1 and Table 2).
- Percentage limits are based on Council's investment balance at the time of deposit (Tables 1, 2 and 3).

### 7 RESPONSIBLE INVESTMENT

Responsible Investment aims to incorporate environmental, social and governance factors into investment decisions, Council's preference is to enter into Responsible Investments where:

- The investment is compliant with legislative requirements and the risk management framework within this Policy; and
- The rate of return is at least equal to comparable investments on offer to Council at the time of investment.

The Socially Responsible Investment status may be in respect of the individual investment, the issuer of the investment or both and should be endorsed by an accredited socially responsible industry body or institution.

### 8 INVESTMENT STRATEGY

An Investment Strategy will run in conjunction with the investment policy. The investment strategy will be reviewed with an independent investment consultant twice a year. The Strategy will outline:

- Council's cash flow expectations;
- Optimal target allocation of investment types, credit rating exposure and term to maturity exposure; and
- Appropriateness of overall investment types for Council's portfolio.

The investment strategy will be prepared by the Accountant – Taxation and Finance and approved by the Executive Management Committee and referred to the Audit Risk & Improvement Committee.

### 9 INVESTMENT CONSULTANTS

Council's investment consultant must be approved by Council and licensed by the Australian Securities and Investment Commission. The consultant must be an independent person who has no actual or potential conflict of interest in relation to investment products and strategy being recommended, and is free to choose the most appropriate product within the terms and conditions of the Investment Policy.

The independent investment consultant is required to provide written confirmation that they do not have any actual or potential conflicts of interest in relation to the investments they are recommending or reviewing, including that they are not receiving any commissions or other benefits in relation to the investments being recommended or reviewed.

Council's investment consultant will be engaged in line with adopted tender guidelines and procedures.

### 10 MEASUREMENT

The investment return for the portfolio is to be regularly reviewed by an independent consultant by assessing the market value of the portfolio. The market value is to be assessed at least once a month to coincide with monthly reporting.

### 11 PERFORMANCE BENCHMARKS

The performance of the investment portfolio shall be measured against the industry standard Bloomberg 90 Day Bank Bill Index.

### 12 REPORTING AND REVIEWING OF INVESTMENTS

Documentary evidence must be held for each investment and details thereof maintained in an Investment Register. Council has a registered Austraclear participant proxy account, which enables Council to hold all its securities in its own name and own account. Council will receive a monthly holding statement of all securities held and is to be reconciled to the Investment Register each month. The documentary evidence must provide Council legal title to the investment.

## INVESTMENT

## COUNCIL POLICY

Certificates must be obtained from the financial institutions confirming the amounts of investments held on the Council's behalf as at 30 June each year and reconciled to the Investment Register.

All investments are to be appropriately recorded in Council's financial records and reconciled at least on a monthly basis.

A monthly report will be provided to Council. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and changes in market value.

This Investment Policy will be reviewed every three years or as required in the event of legislative changes. The Investment Policy may also be changed as a result of other amendments that are to the advantage of the Council and in the spirit of this policy. Any amendment to the Investment Policy must be by way of Council resolution.

## POLICY REVIEW AND VARIATION

- 1 Council is to have opportunity to review and adopt, at least once during its Term, each Council policy.
- 2 A resolution of Council is required to adopt any variations to this policy, with the exception of minor administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.

## STATEMENT OF PROCEDURES

### STAKEHOLDERS

NAME	RESPONSIBILITIES
General Manager	<ul style="list-style-type: none"> <li>• Implementation of the Investment Policy as delegated by Council in accordance with the Local Government Act 1993</li> <li>• Sub delegation of the day-to-day management of the portfolio to the Responsible Accounting Officer or other officers through the delegated approval process</li> </ul>
Director Corporate Services	<ul style="list-style-type: none"> <li>• Approval of Monthly Investment Report to Council</li> <li>• Approval of Half-Yearly Investment Strategy as a member of EMC</li> <li>• Informal review of Investment Selections</li> </ul>
Chief Financial Officer	<ul style="list-style-type: none"> <li>• Approval of Monthly Investment Report to Council as the Responsible Accounting Officer</li> <li>• Approval of Half-Yearly Investment Strategy to EMC and Audit Risk &amp; Improvement Committee</li> <li>• Informal Review of Investment Selections</li> </ul>
Financial Services Manager	<ul style="list-style-type: none"> <li>• Oversee the investment function</li> <li>• Approve investment journals to General Ledger</li> <li>• Review Monthly Investment Report and submit to Chief Financial Officer</li> <li>• Preparation of the Half-Yearly Investment Strategy</li> </ul>
Authorised Bank Signatories (two signatures required)	<ul style="list-style-type: none"> <li>• Authorise bank transfers from bank accounts</li> <li>• Authorise acquisition of investments</li> <li>• Authorise redemption of matured investments (when requested)</li> </ul>
Accountant – Taxation and Finance	<ul style="list-style-type: none"> <li>• Oversee daily monitoring of General Fund and At-Call Bank Accounts</li> <li>• Cash flow monitoring and reporting</li> <li>• Liaise with approved investment consultant regarding investment acquisitions, fair values of investments, monthly reports, strategic reports and general enquiries</li> <li>• Generate accrual and actual fair value and interest received investment journals</li> <li>• Produce Monthly Investment Report and submit to Financial Services Manager with working papers</li> <li>• File all investment documents in TRIM</li> </ul>

## INVESTMENT

## COUNCIL POLICY

Financial Services UDP	<ul style="list-style-type: none"> <li>• Daily monitoring of General Fund and At-Call Bank Accounts</li> <li>• Transfer of surplus funds between Wollongong Council bank accounts</li> <li>• Create investment journals to General Ledger</li> <li>• Update daily the Register of Investments</li> <li>• Compare Register of Investments to General Ledger and monthly investment consultant report</li> <li>• File Settlement Advice and Confirmation Advice in TRIM</li> </ul>
Project Accounting UDP	<ul style="list-style-type: none"> <li>• Perform end-of-Month reconciliation between General Ledger and Subsidiary Ledgers for interest received, fair value movements and Balance Sheet Adjustments</li> </ul>

Wollongong City Council holds the following bank accounts to hold funds received:

### General Fund Bank Account

General working account.

### At-Call Account

Cash Investment account – earns a higher interest rate than General Fund Bank Account. Surplus funds from the General Fund Bank Account are transferred to the At-Call Account.

Investments relating to other accounts held such as the Lord Mayor's Relief Fund and the Trust Account are managed separately in the spirit of this policy and prevailing legislation.

The following procedures are to be followed to ensure:

- there is sufficient liquidity to meet all anticipated cash-flow requirements as and when they fall due;
- probity in the investment of Council's surplus Funds;
- financial controls are adhered to; and
- appropriate accounting and reporting is maintained.

### Monitoring

A forecasting monitoring tool is used to identify the cash flow requirements a year ahead. Monthly actual and estimated Cash Receipts, Investment Maturities, Government Grants, Payroll, Operational Payments, Large Capital Payments are updated regularly to assist in liquidity requirements and used in estimating the amount of future investments and when they are to be made liquid.

A cash-monitoring tool is used to identify the daily bank balance and forecasting for the following day. It identifies the day's cash at hand and the estimated cash flow outputs for the day. Surplus funds are then invested in line with the investment policy.

### Selection of Investment

The Accountant – Taxation and Finance liaises with the approved investment consultant and Australian Authorised Deposit-taking Institutions (ADIs), to investigate available options before selecting the optimum investment ensuring compliance with the investment policy.

The Financial Services Manager is notified of the selected investment and provides email approval on all investment purchases (other than the At-Call Account).

### Authorisation/Settlement Process

The transfer of funds between Council's bank accounts and any direct investments in an ADI are to be authorised by two bank signatories. Investments into ADI's which hold an Austraclear account, can be settled using the Council's Austraclear account code, where written instructions are provided to the ADI and the investment consultant to settle the transaction on Council's behalf. Appropriate documentation is provided with each transfer to identify sufficient funds in the bank account to make the investment and the details of the acquisition of the new investment. These documents are filed in TRIM. The bank account details are verified by the authorising signatories using a Masterfile controlled by the Financial Services Manager.

### Register of Investments

A register of all investments is updated daily to reflect acquisition and maturity adjustments to the investment portfolio.

## INVESTMENT

## COUNCIL POLICY

The register includes the purchase date, maturity date, face value, investment type, term of investment, interest rate, interest receivable, investment institution and date of report.

### **Journal Posting to General Ledger**

An investment journal is to be posted to reflect the transfer of funds to and from bank accounts and investment types.

These journals are approved by Financial Services Manager.

### **Fair value of investment assets**

Investment assets other than bank accounts and term deposits require fair valuation to record the value of the investment each month for reporting purposes. This information is provided from the Approved Investment Consultant as per Investment Policy.

### **Reconciliation**

Reconciliation between the General Ledger and Subsidiary Ledgers occurs monthly.

Applicable reconciliations are interest received, fair value adjustments and Balance Sheet.

### **Monthly Investment Report**

The Investment Report including the Statement of Investments and commentary is prepared and submitted to the Financial Services Manager for review. The Chief Financial Officer approves the final version before the Monthly Council Meeting.



INVESTMENT

COUNCIL POLICY

SUMMARY SHEET	
Responsible Division	Finance
Date adopted by Council	[To be inserted by Corporate Governance]
Date of previous adoptions	19 October 2015, 14 March 2005 (EMC), 26 February 2007 (EMC), 21 June 2011, 13 August 2012
Date of next review	[List date - Not more than 4 years from adoption]
Legislative or other requirement for review <b>DELETE THIS WHOLE ROW IF NOT APPLICABLE</b>	
Prepared by	[To be inserted]
Authorised by	Chief Financial Officer

## ITEM 6 POLICY REVIEW: CCTV AND CODE OF PRACTICE

The CCTV Policy and Code of Practice contains standards to guide the operation of Council's Closed Circuit Television (CCTV) Program and is supplemented by Council's Standard Operating Procedures (SOPs) which provide instruction on the day to day operation of the CCTV systems specific to each Council site.

Council's CCTV Policy and Code of Practice was last updated and adopted on 17 July 2017. Due to operational changes the CCTV Policy and Code of Practice has been updated to reflect these changes.

### RECOMMENDATION

Council adopt the revised CCTV Policy and Code of Practice.

### REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy + Planning

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

### ATTACHMENTS

- 1 CCTV draft Working Policy and Code of Practice with edits

### BACKGROUND

Council's CCTV Policy and Code of Practice was last updated and adopted on 17 July 2017. Due to a number of operational changes to the planned use of CCTVs, and additional locations having CCTV installed, the Policy has been updated as follows. The Policy has also been updated to reflect a number of new or updated related Council and Management Policies.

#### 1 Introduction

- (1) The words "body worn video" cameras have been included in the eighth paragraph.
- (2) A paragraph has been added to the introduction in regards to Temporary CCTV cameras, which were not previously covered by the Policy and are planned to be used by Council to address immediate and emerging public safety issues.

"Temporary CCTV cameras differ from Council's other CCTV cameras only in that they can be rapidly deployed to and from locations in order to prevent and reduce crime and anti-social behaviour in public spaces. Temporary CCTV cameras are included in Council's CCTV Program and are covered by Council's CCTV Policy and Code of Practice."

- (3) The last paragraph describing exclusions and links to related Policies was edited to read -

"This Policy does not relate to fixed or mobile cameras including dash cams, and body worn video cameras that are primarily used for Council activities associated with enforcement by authorised officers of Council in their delegated tasks or for personal safety. Separate Council and Management Policies relate to this usage including the Council Tree and Vegetation Vandalism Policy and the Illegal Dumping Surveillance Management Policy. However, this Policy does include temporary cameras that are rapidly deployed for the purposes of crime prevention and community safety."

## 2 Location and Purpose

Two (2) new CCTV sites have been added to the CCTV Policy and Code of Practice:

(1) Mt Keira Summit Park- Toilets, Carpark, Telecommunication Tower and Kiosk

Purposes:

- Assist in reducing personal and property crime level by deterring potential offenders.
- Assist in reducing the public's fear of crime.
- Assist Police in determining the appropriate allocation of resources in situations where the Commission of crime is imminent or is in progress.
- Assist in the detection and prosecution of offenders.
- Help secure a safer environment and protect the community and property from crime.

(2) Tramway

Purposes: - Assist in reducing personal and property crime levels by deterring potential offenders.

- Assist Police in determining the appropriate allocation of resources in situations where the Commission of crime is imminent or is in progress.
- Assist in the detection and prosecution of offenders.
- Crowd Control - Public events.
- Asset protection.
- Assist in reducing the public fear of crime.
- Public liability controls.

The names of two sites were amended:

- (1) Wollongong Crematorium is now named Memorial Gardens  
(2) Heliport is now named A & V Compound.

## 3 Additions to Principal 4 - Public Information and Community Consultation

Amended Audit Committee name and added a new item to improve internal consultation with Council's ICT team:

- (d) Council's Audit Committee is known as Council's Audit Risk and Improvement Committee  
(e) Consult with the ICT (Information and Communications Technology) unit to ensure the proposal does not affect the ICT capacity to comply with the minimum 21 days storage.

Amended lettering for (f, g and h).

Added new items (i and j) to confirm consultation and communication requirements relating to installation of Temporary CCTV Cameras:

- (i) The proposed locations of temporary CCTV cameras with the Wollongong LGA are subject to consultation with NSW Police and after a community safety audit, including a risk assessment matrix, have been completed. Temporary camera sites for installations or removal will require approval by Council's Executive and be reported to Council's Audit Risk and Improvement Committee.

- (j) Removal of temporary CCTV cameras from any location will only be undertaken in consultation with NSW Police. The decision to remove or relocate a temporary CCTV camera will remain with Council's Executive.

**4 Added words to Principle 5 – Evaluation of the Program, amending point (c) and (d) to read –**

- (c) Chief Crime Manager, NSW Police Wollongong District and Illawarra District Area Command or his/her delegate.

Members of Council's Community Safety Reference Group and Audit Risk and Improvement Committees.

- (d) Assessment of its impact upon crime and community safety.

**5 Added words to Principle 8 - Retention of and Access to Recorded Material, amending point (k) to read -**

- (k) If in the rare circumstance that IT hardware fails and the current recorder images of up to 21 days are unattainable, all reasonable efforts to repair or replace equipment will be made. No back-ups or secondary copies are retained.

**6 Changed words to Amendment to the Code of Practice, points 3.1 and 3.2 –**

- 3.1 Removed the words Council's CCTV Camera Program Evaluation Committee and added the words Audit Risk and Improvement Committee

- 3.2 Removed the words Director of Corporate and Community Services and added the words Manager

**7 Changed the words under Complaints, point 5.3 –**

Delete Evaluation Committee and add Manager of Infrastructure Strategy and Planning.

**CCTV Program Evaluation**

The amended CCTV Policy and Code of Practice was previously tabled at the 3 September 2018 Council Meeting, however was deferred pending a Councillor Briefing on the results of the program evaluation.

This Councillor Briefing occurred on 5 November with the following key findings presented:

- During the 2017/18 reporting period, Council processed 246 GIPA requests, almost all from NSW Police, seeking access to CCTV footage, with an additional 64 viewing of footage at the Administration Building by security guards.
- The reasons cited for the access requests and viewing were for Crime Prevention, Crime Investigation and Analysis, Public Liability claims – Proof of evidence, Crowd Control at Public Events, Asset Protection, Maintain safe environment for the community, Assist Police with stolen items, Armed robbery and Threatening behaviour.
- The managers of all sites with CCTV stated that the cameras act as a deterrent to help reduce personal and property crime levels.
- A Perception of safety audit was undertaken in 2014 and 2017. In 2014, 55.30% felt safe in the mall and in 2017, 71% felt safe in the mall, an improvement of 15.70%. This improvement is, in part, attributed to the presence and use of CCTV cameras.

The evaluation report was provided to the Community Safety Reference Group for comments in November 2018 and will be reported to the Audit, Risk and Improvement Committee on 4 December 2018.

Staff training on the revised Policy will occur following Council adoption.

The CCTV Policy and Code of Practice is also subject to an internal audit every two years. The most recent Audit commenced in November 2018 with results reported to the Audit, Risk and Improvement Committee early in 2019.

## PROPOSAL

The revised Policy be endorsed by Council.

## CONSULTATION AND COMMUNICATION

The revised Policy has been reviewed and endorsed by Council’s Executive following consultation with all relevant Council Divisions responsible for sites with CCTV Cameras. Application of the revised Policy will include the update of all Site Specific Standard Operating Procedures and roll-out of an internal e-learning program to reflect the revisions to the Policy.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 Goal 5 “We are a Healthy Community in a Liveable City.” It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
5.4.2 Local crime continues to be prevented and levels of crime reduced	5.4.2.2 Deliver projects and programs to reduce crime in the Wollongong Local Government Area	Complete and finalise Safety Audits and relevant reports

## RISK ASSESSMENT

Regular review and update of the CCTV Policy addresses the potential risks associated with unclear lines of responsibility and oversight for the CCTV program and to ensure that Council continues to address relevant legislative requirements, including for Surveillance Devices in NSW.

## CONCLUSION

The CCTV Policy and Code of Practice contains standards to guide the operation of Council’s CCTV Program and is supplemented by Council’s Standard Operating Procedures (SOPs) which provide instruction on the day to day operation of the CCTV system specific to each CCTV site.

The CCTV Policy and Code of Practice has been updated to address operational changes and to include additional sites with new CCTV cameras.



ADOPTED BY COUNCIL: [TO BE COMPLETED BY CORP SUPPORT]

## BACKGROUND

Wollongong City Council (Council) considers it important to take efforts to reduce crime. It is recognised however, that crime will never entirely be prevented. Closed circuit television (CCTV) can bring benefits to the community and assist in identifying and reducing crime which can lead to enhanced public safety in particular locations or in a particular area.

Council's CCTV Program is one of several initiatives designed to facilitate greater community safety in reducing and preventing crime. It assists Council and the NSW Police to work together to help provide a safer environment, reduce crime levels by deterring potential offenders and aid in crime detection and apprehension of offenders.

## OBJECTIVE

The objective of the CCTV Program is to reduce personal and property crime, in association with a range of other crime prevention strategies. The Code of Practice contains standards to guide the operation of Council's CCTV Program and is supplemented by Council's Standard Operating Procedures (SOPs) which provide instructions on the day to day operation of the CCTV system.

## POLICY STATEMENT

The Code of Practice has been developed in consultation with the NSW Police. While there is no legislative requirement for Councils to implement a particular NSW or Australian Government policy statement on CCTV in public places the NSW Office of Local Government considers the *NSW Government Policy Statement and Guidelines for the Establishment and Implementation of Closed Circuit Television in Public Places* to be good practice and Council has adopted these Guidelines in developing its Code of Practice.

## POLICY REVIEW AND VARIATION

- 1 Council is to have opportunity to review and adopt, at least once during its Term, each Council policy.
- 2 A resolution of Council is required to adopt any variations to this policy, with the exception of minor administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.

CCTV POLICY AND CODE OF PRACTICE

COUNCIL POLICY

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CCTV POLICY AND CODE OF PRACTICE

COUNCIL POLICY

1 INTRODUCTION

It is recognised that crime is an important factor impacting on the actual and concerns about safety of certain areas. It is recognised however, that crime will never totally be prevented.

CCTV cameras may bring benefits to the community, such as a reduction in crime, which can lead to enhanced community safety in a particular area.

CCTV is only one of a range of strategies that Council utilises with an aim to reduce crime. Other strategies include activating public space, appropriate lighting, natural surveillance, access control and signage.

This Council Policy, which is designed to operate as a Code of Practice, contains the basic standards in accordance with which Council's CCTV Program will be operated. It is supplemented by Standard Operating Procedures (SOPs) which provide instructions on aspects of the day to day operation of the Program.

CCTV cameras are installed at locations determined on the basis of advice provided by the NSW Police, Council's Community Safety Reference Group and other intelligence and include, but are not limited to, areas referred to as crime 'hotspots', licensed premises, ATMs and banking institutions, bus stops, taxi ranks, car parks, railway stations, shopping malls, community facilities, places frequented by potentially at risk groups including the elderly and young people.

Other, generally fixed CCTV cameras have also been installed as part of many Council assets, including Council buildings, in order to achieve the purposes listed below.

Temporary CCTV cameras differ from Council's other CCTV cameras only in that they can be rapidly deployed to and from locations in order to prevent and reduce crime and anti-social behaviour in public space. Temporary CCTV cameras are included in Council's CCTV Program and are covered by Council's CCTV Policy and Code of Practice.

It is acknowledged that CCTV cameras installed in public place locations and as part of Council infrastructure may also capture Council staff performing work tasks. The CCTV Program the subject of this Code of Practice is not designed to intentionally provide workplace surveillance. Where the purpose is to provide workplace surveillance and/or a record of accidents or other non-crime incidents, Council's Surveillance of Employees Policy must be complied with.

CCTV cameras are also installed from time to time by tenants or licensees of Council land or buildings in accordance with terms of leases and/or licences with Council, or as a separate safety measure by the tenant or licensee. Except in relation to key sites identified in the table below, where the vision is recorded and held by Council, such cameras lie outside the scope of this Policy. Accordingly, all references to CCTV cameras in this Policy refer only to cameras operated and monitored by or on behalf of Council. This Policy does not relate to mobile cameras including dash cams, and **body worn video** cameras that are primarily used for Council activities associated with enforcement by authorised officers of Council in their delegated tasks or for personal safety. A separate Management Policy will relate to this usage. However, this Policy does include temporary cameras that are rapidly deployed for the purposes of crime prevention and community safety.

CCTV cameras have been installed in the following locations and for the purpose(s) identified below:

Deleted: ¶

LOCATION	PURPOSE(S)
Beaton Park Leisure Centre	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public's fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress Assist in the detection and prosecution of offender Help secure a safer environment and protect the community and property from crime Safe – Money Handling Staff Security – Risk Management
Lakeside Leisure Centre	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public's fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress Assist in the detection and prosecution of offenders



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LOCATION	PURPOSE(S)
	Help secure a safer environment and protect the community and property from crime Safe – Money Handling Staff Security – Risk Management
Bulli Tourist Park	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public’s fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress Assist in the detection and prosecution of offenders Help secure a safer environment and protect the community and property from crime Safe – Money Handling Staff Security – Risk Management
Corrimal Tourist Park	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public’s fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress Assist in the detection and prosecution of offenders Help secure a safer environment and protect the community and property from crime Safe – Money Handling Staff Security – Risk Management
Windang Tourist Park	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public’s fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress Assist in the detection and prosecution of offenders Help secure a safer environment and protect the community and property from crime Safe – Money Handling Staff Security – Risk Management
Wollongong Crematorium	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public’s fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress Assist in the detection and prosecution of offenders Help secure a safer environment and protect the community and property from crime Safe – Money Handling Staff Security – Risk Management Observing funeral services held on premises for operational purposes; that is, to assist in the safe and efficient management of casket entry, removal and related tasks
Warrawong Library	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public’s fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress Assist in the detection and prosecution of offenders Help secure a safer environment and protect the community and property from crime

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LOCATION	PURPOSE(S)
Helensburgh Library	Assist in reducing personal and property crime levels by deterring potential offenders Assist in reducing the public's fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of crime is imminent or is in progress Assist in the detection and prosecution of offenders Help secure a safer environment and protect the community and property from crime
Helensburgh Waste Disposal Depot	Assist in reducing personal and property crime levels by deterring potential offenders Monitor traffic flow in and out of the site assist operatives to validate the loads that are entering the site Assist operatives to ensure that there are no hazardous or prohibited material entering the site Assist in the detection and prosecution of offenders Assist in the detection of offenders in illegal dumping Assist in identifying theft offenders
Whytes Gully Waste Disposal Depot	Assist in reducing personal and property crime levels by deterring potential offenders Monitor traffic flow in and out of the site Assist operatives to validate the loads that are entering the site Assist operatives to ensure that there are no hazardous or prohibited material entering the site Assist in the detection and prosecution of offenders Assist in the detection of offenders in illegal dumping Assist in identifying theft offenders
Council Administration Building and Car Park	Building and Car Park Asset Protection Crime Prevention Security Services Operational Quality Controls Safe – Money Handling Staff Security – Risk Management
Wollongong City Centre and Mall and adjacent streets	Pedestrian Traffic – People Counting for marketing and display purposes Crime Prevention Crime Investigation and analysis Public Liability Claims – Proof of evidence. (Slips, Trips and Falls) Crowd Control – Public events (Australia Day, Viva La Gong) Asset Protection Maintain safe environment for the community
Central Store (old B&W)	Observation of unauthorised access to stores area
Central North and South Depots	Building and Car Park Asset Protection Crime Prevention Assist in reducing personal and property crime levels by deterring potential offenders Assist in the detection and prosecution of offenders
Dapto Ribbonwood Centre (excluding child care centre)	Assist in reducing personal and property crime levels by deterring potential offenders; Assist in reducing the public's fear of crime Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress

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LOCATION	PURPOSE(S)
	<p>Assist in the detection and prosecution of offenders</p> <p>Help secure a safer environment and protect the community and property from crime</p>
Thirroul District Community Centre and Library	<p>Assist in reducing personal and property crime levels by deterring potential offenders</p> <p>Assist in reducing the public's fear of crime</p> <p>Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress</p> <p>Assist in the detection and prosecution of offenders</p> <p>Help secure a safer environment and protect the community and property from crime</p>
Corrimal District Library and Community Centre	<p>Assist in reducing personal and property crime levels by deterring potential offenders</p> <p>Assist in reducing the public's fear of crime</p> <p>Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress</p> <p>Assist in the detection and prosecution of offenders</p> <p>Help secure a safer environment and protect the community and property from crime</p>
Illawarra Performing Arts Centre	<p>Crime Prevention</p> <p>Security Services Operational Quality Controls</p> <p>Building Asset Protection</p> <p>Public Liability Controls – Trips, slips and falls</p>
Integral Building – 81-83 Burelli Street	<p>Crime Prevention</p> <p>Staff Security – Risk Management</p> <p>Building Asset Protection</p>
Ihub – 93 Crown Street Wollongong	<p>Crime Prevention</p> <p>Customer Service</p> <p>Building Asset Protection</p>
North Wollongong Beach	<p>Monitoring use of Puckeys Beach (Fairy Meadow creek entrance) (see also Bathers Pavilion below)</p>
Wollongong Youth Centre	<p>Crime Prevention</p> <p>Staff Security – Risk Management</p> <p>Building Asset Protection</p>
Wollongong Art Gallery	<p>Crime Prevention</p> <p>Security Services Operational Quality Controls</p> <p>Building Asset Protection</p> <p>Public Liability Controls – Trips, slips and falls</p>
Wollongong Town Hall	<p>Crime Prevention</p> <p>Security Services Operational Quality Controls</p> <p>Building Asset Protection</p> <p>Public Liability Controls – Trips, slips and falls</p>
Bathers Pavilion	<p>Assist in reducing personal and property crime levels by deterring potential offenders</p> <p>Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress</p> <p>Assist in the detection and prosecution of offenders</p> <p>Assist in water surveillance of Puckey's Beach near Fairy Creek</p> <p>Crowd Control – Public events (Australia Day, New Years' Eve)</p>

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LOCATION	PURPOSE(S)
Marine Drive	<p>Assist in reducing personal and property crime levels by deterring potential offenders</p> <p>Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress</p> <p>Assist in the detection and prosecution of offenders</p> <p>Crowd Control – Public events (Australia Day, New Years' Eve)</p>
Berkeley Pool	<p>Staff Security – Risk Management</p> <p>Assist in reducing personal and property crime levels by deterring potential offenders</p> <p>Assist in reducing the public's fear of crime</p> <p>Assist in the detection and prosecution of offenders</p> <p>Help secure a safer environment and protect the community and property from crime</p>
Heliport	<p>Assist in reducing personal and property crime levels by deterring potential offenders</p> <p>Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress</p> <p>Assist in the detection and prosecution of offenders</p>
<u>Mt Keira Summit Park – toilets, carpark, telecommunications tower and kiosk</u>	<p><u>Assist in reducing personal and property crime level by deterring potential offenders.</u></p> <p><u>Assist in reducing the public's fear of crime.</u></p> <p><u>Assist Police in determining the appropriate allocation of resources in situations where the commission of crime is imminent or is in progress..</u></p> <p><u>Assist in the detection and prosecution of offenders.</u></p> <p><u>Help secure a safer environment and protect the community and property from crime.</u></p>
<u>Tramway</u>	<p><u>Assist in reducing personal and property crime levels by deterring potential offenders.</u></p> <p><u>Assist Police in determining the appropriate allocation of resources in situations where the commission of crime is imminent or is in progress.</u></p> <p><u>Assist in the detection and prosecution of offenders.</u></p> <p><u>Crowd Control – Public events.</u></p> <p><u>Asset protection.</u></p> <p><u>Assist in reducing the public fear of crime.</u></p> <p><u>Public liability controls.</u></p>

**2 KEY PRINCIPLES**

The Code of Practice is based on the following 8 key principles.

**PRINCIPLE 1 – PURPOSE, PRIVACY AND THE PUBLIC INTEREST**

The CCTV Program will be operated fairly, within applicable law, and only for the purposes for which it is established or which are subsequently agreed in accordance with this Code of Practice.

The CCTV Program will be operated with due regard to the privacy and civil liberties of individual members of the public, and particularly with a view to minimising false association.

The public interest in the operation of the CCTV Program will be recognised by ensuring the security and integrity of operational procedures.

- a The purposes of the CCTV Program are to:
  - assist in reducing personal and property crime levels;
  - assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or is in progress;
  - assist in the detection and prosecution of offenders;
  - promote a safer and more liveable environment;
  - measure various patterns of traffic (both pedestrian and vehicle) movement, congregation and behaviour to better manage public safety and risk in public places; and

## CCTV POLICY AND CODE OF PRACTICE

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- those purposes identified next to each location in the table above.
- b The Program is also intended to assist in the prevention of crimes against the person or property, and in the prevention of other criminal offences and general offences, including but not limited to, robbery, outstanding warrants or wanted persons, extortion, fraud, assault, theft, break and enter, malicious damage, trespass, selling of and/or receiving stolen goods, drug related offences, weapon related offences, shoplifting, traffic and motor vehicle offences and accidents, offences and non-compliance under Local Government Act 1993 or other relevant Acts.
- c The Program may also utilise Intelligent Surveillance and/or Behaviour Analysis software for detection of the following, but not limited to, intrusion detection, detection and/or tracking of objects in un-crowded scenes, person or vehicle traffic counting, crowd and traffic management, slip and fall detection, detection of suspicious behaviour, vehicle and facial recognition, non-motion detection.
- d The NSW Police may use cameras regulated under the Program during major events, emergency situations such as a siege, riotous behaviour, bomb blast or controlled police operations.
- e Cameras may be used to monitor individuals, groups or locations when the operator believes that an offence has been committed, is being committed, or is about to be committed in the monitored area.
- f The Code of Practice and Standard Operating Procedures (SOPs) emphasise Council's commitment to ensuring the privacy of individuals is protected, ensuring cameras are used for their designated purpose and the rights of individuals are protected.
- g Council and the operators of the CCTV system will use all reasonable efforts to prevent the occurrence of false association arising from the operation or utilisation of the CCTV system.
- h Operators of the CCTV system are accountable under this Code of Practice and the *Privacy and Personal Information Protection Act 1998* for their use of the CCTV system.
- i Where permission has been granted, cameras may be placed on private commercial, business or residential property and technically attached to the Program system to enhance the programs operational efficiency and effectiveness.
- j It is noted that CCTV Cameras are not placed to cover all conceivable areas. Rather, cameras are installed at 'priority' locations. The criteria for determining 'priority' locations include the level of pedestrian traffic flow through an area, whether there has been a history of crime and requests for camera installation.
- k CCTV Cameras installed in locations that are later deemed to be non-priority locations, or not assisting Council achieve the objectives identified in this Policy, will be removed.

### **PRINCIPLE 2 – OWNERSHIP OF THE PROGRAM, RESPONSIBILITIES AND ACCOUNTABILITY**

**Council is responsible for compliance with the objectives of the CCTV Program and the protection of the interests of the public in relation to the Program.**

**Council is accountable for the effective operation and management of the CCTV Program.**

- a Council is responsible for the Code of Practice and for ensuring compliance with the principles contained within the Code.
- b Council will provide information to the public on its website about the operation of the CCTV Program and about any proposed major amendment to the program or Code of Practice.
- c Council will either operate the system, or give authority to an appointed contractor to operate the system.
- d Council has the right of inspection of all CCTV facilities, procedural documentation, files, registers, records, and live and recorded material associated with the CCTV Program.

### **PRINCIPLE 3 - POLICE INVOLVEMENT IN THE PROGRAM**

**As a partner to Council's CCTV Program, the NSW Police will act in accordance with this Code of Practice, and the Memorandum of Understanding (MOU) between Council and Police.**

**Contact related to the CCTV Program between Council staff, any delegated contractors and the NSW Police, will be conducted in accordance with the Code of Practice and MOU.**

- a Any involvement in the CCTV Program by NSW Police will be in accordance with this Code of Practice.

NSW Police agree to:

- b Contribute to the program including the identification of crime 'hot spots' and where cameras may be required;

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- c Contribute to the Standard Operating Procedures (SOPs) that support this Code of Practice;
- d Develop its own Standard Operating Procedures [SOPs] in relation to the CCTV Program to complement those developed by Council;
- e Provide space for the installation of monitor[s] at Wollongong local police station where officers have the opportunity to view screens at the discretion of the NSW Police;
- f Following notification through to Local Area Command, determine the level of response to incidents identified on monitoring screens, according to available resources and existing priorities;
- g Provide ongoing information and advice to Council on the nature and level of crime in the monitored areas; and
- h Participate in the evaluation process for the program.

The NSW Police will not be responsible for the provision of:

- i Direct financial support of the program; or
- j Direct human resources for monitoring of the program.

It is noted that Police will not have the ability to record footage shown on Council's CCTV system. Separate application will need to be made to Council.

### PRINCIPLE 4 – PUBLIC INFORMATION AND COMMUNITY CONSULTATION

**The public will be provided with clear and easily accessible information in relation to the operation of the CCTV Program.**

- a Signs advising that CCTV cameras are operating will be conspicuously displayed at the perimeter of the area covered by the system and at other key points as determined by Council. These signs will clearly:
  - Inform the public that cameras are in operation in the vicinity;
  - Inform the public that footage is recorded 24 hours a day, 7 days a week;
  - Identify Council as the owner of the CCTV Program; and
  - Provide a contact telephone number for inquiries in relation to the CCTV cameras.
- b Copies of the Code of Practice and Standard Operating Procedures will be made available to the public upon request and on Council's website.
- c Inquiries in relation to Council's CCTV Program and its operation can be made in writing to Council, Attention General Manager, Locked Bag 8821, WOLLONGONG DC NSW 2500.
- d The proposed installation of CCTV cameras in other locations of the City, or their removal, will be the subject of an initial written crime assessment by Council, followed by community consultation, incorporating a community consultation strategy and consultation with the Community Safety Reference Group. Any changes or additions will require approval of Council's Executive and will also be reported to Council's Audit Committee.
- e Consult with the ICT (Information and Communications Technology) Unit to ensure the proposal does not affect the ICT capacity to comply with the minimum 21 days storage.
- f Where it has been determined that a location will contain CCTV cameras, or that a location will have cameras removed following the process outlined in clause (d) above, this Policy will be amended to reflect the change only after the bi-annual evaluation referred to in Principle 5 below.
- g Standard Operating Procedures for each site will show the captured areas of the cameras and will be made available to the public and on Council's website.
- h Council will retain records of all new, additional, altered or removed cameras including the reasons why within a central register (Records Manager).
- i. The proposed locations of temporary CCTV cameras within the Wollongong LGA are subject to consultations with NSW Police and after a community safety audit, including a risk assessment matrix, has been completed. Temporary camera sites for installation or removal will require approval by Council's Executive and be reported to Council's Audit Committee.
- j. Removal of temporary CCTV cameras from any location will only be undertaken in consultation with NSW Police. The decision to remove or relocate a temporary CCTV camera will remain with Council's Executive.

### PRINCIPLE 5 – EVALUATION OF THE PROGRAM

**Evaluation of the CCTV Program will be undertaken to identify whether the purposes of the Program are being complied with.**

## CCTV POLICY AND CODE OF PRACTICE

## COUNCIL POLICY

### The evaluation will extend to whether Council's Policy and Code of Practice are being adhered to.

- a Council is responsible for ensuring that the CCTV Program is regularly evaluated to ensure that the program is meeting its aims and objectives.
- b Manager Infrastructure Strategy and Planning will undertake an evaluation of the CCTV Program every two years, to ensure that the Manager of the site at each location is complying with the CCTV Policy. An external audit will also be undertaken every two years in accordance with this Policy.
- c The evaluation identified in item b) will include:
  - Authorised Council officers – Managers of each CCTV Camera site;
  - Authorised Council representatives, which may include consultants;
  - Chief Crime Manager, NSW Police Wollongong Area Command or his/her delegate; and
  - Members of Council's Community Safety and Audit Committees.
- d The functions of the evaluation process will include:
  - To provide an independent and continuous review mechanism for the Program;
  - To identify and report any deviations from the Policy or SOPs that come to notice;
  - Ensure that all Standard Operating Procedures are reviewed annually, consistent with all sites, approved by the Policy owner and communicated; and
  - To recommend actions that will safeguard and enhance the CCTV Program.

The evaluation will result in a report compiled from the Manager of each CCTV site on matters including:

- Description of the system;
  - Purpose and objectives of the program;
  - Changes if any to the extent of the system;
  - Any major amendments to the Code of Practice;
  - Number and nature of any complaints;
  - Requests for copy of recorded material or photographs by NSW Police and the assistance given to NSW Police for detection of incidents and/or offenders;
  - Locations where additional cameras may be required, or where cameras should be removed;
  - Assessment of its impact upon crime where directly evident;
  - Change in public perception of personal safety through an independent survey;
  - Assessment of system and any technology problems;
  - Assessment of access request processes to ensure that –
    - all requests are lodged with GIPA,
    - all requested information is stored in a central location at each of the sites;
    - all requests for recorded information are responded to within two days, or less.
- g. The results of the evaluation will be made available for public information upon request and on Council's website.
  - h. The Audit undertaken will examine such matters as:
    - Complaints received, and responses provided;
    - Processes used to receive, assess and process access requests;
    - Whether the systems and processes utilised remain good practice; and
    - Procurement of CCTV.

### PRINCIPLE 6 – MANAGEMENT OF CCTV MONITORS AND CONTROL ROOMS

## CCTV POLICY AND CODE OF PRACTICE

## COUNCIL POLICY

**Staff and contractors, who have responsibilities in relation to viewing and/or controlling CCTV monitors, will meet and apply the highest standards of probity.**

**Access to the City Centre CCTV control room, which contains monitors for the Wollongong City Centre and Mall, Main Administration Building will be restricted to qualified operating staff and authorised Council officers and the control room will be protected from unauthorised access.**

**In locations where monitors relating to cameras that are not viewed in the City Centre Control Room are involved, access is restricted to authorised officers, and opportunities for inadvertent viewing by other persons are to be minimised.**

- a The City Centre CCTV control room is located in Crown Street Mall.
- b A set of Standard Operating Procedures [SOPs] has been developed for staff in the City Centre CCTV control room, as well as for staff in other locations.
- c Access to the City Centre CCTV control room and recordings captured by the cameras are not available to members of the public. The SOPs for that location regulate access for operating staff.
- d The circumstances in which visitors are able to access the control room will be controlled and outlined in the Standard Operating Procedures. All such access shall be recorded in a register, including the identity of accompanying persons.
- e Council and/or its security provider/contractor will adopt and maintain:
  - A requirement that staff must have and maintain at all times all necessary licensing requirements and be qualified at a suitable level to meet all relevant legislative and regulatory requirements;
  - The Contractor must have a current and valid Master Security Licence at all times;
  - A procedure within its Standard Operating Procedures (SOPs) which makes it plain to staff that they risk disciplinary proceedings (including dismissal) if they breach any of the provisions of the Code of Practice and Standard Operating Procedures;
  - A requirement of confidentiality which can be enforced during & after termination of employment;
  - Appropriate systems so as to keep a record of all requests for footage, as well as the response.
- f In all other locations where CCTV camera vision is available, Council is to ensure that staff have an awareness of the above requirements to the extent they apply to their location, the importance of ensuring confidentiality and appropriate access to footage, as well as seeking at all times to minimise the opportunities for inadvertent viewing by others.

### PRINCIPLE 7 – CONTROL AND OPERATION OF CAMERAS

**Information recorded will not exceed that necessary to fulfil the purposes of the CCTV Program, and will be obtained fairly and in accordance with the privacy provisions in this Code of Practice.**

- a CCTV Cameras may be housed in weather protective domes or cases which will be clearly apparent to the public and not be unduly concealed, other than when used by NSW Police in covert or special operations.
- b Cameras will not be used to look onto adjacent or nearby premises, buildings, commercial premises or private residences unless requested by the NSW Police for the purpose of:
  - *Following participants in a crime;*
  - *Following participants suspected of being involved in a crime;*
  - *NSW Police Intelligence gathering;*
  - *NSW Police special or covert operations;*
  - *Monitoring persons or motor vehicles suspected of being involved in a crime; and*
  - *Monitoring property suspected of being used to accommodate criminal activity.*
- c Operators of camera equipment will act in accordance with the highest standards of probity and will control cameras to record subjects or particular places strictly in accordance with the purposes of the CCTV Program, this Code and applicable legislative requirements.
- d Only personnel with responsibility for using the equipment will have access to operating controls, and recording facilities, except in the case of an emergency whereby NSW or Federal Police may have access.
- e Where a camera has been deployed to assist ocean lifeguards and surf lifesaving volunteers, the lens, zoom and picture size are to be maintained in such a manner that images that enable the identity of persons to be ascertained cannot occur.



## CCTV POLICY AND CODE OF PRACTICE

## COUNCIL POLICY

### PRINCIPLE 8 – RETENTION OF AND ACCESS TO RECORDED MATERIAL

The retention of, and access to, recorded material will be only for the purposes provided by this Code of Practice and will be kept no longer than is necessary for the purposes of the CCTV Program. Recorded material no longer required will be disposed of using approved disposal methods.

- a All requests for access to recorded material, other than by authorised representatives of Council, must be made to Council by means of an Access Application pursuant to the *Government Information (Public Access) Act 2009*. Access Applications will be determined by Council's authorised officers in accordance with the provisions of that Act.

Access to recorded material by the NSW Police, following the making of an Access Application, will only be granted:

- *In compliance with the needs of NSW Police in the investigation and detection of a crime or suspected crime;*
  - *For use in NSW Police intelligence gathering;*
  - *For use in relation to special or covert operations;*
  - *For providing evidence in actual or possible criminal and/or civil proceedings;*
  - *For identification of witnesses; and/or*
  - *For research/development purposes.*
- b Recorded material will be treated according to all relevant and appropriate legislation and standards.
- c Recorded material will not be sold or used for commercial or other purposes or the provision of entertainment and will only be used for the purposes as set out in the Code of Practice.
- d The showing of recorded material to the public will be permitted only in accordance with the needs of the NSW Police and/or Council's security provider in connection with the investigation of crime or in any other circumstances provided by law.
- e Subject to the concurrence or request of the NSW Police, the release of recorded material to the media may be approved by Council.
- f Use of recorded material by the media should only occur to gain public information with respect to the identity of a person/s wanted. The recognisable characteristics of other people in the footage shall be obscured.
- g Any material released to the media will be accompanied by a signed release which clearly states what the material will be used for and sets out the limits on its use.
- h Appropriate security measures will be taken against unauthorised access to, alteration, disclosure, accidental loss or destruction of recorded material.
- i Footage will generally be retained for no less than 21 days, and thereafter will be deleted, unless identified as containing an incident, required to be retained in relation to the investigation of crime, for Court proceedings notified to Council, or for ongoing intelligence and investigations.
- j All images may be recorded and retained for a period less than outlined in (i) above, during times of upgrading, repair or changeover of IT and camera software or hardware, or during periods of maintenance or replacement of equipment or assets.
- k If in the rare circumstance that IT hardware fails and the current recorded images of up to 21 days are unattainable, all reasonable efforts to repair or replace equipment will be made. No back-ups or secondary copies are retained.
- l To safeguard the integrity of the footage, all live footage of Wollongong City Centre and Mall and Main Administration Building locations is recorded through Council's central IT system.
- m Council retains ownership of and has copyright in all recordings, photographs and documentation pertaining to the Program.

### 3 AMENDMENT TO THE CODE OF PRACTICE

- 3.1 Any major amendment to this Code of Practice will be developed in consultation with the NSW Police, Council's CCTV Camera Program Evaluation Committee and Audit Committee. A major amendment is one that will have a major and significant impact on the operation of the Program, for example, a change to the purposes of the Program and/or the key principles of this Code.

CCTV POLICY AND CODE OF PRACTICE

COUNCIL POLICY

3.2 Any minor amendment to the CCTV Program or to the Code of Practice may be made with agreement by the Director of Corporate and Community Services. A minor amendment is such as may be required for the purposes of an adjustment of the operations of the program or clarification of the CCTV Program or the Code of Practice.

4 COMPLIANCE AND BREACHES OF THE CODE

4.1 Responsibility for ensuring the Code of Practice is adhered to rests with Council. This responsibility includes ensuring that breaches of the Code are investigated and remedied to the extent that breaches of the Code are within the ambit of Council's power to remedy.

4.2 Where surveillance is required for the security of employees or Council assets, such surveillance devices will only be used in accordance with Council Management Policy - Surveillance of Employees.

4.3 Council, in developing this Code of Practice, referred to the following Acts:

- Security Industry Act [NSW] 1997;
- Workplace Surveillance Act [NSW] 2005;
- Government information (Public Access) Act 2009; and
- Privacy and Personal Information Protection Act [NSW] 1998

4.4 Council, in developing this Code of Practice, referred to the following public documents:

- NSW Office of Local Government CCTV Guidelines for the Establishment and Operation of CCTV;
- Australian Standards National Code of Practice;
- Code of Practice – City of Sydney Council;
- Code of Practice – Melbourne City Council;
- Code of Practice - Shoalhaven City Council; and
- Code of Practice – Sutherland Shire Council.

5 COMPLAINTS

5.1 A straightforward and efficient complaint handling procedure is provided by Council.

5.2 Complaints in relation to any aspect of the management or operation of the system may be made in writing to Council, Attention General Manager, Locked Bag 8821, WOLLONGONG DC NSW 2500.

5.3 The General Manager will inform the next round of the Evaluation Committee of each complaint received, and how it was dealt with.

5.4 Where a complaint cannot be resolved within Council, the complainant will be referred to an outside agency to seek resolution.

5.5 The Privacy and Personal Information Protection Act 1998 authorises Privacy NSW to receive and investigate complaints about alleged violations of privacy. Any member of the public is entitled to lodge a complaint with Privacy NSW. Council will cooperate with the investigation of any complaint by Privacy NSW.

5.6 Privacy NSW can be contacted at: Privacy NSW Locked Bag 5111 Parramatta NSW 5111 Tel (02) 8688 8585, or email [privacy\\_nsw@agd.nsw.gov.au](mailto:privacy_nsw@agd.nsw.gov.au).

SUMMARY SHEET	
Responsible Division	Infrastructure Strategy and Planning
Date adopted by Council	[To be inserted by Corporate Governance]
Date of previous adoptions	17 July 2017, 27 June 2016, previously titled City Centre Street Camera Program – Code of Practice; Executive Management Committee 27 October 2011, November 2006, 8 April 2013,

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Date of next review	[List date - Not more than 4 years from adoption]
Responsible Manager	Manager Infrastructure Strategy and Planning
Authorised by	Director Infrastructure and Works

ITEM 7

WEST DAPTO STRATEGIC REVIEW - VISION, PLANNING PRINCIPLES AND STRUCTURE PLAN

In 2007-08, Council exhibited the draft West Dapto Urban Release Area Vision and accompanying draft planning documents. In 2008, the Growth Centres Commission reviewed Council's draft documents and prepared the West Dapto Release Area Structure Plan. In 2010, Stages 1 and 2 of the West Dapto Urban Release Area were rezoned to permit urban development, and in June 2018 Stage 5 Yallah-Marshall Mount was rezoned. Since 2010, Council has spent some \$60 million to improve access to Horsley and the release area.

It has been 10 years since the current Structure Plan was prepared and during this period there have been important changes to constraint information, planning practices and frameworks, infrastructure planning, funding environments and market conditions. Together these changes have led to the need to revisit the strategic planning of the release area.

The draft West Dapto Vision 2018 was prepared in the first half of 2018 to update the strategic direction for future development of the release area. On 23 July 2018, Council resolved to exhibit the updated draft West Dapto Vision document which incorporates the revised Structure Plan and Planning Principles. Council also resolved to exhibit minor amendments to the Wollongong Development Control Plan 2009, Chapter D16: West Dapto Urban Release (DCP) to support the Vision implementation. The draft Vision document and draft DCP amendments were exhibited between 30 July 2018 and 10 September 2018. Following the exhibition, Council staff considered all submissions received. A comprehensive Engagement Report is provided at Attachment 2 with full details of the engagement process, issues raised and Council's consideration of issues.

It is recommended that Council finalise the West Dapto Vision 2018 which has been updated to incorporate many changes in response to the issues raised during exhibition.

It is important to note that the fundamental urban residential development outcome will remain the same. West Dapto is still proposed as the region's largest strategic urban release area.

## RECOMMENDATION

- 1 The West Dapto Vision 2018 Engagement Report be noted.
- 2 The West Dapto Vision 2018 which incorporates the West Dapto Structure Plan, Vision and Planning Principles be adopted as a policy document.
- 3 The minor amendments to the Wollongong Development Control Plan 2009, Chapter D16: West Dapto Urban Release be adopted to commence the implementation of the West Dapto Vision 2018.

## REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

## ATTACHMENTS

- 1 West Dapto Vision 2018 including Structure Plan
- 2 West Dapto Vision 2018 Engagement Report
- 3 Wollongong Development Control Plan 2009, Chapter D16: West Dapto Release Area
- 4 West Dapto Structure Plan

## BACKGROUND

### West Dapto Urban Release Area History

West Dapto was identified for future development as part of the 1980 Regional Urban Development Program. Between the 1980s and 2000s, the Horsley area progressed to development as an area situated on higher elevation, connected across the rail line to Dapto by Bong Bong Road. In 2004, Council recommenced planning work to inform detailed strategic planning of the remaining release area. In 2007-08, Council exhibited the draft Vision, draft Local Environmental Study, draft Local Environmental Plan and draft Development Control Plan for the West Dapto Urban Release Area. In 2008, Council engaged the NSW Growth Centres Commission to review the draft Plans and proposed infrastructure requirements. In December 2008, Council endorsed the recommendations of the NSW Growth Centres Commission, including the current Structure Plan.

The NSW Government's Illawarra-Shoalhaven Regional Plan 2015 (Regional Plan) confirmed that West Dapto will continue to be a long-term focus for new housing in the region. It is estimated that the West Dapto Urban Release Area will provide around 19,500 dwellings once fully developed which could occur over a 50+ years with an additional population of around 56,500 people.

### Planning Status

Stages 1 and 2 of the release area were rezoned for urban development in 2010 and include the areas of Kembla Grange to Wongawilli and the area west of Horsley. In 2012, the land around the proposed Huntley Golf Course was rezoned supporting some residential development. On 8 June 2018, Stage 5 located in Yallah and Marshall Mount, the southernmost stage, was also rezoned. Stage 3 (Cleveland) and Stage 4 (Avondale) are yet to be zoned for urban development. Development of the release area has commenced in the north to utilise existing services and promote development of the Kembla Grange employment lands. The development plan originally was to generally continue to gradually extend south. The pattern of development is also extending east to west to align with key water and utility infrastructure provision.

Council has adopted 10 Neighbourhood Plans into Chapter D16: West Dapto Urban Release Area of Wollongong Development Control Plan, 2009. The 10 Neighbourhood Plans allow for development applications to deliver in the order of 3,350 residential lots, the development of Bong Bong and Darkes Town Centre and Reddalls Road Industrial Area. These numbers will grow as Council continues to consider further draft Neighbourhood Plans.

Council has approved over 1,780 residential lots through subdivision development applications with a number of other subdivision development applications currently under assessment. Council has approved subdivision certificates releasing over 1,100 lots, many of which now have new houses built and occupied. The subdivisions, both planned and under construction, will continue the housing supply.

### Infrastructure and Funding Challenge

The release area has faced considerable challenges around the funding and provision of infrastructure.

Since 2010, Council has spent some \$60 million on the West Dapto Initial Access Strategy to improve access to Horsley and the release area. The projects being funded from loans, grants, Section 94 Developer Contributions and general revenue. The projects include:

- Fairwater Drive (west) extension to Bong Bong Road – \$2.1 million.
- Fairwater Drive (east) extension to Cleveland Road, including Daisy Bank Drive - \$10.5 million.
- Cleveland Road upgrade and Mullet Creek bridge - \$6.7 million.
- Fowlers Road extension from Princes Highway to Marshall Street - \$1.4 million.
- Princes Highway – West Dapto Road intersection at Kembla Grange - \$3.4 million.
- Shone Avenue Stage 1 bridge - \$6.7 million and Stage 2 bridge \$6.5 million.

- Fowlers Road – Princes Highway to Fairwater Drive – Stage 1, including the small bridge \$16.7 million.

In July 2018, Council awarded the contract for the construction of Stage 2 Main Bridge of the Fowlers Road – Princes Highway to Fairwater Drive project. Works on Stage 2 commenced in August 2018. Construction also commenced on Wongawilli Road, and designs are being prepared to upgrade a number of other existing roads and for the construction of new roads.

In 2016, Council submitted a draft Section 94 Plan to the Independent Pricing and Regulatory Tribunal (IPART) to test its reasonableness. The draft Section 94 Plan recognised the full cost of infrastructure and proposed funding beyond the infrastructure cap (\$30,000 per lot imposed at the time). IPART assessed the draft Plan making 40 recommendations in October 2016. Council endorsed changes to the draft Plan on 3 April 2017 in line with IPART recommendations where possible sending the Plan to the Minister for Planning for review and sought access to State government funding to close the funding gap.

On 21 September 2017, Council received a letter of support for access to the Local Infrastructure Growth Scheme (LIGS) provided 31 of the 40 recommendations were met and requiring Council's commitment to review the Plan to address the remaining longer-term recommendations by 30 June 2019. On 24 November 2017, Council received advice that the draft Plan was supported and there would be access to LIGS funding. On 11 December 2017, Council adopted the Plan and it came into force on 22 December 2017. Council has now executed a funding agreement to receive Round 18 LIGS funding from the State. Funding of \$5 million is expected during the 2018/19 financial year.

### **Strategic Review**

It is 10 years since the initial Structure Plan for West Dapto was prepared by the NSW Growth Centres Commission. The 2008 Structure Plan does not reflect decisions made by Council since 2008. The Structure Plan:

- Does not include Fowlers Road to Fairwater Drive extension, currently under construction.
- Shows the 2007 draft Vision for the Yallah-Marshall Mount precinct, not the adopted June 2018 urban zoning, including the Town Centre and the link road from Yallah Road to Avondale Road.
- Shows a number of smaller neighbourhood and village centres that have been removed or relocated.
- Does not show areas of bushland that have been resolved to be retained and does not show the latest understanding of flood behaviour, heritage sites or culturally significant features.

In 2018, Council reviewed and tested previous assumptions that informed the Structure Plan and sought public comment. It is important to note that the fundamental structure for the urban residential development outcome will remain the same. West Dapto is still proposed as the region's largest strategic urban release area. The general urban footprint remains the same with some refinement based on revised and improved data and understanding of the areas opportunities and constraints.

The successful delivery of this release area relies upon:

- a Adequate planning policies to guide development and infrastructure provision.
- b Adequate development contribution collection mechanisms.
- c Appropriate internal staff resourcing to be responsive to changes in development activity.
- d The development of appropriate internal processes and procedures to capture and accurately spend development contributions.
- e An equitable share of infrastructure funding from the State in recognition of the importance of the release area. West Dapto will contribute to the State's housing supply needs, implementing the State's Regional Plan.

Failure to address the above has potential significant risks for Council, the community and housing supply.

West Dapto is a challenging release area since it is heavily constrained by flood prone land, utility easements, important native vegetation and other constraints, which all limit development potential. The developable land represents approximately 45% of the total land within the release area.

Council has a goal to streamline the provision of diverse housing and employment opportunities within the West Dapto Release Area and consider the financial and physical delivery of infrastructure for the release area. This Strategic Review is needed to address the following matters:

- New State developed policy directions.
- Improve coordinated delivery of essential infrastructure.
- Fragmented ownership and different development fronts competing for resources.
- Historical incremental changes.
- Updated technical information regarding land use constraints and infrastructure options.

Revision of the West Dapto Structure Plan is crucial in addressing these matters. The *West Dapto Vision 2018* intends to:

- a Refresh the Vision, update the Structure Plan.
- b Reflect the intended outcomes into planning policy.
- c Inform the next review of infrastructure requirements and timing.
- d Guide the preparation of concept designs for key roads, stormwater and community infrastructure.
- e Identify constraints and opportunities to improve infrastructure provisions while advocating for the need to share infrastructure contributions.
- f Guide more certainty in determining the cost of infrastructure needed to support the communities and employment lands of West Dapto to achieve the vision and improved land use outcomes.

On 23 July 2018, Council considered a report on the draft Vision and Structure Plan. Council resolved that:

- 1 *The draft West Dapto Vision 2018 which incorporates the West Dapto Structure Plan, Vision and Planning Principles be exhibited for a minimum period of 42 days with notification in accordance with the project's Engagement Plan.*
- 2 *Minor amendments to the Wollongong Development Control Plan 2009, Chapter D16 West Dapto Urban Release to commence the implementation of the West Dapto Vision 2018 be exhibited concurrently with the draft West Dapto Vision for a minimum period of 42 days.*
- 3 *The West Dapto Vision 2018 documents be updated as required to reflect the resolution in Item A of tonight's meeting (concerning the proposed Kembla Grange Correctional Centre).*

At the same meeting, Council considered a Notice of Motion on the proposed Kembla Grange Correctional Centre and resolved to oppose the facility.

## PROPOSAL

The West Dapto Vision 2018 (Attachment 1) updates the strategic direction for future development of the release area. Over the past 10 years, greater knowledge of West Dapto and its development has accumulated. The West Dapto Vision 2018 includes a Vision statement, Planning Principles and revised Structure Plan to ensure the strategic direction is guided by the best available information. The Vision has been finalised following extensive public consultation of the draft Vision from 30 July to 10 September 2018. Further detail regarding the exhibition is provided in the Consultation and Communication section of this report and in Attachment 2.

The release area has a projected development timeframe of 50 years. During that time, decisions regarding a range of planning instrument reviews, neighbourhood planning & development applications, community facilitation, infrastructure design and construction, and key conservation outcomes will be made. The West Dapto Vision 2018 has been prepared to guide those decisions and consists of three key components:

- 1 Vision.
- 2 Planning Principles.
- 3 Structure Plan.

The original 2007 Vision statement is largely still appropriate with minor improvements.

The Vision is underpinned by eight principles which are indicated in the following graphic. Employment principles have been introduced following exhibition feedback. The principles have also informed the new Structure Plan, which then spatially guides the implementation via planning documents and processes and infrastructure delivery. The Vision statement, Principles, Structure Plan and Implementation is explained further in the Vision document (Attachment 1). Detailed changes to the Vision document following the public exhibition phase are explained in detail in Attachment 2.

The Structure Plan is comprised of several layers, including:

#### **Landuse Structure**

- Development.
- Employment.
- Conservation.
- Transition.

#### **Road Network**

##### **Centres**

- Regional (Dapto).
- Town (Bong Bong, Darkes, Marshall Mount).
- Village (Wongawilli, Jersey Farm, Fowlers, Huntley, Avondale and Horsley – existing).

##### **Open space**

- Neighbourhood Parks (2-5 hectares).
- District Parks (5-8 hectares).

##### **Riparian Corridors**

##### **Heritage**

- Wollongong Local Environmental Plan, 2009 heritage items shown and other heritage curtilages .

##### **Flood extent**

- Informed by the latest Mullet Creek, Duck Creek and Marshall Mount Creek catchments information representing the 1% Annual Exceedance Probability.

Each layer of the Structure Plan is described in detail in Attachment 1.



**Figure 1** shows the relationship of the strategic direction to be set by the Vision document and the implementation tools available to Council.

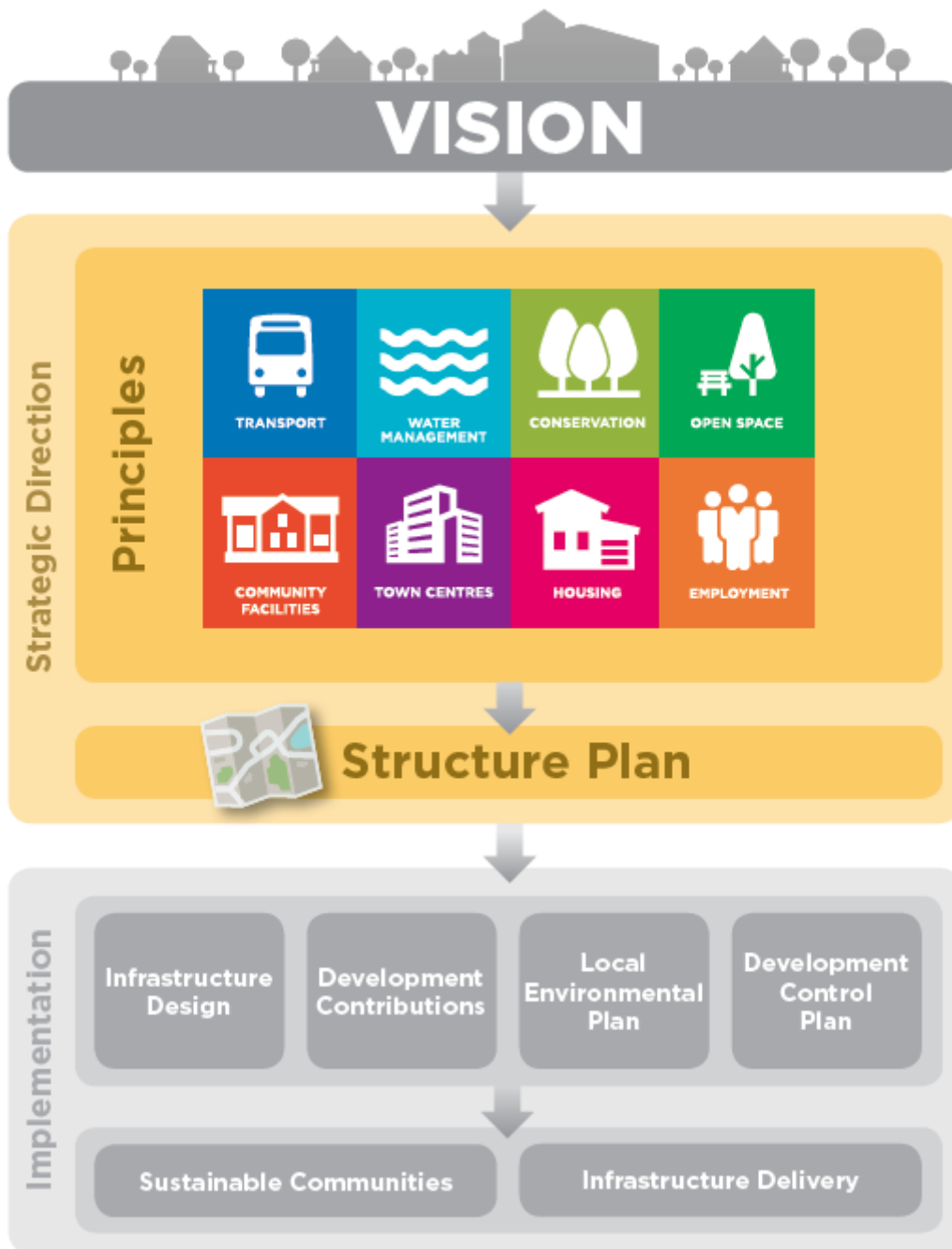


Figure 1 Structure and relationships of Planning Principles and implementation tools

**Kembla Grange Correctional Centre no longer being investigated**

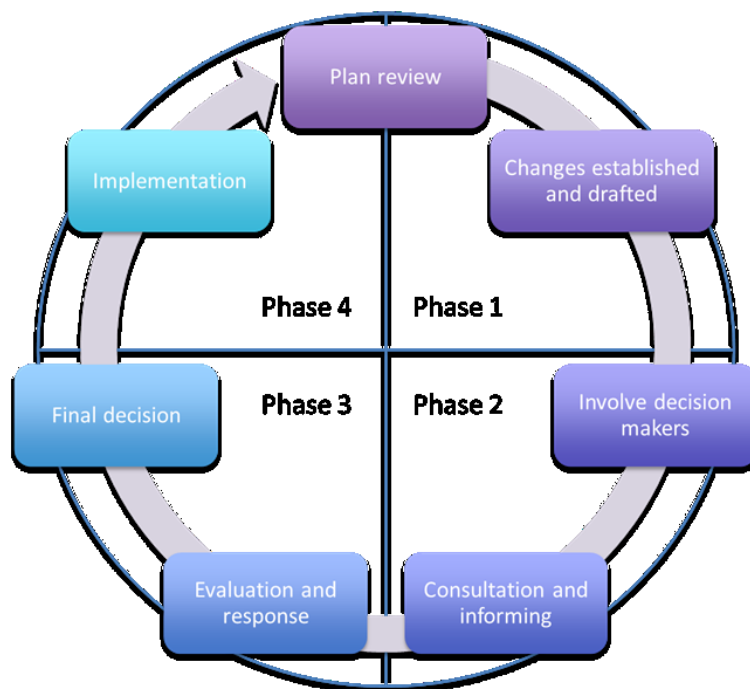
On 14 September 2018, the NSW Government officially ruled out Kembla Grange as a Correctional Centre site. Council and much of the community opposed the initial investigation which the State commenced in April 2018.

## CONSULTATION AND COMMUNICATION

The West Dapto Vision 2018 Engagement Report provides a comprehensive account of consultation and communication activities that informed preparation of the West Dapto Vision Document. The Engagement Report also includes Council staff responses to community feedback received during public exhibition of the draft between 30 July to 10 September 2018.

A Community Engagement and Communications Strategy was developed to guide the project through all stages. The Engagement Strategy organised the process and has been broken into phases. **Figure 2** illustrates the key phases of the project from an engagement perspective. The phases are discussed further below.

The project is now in Phase 3 of the strategy. There were a number of consultation sessions through Phase 2 of the project including reports to Executive Management Committee and Council meetings on 28 May 2018 and 23 July 2018.



*Figure 2: Engagement phasing*

### **Phase 1 - complete**

This phase marked the beginning of engagement with internal staff and key government agencies. There was a range of consultation conducted with key government agencies to assist in ensuring implementation is feasible, realistic and any changes were based on the most credible information at the time. Key agency consultation during the phase included NSW Department of Planning and Environment (DPE), Transport for NSW (including Roads and Maritime Service and Sydney Trains, Office of Environment and Heritage, and Department of Primary Industries. Development industry engagement through Urban Development Institute of Australia, Property Council through the DPE chaired Illawarra-Shoalhaven Urban Development Program Committee.

### **Phase 2 – Involve Decision Makers - complete**

This phase marked the beginning of the more public discussion around the project. On 23 July 2018, Council resolved to take the project public and progress to exhibition and further consultation.

### Phase 2 – Consultation and Informing - complete

This component of the project included a range of consultation techniques as outlined in the Engagement Report. Public exhibition was undertaken between 30 July 2018 and 10 September 2018.

This exhibition process allowed the community and interested parties the opportunity to understand Council’s vision for the urban release area guided by a revised Structure Plan, Vision statement and a set of Planning Principles. A number of specific forums were also provided by Council staff during the exhibition period to inform stakeholders of the draft West Dapto Vision document.

As the West Dapto Vision 2018 will be used in reviewing and updating planning instruments in subsequent phases of the project, there is an initial need to give life to revised information. This will be done through an update amendment to Wollongong Development Control Plan (DCP) 2009 Chapter D16: West Dapto Urban Release. This includes amendment to the Vision and inserting the revised Structure Plan as well as references to the Planning Principles into the DCP. A proposed amendment to the DCP was included as part of the exhibition material.

### Phase 3 – Evaluation and Response – completing

At the end of the exhibition period, submissions received were considered and evaluated for actions and responses. All submissions received have been recorded, considered and evaluated. Several changes to the Vision document have been made in response to these Phase 3 considerations. Further detail of the Phase 3 process is provided in Attachment 2. The final Vision document includes post exhibition changes (refer Attachment 1).

A summary of the engagement activities, including participation, themes raised in submissions during Phase 2 and Council staff response to those issues is provided below. Refer to Attachment 2 for more detailed information.

Engagement activity	Participation
Number of meetings held with key stakeholders	8
Attendance at Neighbourhood Forum 8	25
Information session attendance numbers	22
Submissions received during the engagement period	32
Online Engagement. Measure and Explanation	Usage
Unique Site Visits – Total number of visits to the project page	802
Aware – Total number of users who viewed the project page	544
Informed – Total number of users who opened a hyperlink or read a document	347
Engaged – Total number of users who have actively contributed to the project	8

Themes raised in submissions	Theme summary	Council summary response
<b>Environmental Biodiverse Areas</b>	Importance of biodiverse areas and balance between development and the sustainability of a diverse natural habitat was recognised. Concern that changes to future conservation outcomes and development footprints will have implications for proposed bio certification.	Agree. However, no change to Structure Plan required as the importance is addressed through proposed principles. Council remains committed to achieving biocertification of the release area.

Themes raised in submissions	Theme summary	Council summary response
<p><b>Conservation Area Verges</b></p>	<p>Comments were received concerning the verges of developed land adjacent to conservation areas and transitional land to conservation land. Emphasis on the importance of space to establish delineation between urban and natural areas.</p>	<p>No change to Structure Plan required as addressed through principles. This is a Vision document implementation consideration. Where urban zoning has already occurred (Stages 1-2 &amp; 5) transition opportunities would be considered during Neighbourhood Planning and DA processes. Where land is yet to be rezoned for urban development transition opportunities could be considered during the rezoning process, Neighbourhood Planning and DA processes.</p>
<p><b>Heritage</b></p>	<p>The preservation of both Aboriginal and European heritage was presented. There were requests to recognise the dairy industry heritage of the area.</p>	<p>Noted. Council considers representing and preserving the cultural heritage of the urban release area to be important. It is a requirement in the neighbourhood planning and development application process to consider Aboriginal cultural and other historical heritage of the area.</p>
<p><b>Flooding and Water Quality</b></p>	<p>Water management principles generally supported. Requests for more specific information regarding the management of stormwater quality and quantity, identification of site constraints and the impact on the health of Lake Illawarra. It was suggested the Vision document should also include other aspects such as drinking, recycled and waste water need to be included.</p>	<p>Agree. Revised Water Management principles included in Vision document (Attachment 1).</p>
<p><b>Town Centres</b></p>	<p>General support for the proposed reduction in the number of town and village centres. Some support for additional density in town and village centres. One submission received on behalf a town centre property owner did not support the relocation of Huntley Village town centre. One submission suggesting town centres have colour schemes.</p>	<p>Noted. Symbols only reflect indicative town and village centre locations. Where urban zoning has not already occurred the scale of each town centre is subject to future zoning processes.</p> <p>Bong Bong, Darkes and Marshall Mount town centres have already been zoned for town centre outcomes.</p>
<p><b>Transport</b></p>	<p>Principles for active and public transport well received. Discussion on how these principles were to be delivered with the suggestion that alignment of State government objectives was of particular importance. It was suggested the document should provide details relating to the connections to the broader transport network, including the M1.</p>	<p>The Structure Plan is a high level strategic document. Road and Maritime Services (RMS) and Council have an agreed in-principle strategy relating to the M1 around Dapto including longer terms southbound ramp at Emerson Road, and northbound at Tallawarra. Also, RMS is undertaking an independent strategy for the M1 between the University and Yallah.</p>

Themes raised in submissions	Theme summary	Council summary response
<p><b>Northern Transport Corridor</b></p>	<p>Landowners affected by the proposed North Transport Corridor were invited to provide comment. Comments were received from three businesses with land holdings and one community member who owns and operates farm land. Three land owners objected to the proposal.</p>	<p>Objections noted and considered. There has been extensive analysis of alternate options which were presented to Council. This work showed the extensive cost savings of the link compared to West Dapto Road only.</p> <p>The corridor has been refined post exhibition to address many of the specific issues raised.</p> <p>It is important to note that the Northern Transport Corridor still includes the upgrade of West Dapto Road to urban standard. Also, the original West Dapto Road alignment is fraught with engineering complexities (eg bridge/intersection design at Sheaffes/Darkes) and likely greater flooding impacts.</p>
<p><b>Employment</b></p>	<p>The Vision document and Structure Plan has little to say about employment and employment lands.</p>	<p>Agreed. The Vision document has been revised with inclusion of employment principles and clear identification of employment lands on the Structure Plan. Existing landuse zoning at West Dapto allows for more employment generating land uses in the future.</p>
<p><b>Various additional comments provided in Attachment 2</b></p>	<p>Refer Attachment 2</p>	<p>Refer Attachment 2</p>

**Phase 3 – Final Decision – We are here**

This report provides a summary report back to Council for a final decision to adopt the West Dapto Vision document (Attachment 1) and progress proposed amendments to the DCP (Attachment 3).

There has been and will continue to be consultation with all stakeholders during all phases through to and including implementation of the Vision. Additionally, other related projects will be established following the finalisation of the West Dapto Vision 2018 (signifying the end of Phase 3 and the beginning of Phase 4).

**Phase 4 – Implementation**

There are a number of projects that sit within Phase 4 – Implementation. These include:

- More holistic changes to the DCP and other relevant guidelines.
- Wollongong Local Environmental Plan amendments.
- More focused and detailed network planning for open space, transport and water management.
- Continued development of road concept plans and other essential infrastructure to the release area.
- Capital works programing for detailed designing and construction works.

- Financial planning and drafting of a revised West Dapto Section 7.11 Contributions Plan (new reference for Section 94 Plan).

There will be further engagement with stakeholders and consultation opportunities in conjunction with individual implementation projects outlined in the Vision for West Dapto. There will be planning projects such as Development Control Plan reviews, Local Environmental Plan amendments (through Planning Proposals), infrastructure contributions planning and policy reform as well as infrastructure design and construction projects, community development projects and environmental management projects (such as the directly relevant Biodiversity Certification project currently underway for the release area) all of which will have consultation requirements.

### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We Value and protect our Environment”, “We have an innovative and sustainable economy”, “We have a healthy community in a liveable city” and “We have sustainable, affordable and accessible transport”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
1.3.1 Manage land uses to strengthen urban areas and improve connectivity close to train stations and key transport routes.	1.3.1.2 Develop planning controls and Town Centre and neighbourhood Plans with regard to the economic, social and environmental impacts	Continue the review of the West Dapto Land Release area including the Vision, Structure Plans and Local Infrastructure Plans
2.1.5 West Dapto urban growth is effectively managed to balance employment and population growth.	2.1.5.1 In collaboration with key agencies, facilitate the West Dapto Taskforce to deliver the first stages of the West Dapto Urban Release Area	Continue to implement the Infrastructure Delivery Program to support the West Dapto Urban Release Area
Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
4.1.1 Provide residents with equitable access to information and opportunities to inform decision making.	4.1.1.2 Improve community understanding and awareness of Council decisions	Publish business papers to Council’s website and continue webcasting of Council meetings
5.1.4 Urban areas are created to provide a healthy and safe living environment for our community.	5.1.4.3 Policies and plans are developed, reviewed and implemented to encourage physical activity	Review West Dapto Recreation needs in line with the adopted Section 94 Plan including current concepts on Cleveland Road and West Dapto Road and ascertain recreation needs for Reed Park South
6.1.4 Integrated communities close to public transport and local services and facilities focused around existing train stations and town and village centres are planned for and encouraged.	6.1.4.1 Facilitate the integration of public amenities and transport with local communities	Actively participate in the interagency Project Control Group (PCG) to oversee the delivery of infrastructure in the West Dapto Urban Release Area

## Illawarra-Shoalhaven Regional Plan 2015

The West Dapto Urban Release Area is identified in the Illawarra-Shoalhaven Regional Plan as a regionally significant urban release. There are a number of directions and actions in the Plan relevant to the release area and strategic review namely:

Illawarra – Shoalhaven Regional Plan	
Direction	Action
2.3. Deliver housing in new release areas best suited to build new communities, provide housing choice and avoid environmental impact.	2.3.1 Coordinate infrastructure delivery to support West Lake Illawarra and Nowra-Bomaderry release areas.
2.4 Identify and conserve biodiversity values when planning new communities.	2.4.1 Finalise biodiversity certification for West Dapto.
2.5 Monitor the delivery of housing to match supply with demand.	2.5.1 Monitor land and housing supply through the Illawarra Urban Development Program and incorporate the Shoalhaven Local Government Area.
3.3 Build socially inclusive, safe and healthy communities.	3.3.1 Review and update the Neighbourhood Planning Principles.
	3.3.3 Develop and implement strategies to invest in sporting and recreational infrastructure.
5.1 Protect the regions environmental value by focusing development in locations with the capacity to absorb development.	5.1.1 Avoid, minimize, and mitigate the impact of development on significant environmental assets.
	5.1.4 Create a consistent approach to protect important riparian areas in planning and development controls.

### Policy Optimisation - Phase 4 - Implementation

There are a range of policy amendments required as a result of adopting an updated strategic direction of the scale of the West Dapto Vision 2018. There will be a number of changes needed including:

- Development Control Plan amendments. There are numerous chapters of the DCP that require updating to reflect the West Dapto Vision 2018 beyond Chapter D16: West Dapto Release Area.
- The Wollongong Local Environmental Plan, 2009 (LEP 2009). Different elements of the LEP may require adjustments to reflect the intent and respond to the Vision document and its directions. Amendments will also occur over time in response to planning proposals. Those amendments will need to demonstrate consistency with the Vision.
- Section 7.11 (formerly Section 94 Development Contributions Plan) - A revised local infrastructure contributions plan will need to be written to finance and give life to implementing the Vision document. This is also in alignment with the recommendations of IPART for commitment to ongoing and regular reviews.
- Infrastructure planning - including acquisition plans, infrastructure scheduling, resource and delivery plans, collaboration plans for community asset developments and state infrastructure.
- Design work with concept and detailed designs needed to work towards construction of the essential infrastructure for the release area.
- Strategic Acquisition Strategy and planning to secure local infrastructure.
- Other policies and supporting procedures that need augmenting to reflect strategic leadership.

### *Ecological Sustainability*

The West Dapto Vision 2018 will contribute and further formalise Council's position to promote ecologically sustainable development principles.

## RISK ASSESSMENT

Given the State government's decision in 2017 to phase out the Local Infrastructure Growth Scheme (LIGS) funding by June 2020 and remove the development contributions 'cap', Council will need to closely monitor a new risk that development (subject to the higher levies) may not remain feasible. This risk is also connected to the uncertainty of the 2009 draft West Lake Illawarra Special Infrastructure Contributions Plan (SIC), which remains under review by the NSW Department of Planning & Environment (now part of the proposed Illawarra and Shoalhaven SIC investigation). Infrastructure delivery efficiency has been considered in preparation of West Dapto Vision 2018. When implemented through Council's biennial review of the West Dapto Section 94 (now Section 7.11), the new Structure Plan in the Vision document presents further opportunities for efficiency in local infrastructure items, particularly roads.

## FINANCIAL IMPLICATIONS

There are a range of financial implications associated with the West Dapto Vision 2018. There are changes that the document introduces that will improve cost effectiveness in some areas and may not in others. The full extents of the impacts will be quantified during the implementation phase. However, key changes such as the revised Northern Transport Corridor, presents a substantial infrastructure cost reduction which has been incorporated into the revised network shown on the Structure Plan 2018 (Attachments 1 and 5). The Vision document sets the direction for future implementation projects to quantify changes in infrastructure costs. This work will inform the preparation of a Section 7.11 (previously Section 94) Development Contributions Plan. This will be in line with the IPART recommendations in their assessment of the draft West Dapto Section 94 Contributions Plan 2015 (final Plan post IPART adopted by Council in December 2017) and the remaining IPART recommendations yet to be implemented, as required and outlined in the letter from the Minister for Planning dated 21 September 2017.

## CONCLUSION

The West Dapto Vision 2018, informed by community feedback during exhibition of the draft, has been prepared as a means to updating and incorporating more recent studies and knowledge of the release area as well as reiterating desired outcomes across a number of areas. The Vision and principles set out to establish direction and provide guidance for future decision making in the release area. This post exhibition report recommends that the West Dapto Vision, Planning Principles and Structure Plan (contained in the West Dapto Vision 2018) be adopted as Council Policy.

This report also recommends initial minor amendments to update the revised West Dapto Structure Plan and include reference to the West Dapto Vision 2018 into the Wollongong Development Control Plan Chapter D16: West Dapto Release Area be adopted.



# WEST DAPTO VISION 2018





# West Dapto Vision

West Dapto will grow and develop as a series of integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.

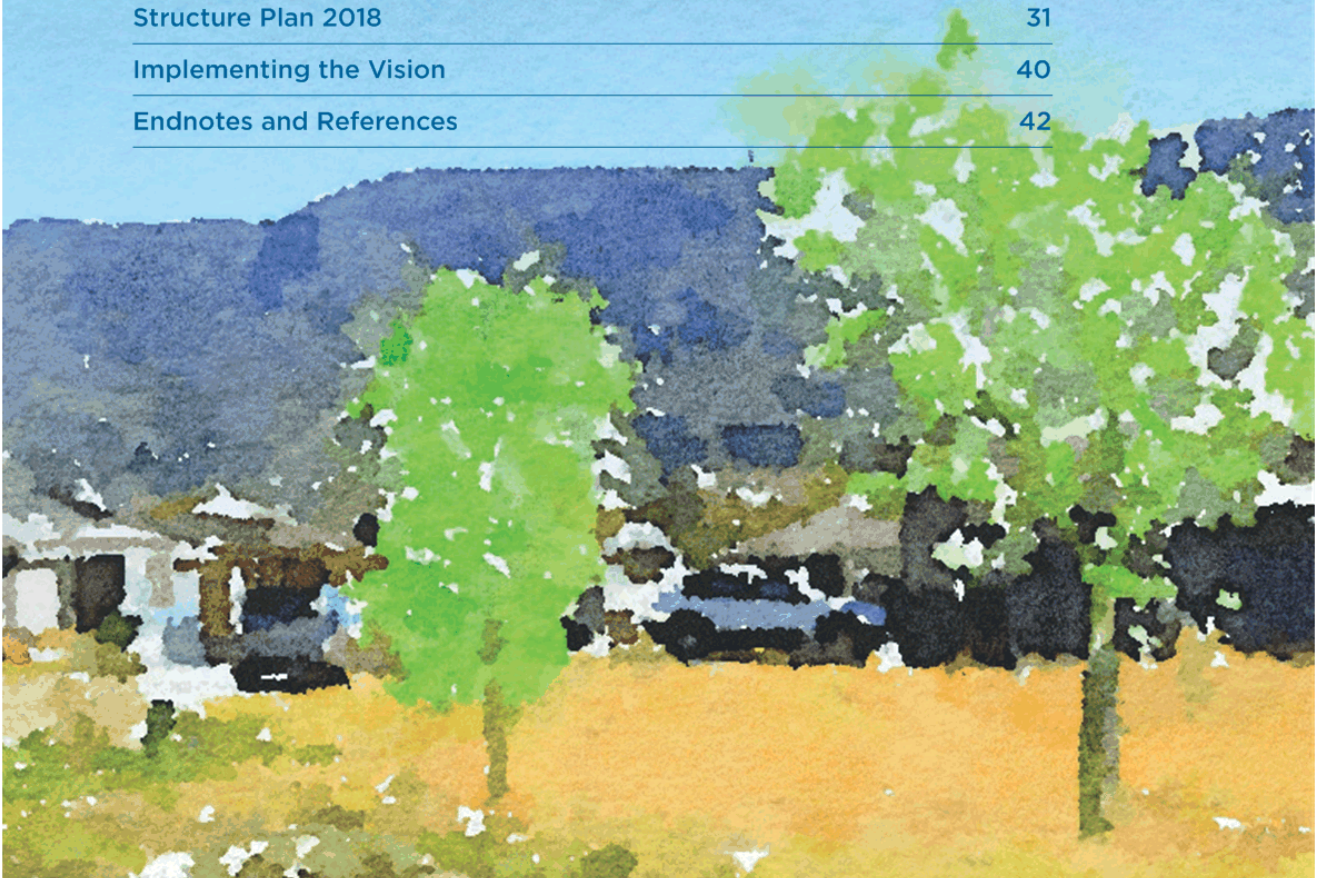
The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.

West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices.



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# Urban Growth at West Dapto

## The role of West Dapto in our Region

The NSW Government's Illawarra-Shoalhaven Regional Plan 2015 (Regional Plan) estimates that by 2050 the Illawarra-Shoalhaven region will have a population of about half a million people. It is expected that much of this population will live in the Wollongong local government area. The region's beachside lifestyle, its stunning natural environment and proximity to Sydney have combined to attract an increasing number of people seeking to make the region their home.

Direction 2.3 of the Regional Plan confirms that the major regional release areas of West Lake Illawarra (which includes West Dapto) and Nowra-Bomaderry will continue to be the long-term focus for greenfield housing in the region. It is therefore crucial that continued attention is given to appropriate structure and infrastructure planning for West Dapto.

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-plus years. Final dwelling numbers may vary over time and will require continuous strategic review to ensure Council's planning caters for the changing nature of housing types, designs and densities that will occur decade to decade. The release area will also provide local employment opportunities, community and recreational facilities and the conservation of sensitive sites.

As well as being a key source of new housing for the Illawarra in the coming decades, the West Dapto Urban Release Area will establish designated employment lands and support the growth of Port Kembla. Planning will include measures to conserve and protect the Illawarra Escarpment and the quality of waterways which feed into Lake Illawarra.

The development of the West Dapto Urban Release Area is closely linked to the growth and development of the town centre of Dapto.

Dapto, located between the larger centres of Wollongong to the north and Shellharbour to the south, has evolved to provide a range of services and retailing opportunities. Future urban development west of Dapto will strengthen the Dapto town centre as a regional township and centre for employment. In line with the regional direction to encourage and facilitate "flexible employment lands", businesses and employers will have the option to base themselves within the physical and economic landscape of the release area.

The West Dapto Urban Release Area boundary is shown in **Figure 1** below.

**Figure 1** West Dapto Urban Release Area.



**19,500 new homes  
and the supporting  
public infrastructure**

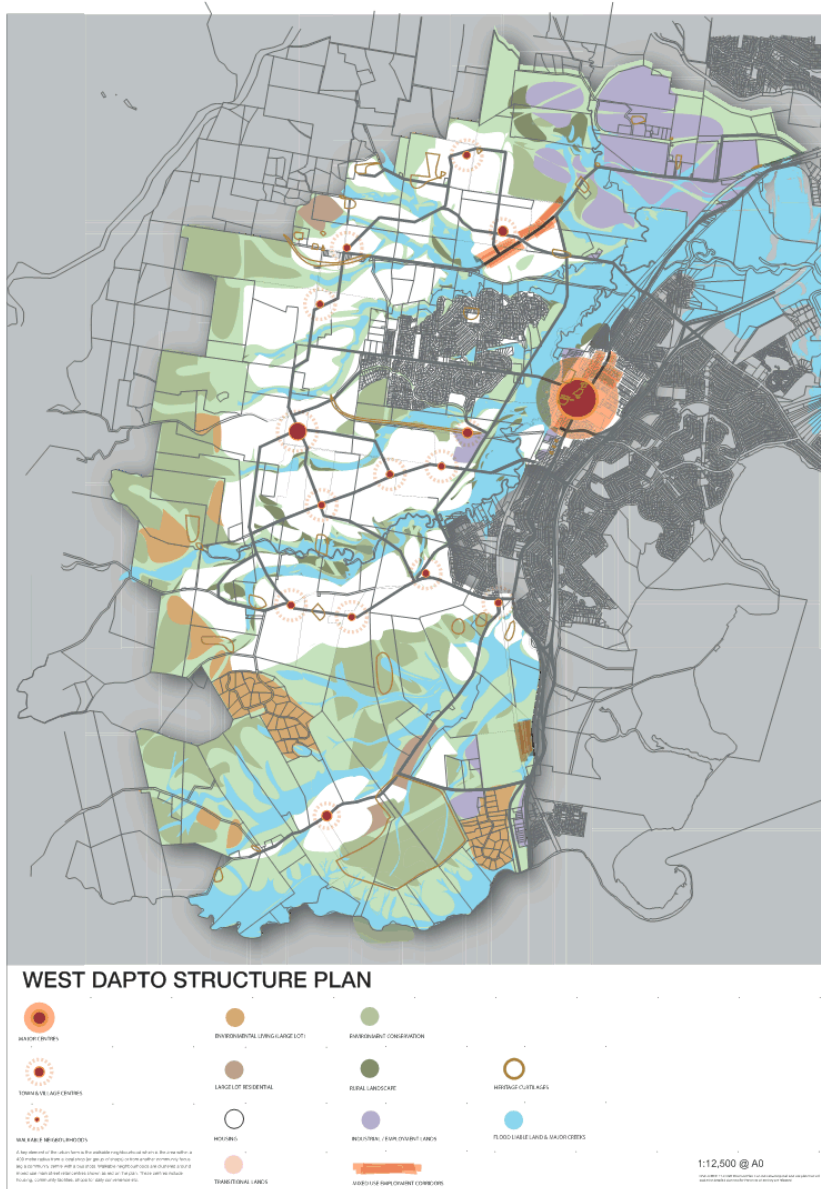
## The 2008 Structure Plan

It has been 10 years since the initial Structure Plan for West Dapto was prepared. It is timely to review the Structure Plan and test previous assumptions that informed the plan. It is important to note that the fundamental structure and outcome remains the same. West Dapto is still proposed as the region's largest strategic urban release area. The general urban footprint remains the same with some refinement based on revised and improved data and understanding the area's opportunities and constraints.

## Progress at West Dapto and Implementing the Vision

The establishment of about 19,500 new dwellings and providing the supporting public infrastructure is a major undertaking. To ensure a measured, sustainable development schedule, it will be rolled out in stages over more than 50 years. The existing five stages of the urban release area are reflected in the revised structure.

Stages 1 and 2 were rezoned for urban development in 2010 and include



*West Dapto is still proposed as the regions largest strategic urban release area.*

**Figure 2**  
2008 West Dapto Structure Plan (GCC, 2008). Extract from Wollongong DCP, 2009.

Kembla Grange to Wongawilli and the area west of Horsley. Stage 3 of the urban release area is Cleveland and Avondale is Stage 4. Development has commenced in the north to make use of existing services and promote development of the Kembla Grange employment lands. Development will gradually extend south while also widening east to west. Initial strategic development staging is shown in Figure 3. Stage 5 (Yallah/Marshall Mount) and the Dapto Town Centre precincts will develop separately.

*We've continued to drive change around West Dapto with construction of a four-lane road from Horsley's Fairwater and Daisy Bank Drive to the Fowlers Road/Princes Highway intersection well underway. These exciting projects will continue into this financial year (Wollongong City Council, June 2017, 2017-18 Annual Plan).*

To support the Vision, Council is committed to:

- managing the development program for West Dapto to achieve economic, environmental and socially sustainable urban development for the current and future residents of Wollongong.
- developing vibrant, safe, sustainable and liveable neighbourhoods that provide for community well-being and are supported by essential facilities.
- achieving long-term sustainability through the design and development of our new communities by:
  - meeting housing supply needs through a diversity in housing product.
  - encouraging well integrated and connected neighbourhoods with appropriate land uses.
  - protecting and enhancing ecological and cultural features throughout the release area.
  - maximising the potential for local employment opportunities.
  - developing a long-term strategy to oversee the implementation of infrastructure, and ensuring cost effective and efficient infrastructure provision using a collaborative and transparent approach between Council and the NSW Government.

## Planning progress

Since the rezoning of stages 1 and 2 in 2010, Council has adopted numerous

neighbourhood plans into Chapter D16: West Dapto Urban Release Area of Wollongong Development Control that will facilitate creation of residential lots, the development of Bong Bong and Darkes Town Centre and Reddalls Road Industrial Area. Council continues to consider further draft neighbourhood plans and assess subdivision applications.

Since 2010, numerous subdivision development approvals have been granted leading to the issue of some 1,000 subdivision certificates. Ongoing development assessments will continue and this number will grow. On 8 June 2018, Stage 5 (Yallah / Marshall Mount) was rezoned for urban development.

## Infrastructure delivery progress

*The significant increases in 2018-19 to 2020-21 include amounts for West Dapto Access Strategy projects such as the Fowlers Road extension to Fairwater Drive and other major transport projects (Wollongong City Council, June 2017, Annual Plan).*

Ongoing infrastructure delivery continues at West Dapto. Since 2010 Council has committed significant road infrastructure funding towards projects that have either been constructed or are currently under construction. Projects include:

- Shone Avenue upgrade to road and bridges Stage 1 & 2
- Fairwater Drive extension to Cleveland Road (Daisy Bank Drive)
- Cleveland Road bridge and school drop-off area
- Fowlers Road connection and bridges
- West Dapto Road (Kembla Grange) intersection upgrade
- Bong Bong Road upgrade including Glenlee Drive roundabout upgrade
- Darkes Road safety and alignment upgrades
- Wongawilli Road upgrade

We are continuing to design other key road projects, including:

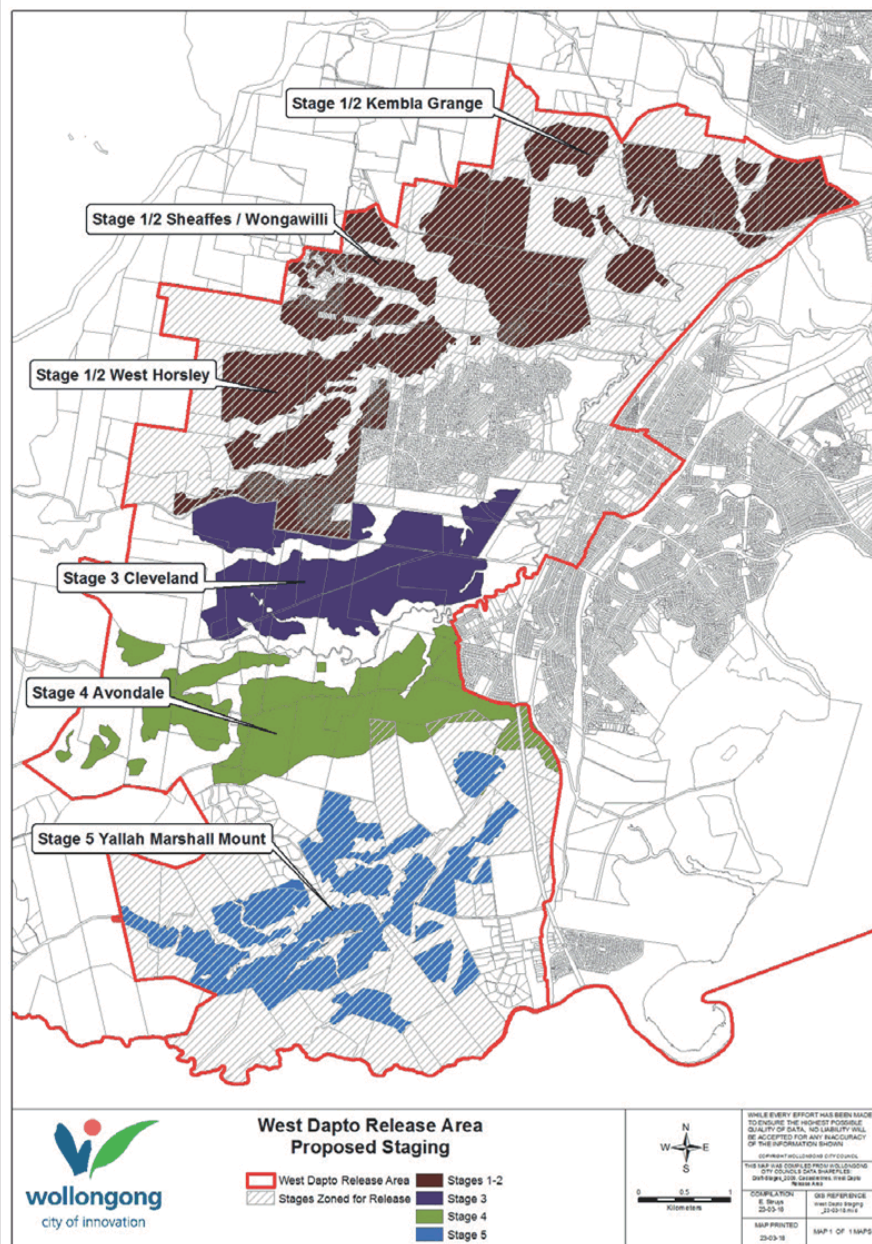
- Yallah Road and Marshall Mount Road
- Cleveland Road
- Jersey Farm Road
- West Dapto/Sheaffes/Darkes Road
- Avondale/Huntley Road

Council's commitment to the vision

is reflected in **planning principles** intended to guide all land use planning decisions associated with the urban release area. The principles are discussed in further detail in the body of this report. The principles have been used to review the 2008 West Dapto Structure Plan shown at Figure 4.1, Chapter D16: West Dapto Urban Release Area of Wollongong Development Control Plan, 2009 (see also **Figure 2** of this document). Structure Plan 2018 is presented at the **Implementing the Vision** section of this report. The planning principles will promote best

practice outcomes without replacing legislative obligations.

Essential infrastructure required to deliver the vision will rely on a coordinated approach to funding and delivery through a combination of development contributions from Council, State stakeholders and, in some cases, additional means such as public-private partnerships.



**Figure 3**  
West Dapto Staging  
Plan. Modified from  
West Dapto Section  
94 Plan, 2017.

# Revising the Structure Plan

A structure plan guides the future strategic direction of an urban release area. All spatial planning decisions flow from the strategic guide. As a guiding tool, the plan is high level and relies on subsequent planning decisions and statutory tools under the NSW Environmental Planning and Assessment Act, 1979 to add more detail. These tools include but are not limited to the Wollongong Local Environmental Plan, Wollongong Development Control Plan, neighbourhood planning and ultimately development applications. Implementing a structure plan goes beyond planning tools. Infrastructure planning, design, funding and delivery are essential components. Engagement of all relevant stakeholders when developing the structure is crucial to ensure the strategic vision is understood and has an opportunity to come to life.

Several key inputs and factors have evolved informing the revised Structure Plan, including but not limited to:

- improved understanding of road network requirements and travel behaviour tested through Council's in-house TRACKS model and informed by engineering design.
- demographic changes and changes to social and cultural settings as well as broader changes to living standards shaping trends in housing markets; need for an increase in housing diversity, choice and affordability; and increased demand and pressure on housing supply throughout the region and NSW.
- changing State planning policy setting influencing urban outcomes requiring more rigour during subdivision planning and assessment.
- improved understanding of flood behaviour through the 2018 Mullet Creek Flood Model update.
- rezoning of Stage 1 & 2 and Stage 5 of the initial Structure Plan; progressive preparation of neighbourhood plans within Stage 1 and 2 and subsequent LEP amendments as needs identified; and the ongoing lodgement and approval of development applications and progressive housing construction.
- better understanding of the role of town

and village centres and their strategic location through two key studies (2014, Urbacity report and 2016, SGS, Dapto Town Centre Study).

- more detailed knowledge of biodiversity and environmental setting (updated vegetation map, threatened species survey and Biodiversity Conservation Options, 2013).
- progress in infrastructure planning and delivery.
- changing infrastructure funding environment.

The Structure Plan has also been informed by the West Dapto Principles listed within this document. All feedback Council received during exhibition of the draft plan was considered in the finalisation of the plan.

In summary, the key changes between the 2008 Structure Plan (shown at Figure 2 ) and the 2018 plan (shown at Figure 10) include:

- 2010 urban zoning of Stages 1 and 2 (rezoned as one stage). The revised Structure Plan reflects the rezoned land.
- June 2018 urban zoning of Stage 5 (Yallah/Marshall Mount). The revised Structure Plan reflects the rezoned land.
- Revised road network strategy informed by Council's TRACKS model, progress in infrastructure design and strategic costing.
- Revised flood layer 1% Annual Exceedance Probability (AEP). Informed by the 2018 Mullet Creek Flood Model update.
- Revised biodiversity survey, assessment and conservation initiatives. Council progress in data collection and mapping to formulate a biodiversity strategy with updated development patterns.
- Revised and consolidated town and village centres to more efficiently serve the growing community (eight new centres compared with 14 proposed in 2008).
- Inclusion of the significant access road project at Fowlers Road/ Fairwater Drive.
- Important heritage items included in the 2018 Structure Plan to ensure future planning decisions consider the implications. Other heritage values, specific heritage controls and required considerations will be provided in more detail via Council's plans and policies, including the Wollongong Local Environmental Plan, 2009, and the Wollongong Development Control Plan, 2009.



# About West Dapto Planning Principles

The West Dapto Planning Principles are intended to guide land use planning decisions associated with the urban release area.

The principles are guiding review of the existing West Dapto Structure Plan and Master Plan. Changes to the Structure Plan and Master Plan will be implemented via:

1. Council-sequenced and developer-proposed rezoning of land through amendment of Wollongong Local Environmental Plan, 2009.
2. Review and update of the West Dapto chapter D16 of Wollongong Development Control Plan, 2009.
3. Development of new development contributions plans (with both Council Contributions Plan, and Department of Planning and Environment's (DPE) Special Infrastructure Contributions (SIC) supporting the Structure Plan.
4. Continued assessment and determination of development applications within the urban release area.

## What is a strategic planning principle?

A planning principle is a statement of a desirable outcome from a chain of reasoning. Planning principles can guide outcomes and provide a list of appropriate matters to be considered in making a planning decision. While planning principles are stated in general terms, they are applied to promote consistency and diligence around planning and design considerations.

Planning principles are not legally binding and they do not prevail over Council's plans and policies. They inform changes to Council plans and policies and guide changes in process, their application and outcomes. The principles must be considered in conjunction with existing relevant legislation.

Planning principles assist when making a planning decision, especially:

- where there is a void in policy;

- where policies expressed in qualitative terms allow for more than one interpretation;
- where policies lack clarity and consistency; and
- where policies lack detail, are dated against sciences or need improvement as a result of undesirable development outcomes.

## Sustainable and liveable communities

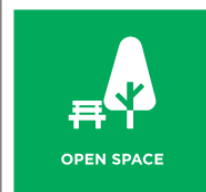
Council's vision for the West Dapto Urban Release Area is reflected in contemporary needs for sustainable and liveable communities. Sustainable development, spatial planning and urban design principles reflect broader approaches to sustainability in state legislation and will inform decisions, processes and guide relevant policy content and reform. Urban design and non-urban land use principles together with the revised Structure Plan and implementation documentation will lead to designs sympathetic to landscape features and unique characteristics.

The West Dapto Urban Release Area has many environmental, social and economic challenges that require careful consideration to ensure efficient and sustainable delivery of urban development. These factors include the unique topography, water management (including flooding), fragmented land ownership, threatened species and ecological communities, Aboriginal and European heritage, accessibility and the cost of infrastructure. Careful consideration needs to be given to understand the release area's full potential for urban development.

It is important to note that promoting sustainable outcomes is intrinsic in all the West Dapto Urban Release Area principles, outlined below, and a key outcome through the collective implementation of all planning principles.

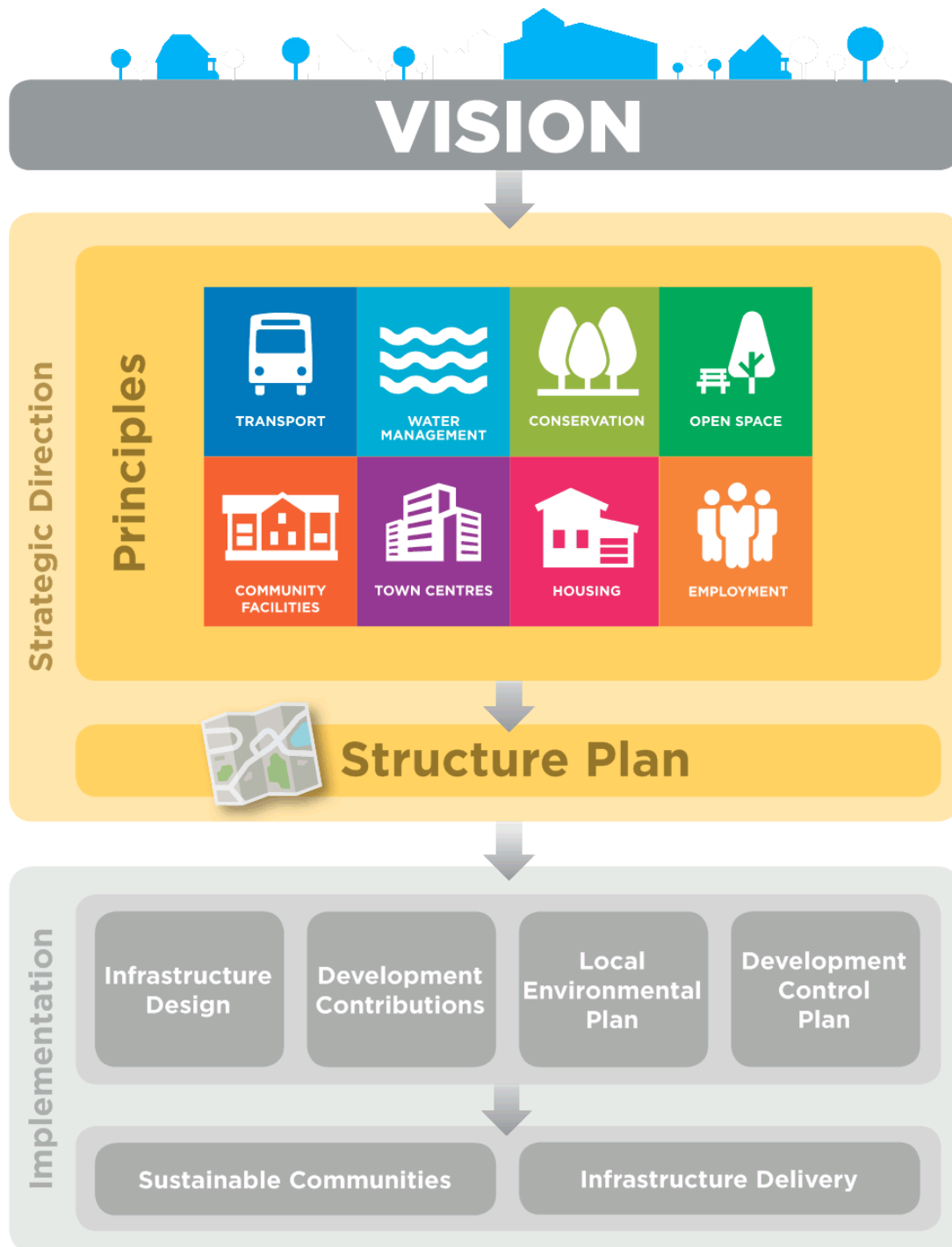
## The West Dapto Urban Release Area principles

The Principles' order of appearance does not denote any form of priority but outlines interrelated land features which require detailed consideration in development proposals. **Figure 4** outlines the principles and their key components. Each principle is detailed in the following sections of this report.



Many of the principles are supported by quantitative measures to ensure the desired outcome can be achieved. The appropriate place for these measures will be explored during implementation (see **Figure 4**).

**Figure 4**  
*Structure and relationships of principles to planning tools*



# Transport Principles

## 1.1 ROAD NETWORK

The future road network for the West Dapto Urban Release Area will be the 'backbone' of the community, providing for all types of access and movement through the release area. The road network form and provision contribute significantly to achieving the vision of long-term sustainability.

An integrated transport system is proposed that caters for the private car as well as freight, public transport, pedestrians and cyclists. Road types have been developed based on a functional hierarchy, where the road designs support the transport modes in various ways. The road network has been developed to cater for planned land use and deliver a safe, connected and efficient transport framework that compliments the natural environment and facilitates sustainable transport outcomes.

### PRINCIPLE 1

#### Supportive land use patterns

- 1.1 Plan higher residential densities and mixed land use in and adjacent to town and village centres and major public transport nodes to reduce reliance on the private car and reduce overall road network requirements and costs.
- 1.2 Plan the co-location of compatible land uses to reduce reliance on the private car and reduce overall road network requirements and costs.

### PRINCIPLE 2

#### A safe, connected and legible road network for all users

- 2.1 Provide a road network based on the modified grid layout to maximise accessibility and efficiency.
- 2.2 Implement a clear hierarchy of road types that meets relevant transport requirements and road function, creating a highly legible road network for all users.

- 2.3 Ensure the major road network supports the town and village centres hierarchy within West Dapto.
- 2.4 Ensure a balanced and integrated road system, catering not only for the private car but for freight, public transport (buses), pedestrians and cyclists.
- 2.5 Implement driveway access restrictions and manage on-road parking on the higher-order roads (access-denied roads) to improve traffic efficiency and pedestrian/cyclist safety and amenity.
- 2.6 Implement intersection designs appropriate to the road types, surrounding land use and environment.
- 2.7 Ensure built form controls on adjacent properties deliver active frontages to maximise passive surveillance and personal safety in the road environment.
- 2.8 Ensure roads and intersections are designed to meet relevant standards and best practice guidelines.

### PRINCIPLE 3

#### Design roads to compliment the environment

- 3.1 Ensure roads fit with the landform (topography), complement local character/land use and minimise visual, ecological and noise impacts.
- 3.2 Ensure road alignments take advantage of views and visual stimuli for the motorist to enhance legibility, sense of place and create a positive experience in movement.
- 3.3 Consider the role of road networks in structuring precincts, including both transport and community needs to maximise liveability and quality urban outcomes.
- 3.4 Incorporate Water Sensitive Urban Design (WSUD) into transport infrastructure design and consider options to increase permeability of hard surfaces.

### PRINCIPLE 4

#### Quality infrastructure

- 4.1 Use robust and durable materials, quality finishes and ancillary infrastructure with neat, uncomplicated designs that minimise maintenance requirements and discourage vandalism.



- 4.2 Consider the use of innovative technologies in road and transport infrastructure design, construction and operation.

**PRINCIPLE 5**

**Road network to support sustainable transport outcomes**

- 5.1 Staging of additional car based infrastructure to encourage public/active transport and maximise use of existing infrastructure.
- 5.2 Use an established 15% transport mode shift target when planning for road network requirements within West Dapto to reduce car dependence.
- 5.3 Ensure that roads are designed to provide a high level of safety, access and amenity for pedestrians, cyclists and public transport (bus) services.

**1.2 BRIDGE AND CULVERT DESIGN**

**PRINCIPLE 1**

**Good design is context sensitive design**

Design that is sensitive to context is valued by communities. Bridges/culverts that are functional and fit the landscape are good for community pride and local identity.

- 1.1 Consider locational context and functional requirements in the design process.
- 1.2 Bridge/culvert alignment should integrate with environmental and local constraints.
- 1.3 Ensure storm immunity standards are met and design/construction provides longevity to minimise maintenance requirements.
- 1.4 Design and finishes should respond to and incorporate the character of the area.

Detailed objectives, associated outcomes and specific guiding requirements for bridge and culvert delivery will be developed as part of the next steps in implementing the West Dapto Vision Document. The 'next steps' process is shown in Figure 4 of the Vision Document.

**1.3 PUBLIC TRANSPORT**

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, interesting and liveable community.

To this end, high-level principles have been developed that will be used to inform & guide public transport planning for the new growth area, to ultimately ensure that the vision for sustainable transport in West Dapto is achieved. These principles are set out below.

**PRINCIPLE 1**

**Supportive land use patterns**

- 1.1 Plan residential land use and higher residential densities close to town, village centres and major public transport nodes.
- 1.2 Locate major generators of travel demand in, or close to, accessible centres that are well serviced by public transport.
- 1.3 Ensure plans allow for a variety of land uses around public transport nodes and in centres so that services are centralised.

***Ensure that roads are designed to provide a high level of safety, access and amenity for pedestrians, cyclists and public transport (bus services).***

**PRINCIPLE 2**  
**Effective bus network,  
service provision &  
integration**

- 2.1 Provide coordinated, frequent and reliable bus services to destinations within and surrounding West Dapto.
- 2.2 Create an efficient, seamless travel experience through integrated ticketing, minimising transfer times and intuitive and easily accessible service information.
- 2.3 Ensure street networks are interconnected and allow access for bus services.
- 2.4 Ensure the bus network is highly accessible and services the majority of residences, town and village centres, employment areas, sporting facilities and Dapto Railway Station.
- 2.5 Incorporate bus priority measures as necessary to ensure highly efficient, prioritised bus transport.

**PRINCIPLE 3**  
**Quality infrastructure**

- 3.1 Provide comfortable, attractive, safe and secure buses and bus-related infrastructure with clear timetable/service information, catering for all users, including disabled/elderly.
- 3.2 Ensure pedestrian and cycle links to bus stops are of a high standard (refer also Active Transport Principles).

- 3.3 Encourage the use of innovative and efficient public transport technology.

**PRINCIPLE 4**  
**Early provision of public  
transport**

- 4.1 Introduce bus services 'just ahead of time' to gain early community acceptance and set travel behaviour patterns from the start of new land release development.
- 4.2 Encourage staging of development in a contiguous manner with adequate roads and footpaths to make the early provision of bus services feasible and to allow bus networks to be efficiently staged.

**PRINCIPLE 5**  
**Working with State  
Government to provide  
& improve public  
transport services**

- 5.1 Work with State Government to help plan and deliver improvements to the public transport system in and around West Dapto, including bus networks and service levels that meet or exceed Transport For NSW's Integrated Public Transport Service Planning Guidelines. Complete a major interchange upgrade at Dapto Station that provides the highest level of multi-modal accessibility, efficiency and convenience.

*Dapto High School  
Bus Interchange  
(\$2.4 million).  
Bus stops and  
drop-off areas,  
increasing access  
and safety.*



**PRINCIPLE 6**

**Promotion & incentives**

- 6.1 Build community awareness and promote benefits of public transport in West Dapto (eg. travel packs, website, branding of buses etc.).
- 6.2 Investigate incentives for use of bus services.
- 6.3 Encourage significant employment-generating developments to implement workplace travel plans.
- 6.4 Use the location, supply and availability of parking to discourage car use and support public transport.

**1.4 ACTIVE TRANSPORT**

Walking and cycling (referred to as Active Transport) will be an important component of the future West Dapto transport system, contributing significantly to achieving the vision of a 'sustainable' community. Design and planning for the West Dapto Urban Release Area has emphasised the notion of walkable communities which enable sustainable healthy living to occur. Walking is also an important factor in the success of public transport.

The future strategy for walking and cycling at West Dapto will require local solutions. Best practice planning for active transport at the local level will deliver convenient and attractive travel options, especially for short trips. This will not only assist in reducing reliance on, and impacts of, private car use but will also contribute to the health and vitality of the community. Principles for active transport are set out below:

**PRINCIPLE 1**

**Supportive land use patterns**

- 1.1 Plan residential land use close to town and village centres and major public transport nodes, with higher residential densities adjacent to these locations to maximise walking and cycling catchments.

- 1.2 Encourage careful siting and co-location of land uses to maximise walking and cycling options.
- 1.3 Promote shared parking across uses in town/village centres to encourage walking when undertaking multiple activities. Avoid fragmented parking to maximise use of spaces and improve walkability through more compact town centre layouts and fewer driveway crossings.

**PRINCIPLE 2**

**Connected, functional pedestrian & cycle network**

- 2.1 Provide a convenient and legible movement network for pedestrians (including those with disabilities) and cyclists, ensuring excellent connectivity and directness between residences and attractors such as schools, shops, public transport nodes, sports ovals and employment centres.
- 2.2 Include footpaths/shared paths on all roads in the road hierarchy except laneways and minor access streets (refer to Roads Principles).
- 2.3 Take advantage of easements, riparian areas and open spaces to create convenient pedestrian and cycle links (or short-cuts) that maximise accessibility between different precincts /land uses.
- 2.4 Implement a directional (often referred to as way finding) strategy to provide clear and coordinated information for access to facilities and services within the West Dapto Urban Release Area and surrounds.
- 2.5 Provide safe and secure bicycle parking or storage facilities at key destinations in town and village centres, sports ovals, community facilities, transport interchanges and key open space areas.
- 2.6 Encourage bicycle parking and end-of-trip facilities as part of the development of employment and commercial land uses.
- 2.7 Ensure the West Dapto cycleway network integrates with the surrounding regional cycle routes.

**PRINCIPLE 3**

**Attractive and safe environment**

- 3.1 Design streets using current 'best practice' to provide a high level of pedestrian and cyclist amenity and safety, creating public space where people want to be.
- 3.2 Provide convenient and safe road crossing points, traffic calming (where appropriate) and tree planting to enhance the pedestrian and cycle environment.
- 3.3 Ensure built form controls on adjacent properties deliver active frontages to maximise passive surveillance and accessibility to/ from the path network.
- 3.4 In high pedestrian demand areas such as town and village centres, further increase pedestrian amenity and safety through path widening, driveway access controls and other site-specific actions to improve pedestrian priority.
- 3.5 Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the planning of walking and cycling facilities.

- 3.6 Consider innovative technologies for lighting key off-road paths, including solar lighting and luminescent pathway materials.
- 3.7 Construct pedestrian and cycle infrastructure according to current 'best practice', with attractive and durable materials and well-designed landscaping treatments (refer also to Roads Principles).
- 3.8 Incorporate supporting infrastructure such as seats, bike rails, shade structures, bubblers and viewing/ rest areas into the active transport network where appropriate.

**PRINCIPLE 4**

**Promotion of active transport**

- 4.1 Encourage significant employment-generating developments to implement workplace travel plans.
- 4.2 Prepare household travel information packs for new homebuyers.
- 4.3 Support active transport community events and promotions.
- 4.4 Support the establishment of bike share services.

*Walkable communities which enable sustainable healthy living to occur.*





# Water Management Principles

The water management principles are the integration of common floodplain and stormwater management principles.

In isolation, floodplain management is the consideration of the consequences of flooding as it relates to human occupation of the floodplain and establishing corrective and preventative measures for reducing flood damage and risk to life.

Stormwater management is the practice of collecting, conveying and reusing quality treated stormwater runoff primarily from urban development with minimal nuisance, while also protecting receiving waters and the surrounding environment.

The approach taken is to consider integrated water management principles in order to achieve a better overall 'water management' strategy for the West Dapto Urban Release Area and also provide high level guidance for new development.

## **PRINCIPLE 1**

### **Integration of floodplain and stormwater management**

Integrate floodplain and stormwater management into the urban development process.

## **PRINCIPLE 2**

### **Improved water quantity management**

Improve the management of water quantity relating to urban development inclusive of stormwater, wastewater, water supply and recycled water.

## **PRINCIPLE 3**

### **Sustainable floodplain development**

Create sustainable development around and within the floodplain.

## **PRINCIPLE 4**

### **Preservation of floodplain function and natural corridors**

Preserve the natural function of the floodplain, natural waterways and riparian corridors.





**PRINCIPLE 5**  
**Protection from flooding**

Protect people and property from flooding in a strategic way.

**PRINCIPLE 6**  
**Protect water quality**

Protect water quality of surface and groundwater from urban development and any adverse effects on water quality to downstream watercourses and Lake Illawarra.

**PRINCIPLE 7**  
**Integrate stormwater with the environment**

Integrate stormwater management into the natural and urban land form in an unobtrusive way.

**PRINCIPLE 8**  
**Efficient and sustainable infrastructure**

Provide efficient and sustainable stormwater infrastructure for the urban release area.

**PRINCIPLE 9**  
**Preserve/enhance the environment**

Preserve the natural environment and enhance where possible in keeping with stormwater quantity and quality management objectives and targets.

**PRINCIPLE 10**  
**Promote liveability using water**

Promote liveability and amenity for the community by using water in all environments.

The water management principles are intended to link the overall vision to Council's desired outcome for the West Dapto Urban Release Area. This link will be further achieved by the use of tools including detailed reports and updated statutory policies. The detailed reports and policies will include a Floodplain Risk Management Study and Plan, Water Cycle Management Study and Plan, updated Wollongong Local Environmental Plan, 2009, Wollongong Development Control Plan, 2009 and the Lake Illawarra Coastal Management Program (CMP) to support the implementation of the West Dapto Vision. These documents will be developed as part of the next steps in implementing the West Dapto Vision document. The Lake Illawarra CMP is currently being developed by Wollongong and Shellharbour City Councils with support from the NSW Office of Environment and Heritage. The next steps process is shown on **Figure 4** and described under the section - **Implementing the Vision**.

*Looking east from Wongawilli towards Lake Illawarra.*





# Conservation Principles

## ENVIRONMENT CONSERVATION

In adopting the concept of ecologically sustainable development, regionally significant releases such as the West Dapto Urban Release Area present opportunities to preserve remnant vegetation and enhance ecological connectivity (structural and functional). This section identifies the strategic environmental priorities to guide planning and development of the West Dapto Urban Release Area, integrating conservation priorities with opportunity for a future West Dapto Biodiversity Conservation Strategy (BCS) and Biodiversity Conservation Strategy Structure Plan (BCSSP).

A BCS provides opportunity for Council to achieve biodiversity certification (bio certification) in a coordinated approach for the whole release area, improving the overall conservation outcomes beyond what would be achievable site by site. Council will work closely with the NSW Office of Environment and Heritage and Department of Planning and Environment to achieve this strategic outcome. The principles should also be used to guide site-by-site considerations.

### **PRINCIPLE 1** Prioritise areas that offer high environmental value for conservation

Consider information that identifies areas of threatened ecological communities or stands of habitat greater than 4ha (considered to present high environmental value in terms of habitat size and location) and avoid impacts as a result of land use changes to these areas.

### **PRINCIPLE 2** Connectivity of habitat areas

Connecting patches of habitat that have high biodiversity value will provide opportunity for ecological migration over time as well as opportunity for improvement to habitat quality and values. These are more commonly known as biodiversity corridors providing strategic connection of larger and better condition patches of vegetation either by re-establishing continuous native vegetation cover or designing stepping stones of habitat that traverse local corridors.

### **PRINCIPLE 3** Protect Environmental Values

Provide complimentary land uses alongside conservation sites to assist in improving and protecting the ecological function of the site and enhancing its resilience.

Secure areas that present high environmental value as areas for conservation and long-term management (ideally through a bio certification process).

Figure 5 illustrates key conservation documents and their relationships. The BCS will provide the direction and framework while the BCSSP will outline the actions to guide the implementation of conservation measures. Implementation of these documents and achieving biocertification creates opportunity to improve biodiversity values of the West Dapto Urban Release Area.

Further detail, including environment and heritage conservation objectives, the role of West Dapto Environmental Principles, bio certification process and conservation priority areas will be developed as part of the next steps in implementing the West Dapto Vision.

## HERITAGE CONSERVATION

Heritage values present great opportunities to enhance cultural understanding and social enrichment of the release area. The Australian Heritage Commission (2000) states the aim of both natural and cultural heritage conservation is to retain the significance of place (Australian Government, Department of Environment and Energy, 2017). Impacts on the heritage





significance of the area are key considerations at each planning stage. Land use changes should retain, promote and integrate heritage values. The principles for West Dapto aim to incorporate heritage conservation and promote consideration of the significance of place to encourage heritage protection.

**PRINCIPLE 1**  
**Prioritise the Conservation of Heritage Items and sites of Aboriginal Heritage Significance**

Listed heritage items and sites of Aboriginal, cultural and/or archaeological significance should be retained and conserved within new development areas with appropriate curtilages and visual settings. Development planning should account for the significance of sites and places and consider retention of key sites that contribute to the historic setting of newly developing neighbourhoods.

**PRINCIPLE 2**  
**Respect the Cultural Landscape**

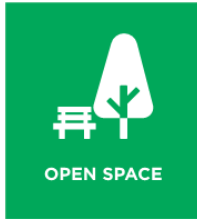
The West Dapto Urban Release Area has a rich and diverse history of Aboriginal and non-Aboriginal occupation. The area retains a range of key landscape elements, landforms, natural features such as creeks and ridgelines,

important views and visual connections. It has historic road and transport corridors that are important and unique aspects of the area, contributing to its character and significance by telling the story of development. Proposed development should be guided by an understanding of, and respect for, significant features of the natural landform and the historic setting. New communities should be assisted to understand and appreciate the unique visual and physical connections between places and features within and outside of their development areas.

**PRINCIPLE 3**  
**Embed Local History and Character in New Communities**

Developments should strive to feature historic sites and places of significance to provide a unique sense of identity and character for developing neighbourhoods. The adaptation and re-use of historic buildings in an appropriate manner that provides for their conservation and integration into new developments is encouraged. The use of historically relevant street names, integration of interpretation and the celebration of aspects of a site's indigenous and post-settlement history are encouraged to ensure that the rich history of the area is celebrated and recognisable in the identity of developing communities.

**Figure 5**  
*West Dapto's strategic environmental conservation documents*



# Open Space & Recreation Principles

This section establishes the open space principles for the West Dapto Urban Release Area. This section should be read in conjunction with Community Facilities and will contribute to delivering against the Urban Greening Strategy. An overarching framework with **four inter-related principles** is designed to achieve the open space objective for the West Dapto Urban Release Area. Open space need to be considered spaces that are designed responding to principles to ensure they provide for a resilient community.

## PRINCIPLE 1 Functionality

- Appropriate size and flexible footprint for multiple functions and uses (*Hierarchy of facilities*).
- Open space and recreation outcomes are not compromised by other competing functional elements. For example flooding and water management, traffic and road infrastructure, cultural heritage and biodiversity.

## PRINCIPLE 2 Accessibility

- Walkable distances from residential areas, universal design principles used for facilities with a focus on 'play' and diverse experience (*resident catchments*).
- There is a well-distributed network of accessible (in both location and design), attractive and useable public open spaces and natural areas within the existing and future neighbourhoods of West Dapto.

## PRINCIPLE 3 Connectivity, movement and flow

- Connected spaces with shared paths to other facilities, places of interest and centres (open or riparian corridors, heritage sites and urban bushland).

- The open space areas are highly connected to create a network of open space with a range of functions to complement the existing landscape features.

## PRINCIPLE 4 Value and amenity

- Future uses complement and add to existing values (an active play facility may jeopardise a threatened ecological community, water management may restrict active use etc.).
- That public open space and natural areas will provide opportunity for interaction filling a variety of recreational, sporting, play, the physical and social needs of the community.

## HIERARCHY AND CATCHMENTS

Based on the principles of functionality, accessibility, connectivity and community values, there are some guides to provision of open space based on size and characteristics of projected population and its recreational needs. **Table 1** categorises relevant residential catchments for each level of open space provision (hierarchy) and how it generally relates to size requirements in the future urban and residential areas based on NSW Recreation and Open Space Planning Guidelines for Local Government (2010) (Table 1).

It is important to emphasise that any benchmark standards cannot be used as a 'one size fits all' assessment tool. Through analysis of local context and community needs, these standards can and should be varied if based on sound evidence.

**Figure 6** demonstrates the hierarchy to function and size relationship for the West Dapto Urban Release Area.

The relationship can also be understood in catchments for community populations. **Figure 7** shows proposed open space residential catchments of West Dapto (based on methods established in NSW Guidelines for Local Government, 2010). These catchments will be developed further for Stages 3 and 4 during implementation.

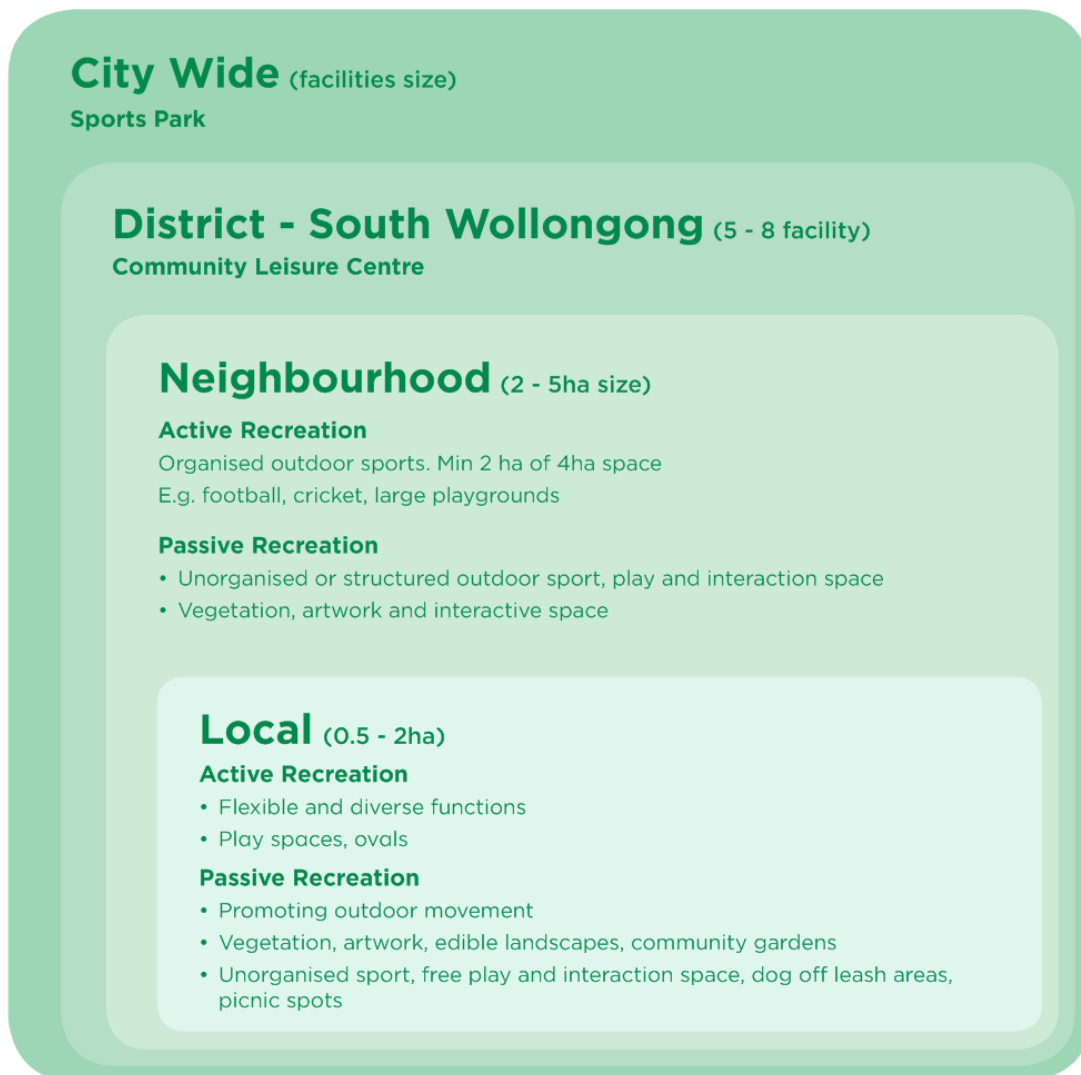
Catchment refers to the area of resident (or future resident) population the open space facility is intended to provide for. As part of the open space network for the West Dapto Urban Release Area, open space will need to be provided at all hierarchy and catchment levels. **Table 1** outlines standards



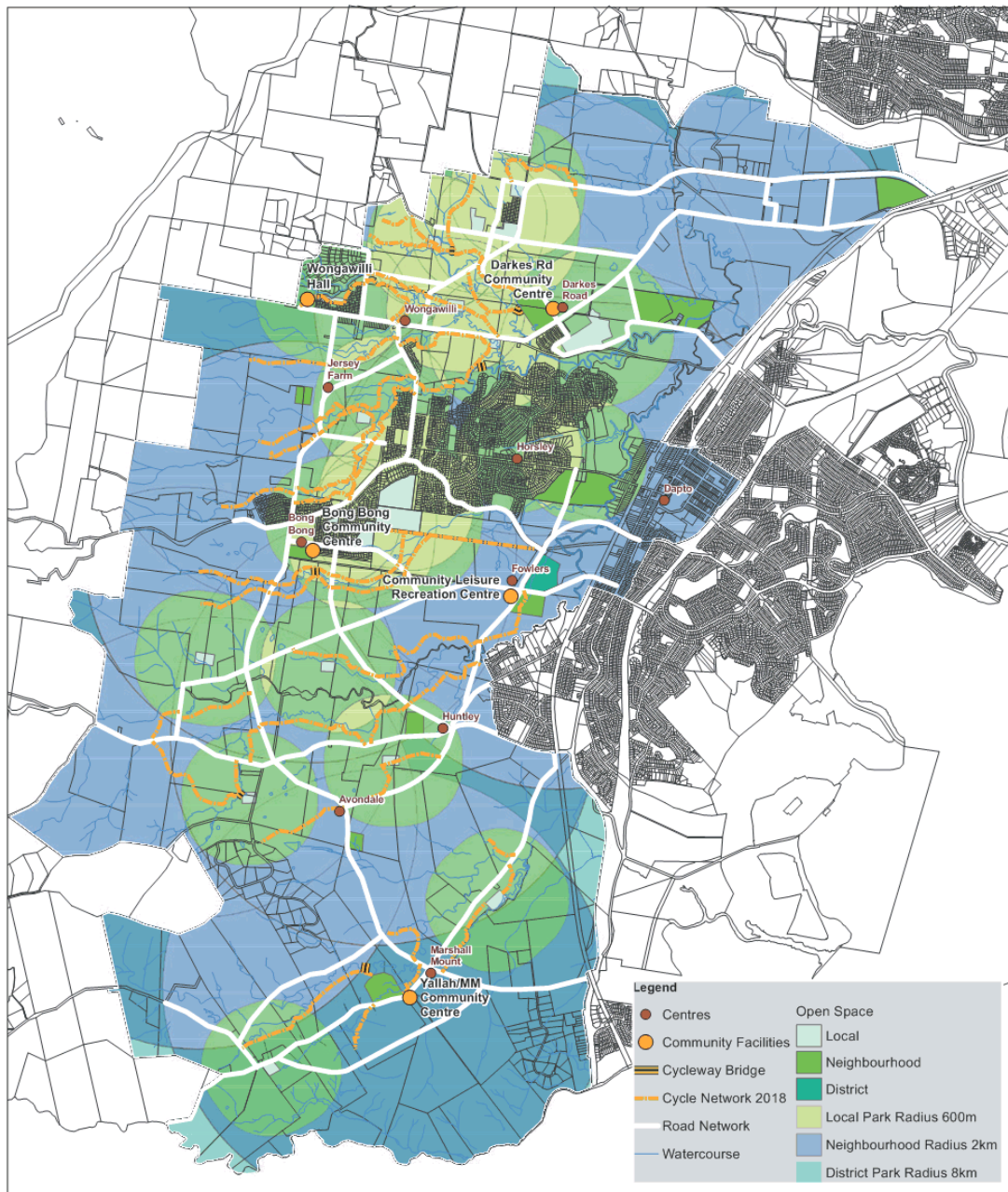
for open space planning around catchment distances in the future urban and residential areas to the open space.

Function and service	Size	Residential Catchment (distance)
Local Passive	0.5-2 ha	400-600m
Local Active	1-2 ha	400-600m
Neighbourhood Passive	2-4 ha	2km
Neighbourhood Active	2-5 ha	2km
District Active	5-8 ha	Southern ward of LGA
City wide Active	8 + ha	Facility to serve the whole LGA

**Table 1** (above) Open space provision standards (based on NSW Recreation and Open Space Planning Guidelines for Local Government (2010) and the Elton Report (2007) recommendations).



**Figure 6** (above) Open space hierarchy and functions



**Figure 7**  
Example of Open  
Space distance  
catchments



# Community & Education Facilities Principles

**Goal 3 of the NSW Government's Illawarra-Shoalhaven Regional Plan promotes:**  
*A region with communities that are strong, healthy and well-connected*

Ongoing planning for the West Dapto Urban Release Area aims to achieve this goal. The goal is reflected in our Vision and key principles for Transport (Roads, Public Transport), Open Space & Recreation and Community and educational facilities. This section should also be read in conjunction with Open Space and Recreation. Community facilities are an increasingly important component of local service provision across a range of areas in the public and private sector. For example, there is a clear trend in public health and alternative education to use local community facilities for regular and specialist community services rather than develop individual facilities. Council understands this increases the importance of flexible design, location and efficiencies to be achieved by these facilities for them to make the best contribution to community outcomes.

There are nine principles to be considered in the planning of the West Dapto Urban Release Area community and education facilities.



**Figure 8**  
Community Hub Concept of co-location and multipurpose, joint use design.

**PRINCIPLE 1**  
**Healthy, diverse and resilient**

Community facilities contribute to quality of life to support healthy, diverse and resilient community.

**PRINCIPLE 2**  
**Efficient**

Making efficient use of resources through shared or co-located facilities and multiple use agreements (multi-purpose community hubs) with flexible design that can respond, expand and adapt as needs change.

**PRINCIPLE 3**  
**Safety, security and adding to civic identity and sense of place**

Promote safety, security and provide focal points adding to civic identity and sense of place through clustering community facilities.

**PRINCIPLE 4**  
**Self-sufficient and resilient community**

Community facilities provide opportunity for self-sufficiency to build capacity and social capital and to actively contribute to community resilience.

**PRINCIPLE 5**  
**Vibrant and accessible**

Placing facilities in convenient central locations, adjacent to open space which contribute to the vibrancy of the development, are accessible and allow for overflow activities such as children's play.

**PRINCIPLE 6**  
**Equitable**

Provide equitable access for all sections of the population, through the distribution, design and policies of facilities.

**PRINCIPLE 7**  
**Diversity**

Community facilities promote diversity and encourage people from culturally and linguistically diverse backgrounds to participate in the social and economic life of the community.

**PRINCIPLE 8**  
**Viability and sustainable**

Developing sustainable funding, ownership, governance, management and maintenance arrangements, including private partnership arrangements where community benefit is achieved.

**PRINCIPLE 9**  
**Coordination**

Council to work with the state government and non-government schools sector to promote best-practice education outcomes for the community of West Dapto. This will include sharing data and integrating asset solutions, such as opportunity for shared and joint-use facilities.

Planning for the provision of education is important for West Dapto's growing community. In NSW, the Department of Education provides funds and regulates education services for NSW students from early childhood to secondary school. Council will continue to work with the Department to promote best-practice education outcomes for the community of West Dapto.

*Lord Mayor  
Gordon Bradbery AM  
opens the Berkeley  
Community Facility.*





# Town Centres Principles

This section provides town centre principles to be considered during planning for the West Dapto Urban Release Area. As a new release area, there is an opportunity to ensure that the ideal treatments are made to establish sustainable, appealing and functional residential living as well as commercial and light industrial areas providing employment, social and cultural opportunities with sufficient flexibility to cater for the future populations needs. As with other previous principles the town centre principles should not be considered in isolation.

The key objective of the town centre principles is to help identify centre locations, function and existence. The town centres of West Dapto will fill diverse roles, functions and mixed uses. Configurations will reflect the town centre hierarchy with a focus on pedestrian priority. Supported with a decision process (zoning, neighbourhood planning, etc.), appropriate locations will promote the social and economic functions and outcomes sympathetic to character and 'place'.

There are three principles to be considered in planning of town centres to meet the objectives for West Dapto Urban Release Area:

## PRINCIPLE 1 Hierarchy

Hierarchy provides a basis for which to establish functions, order and visions as well as allowing the protection of these. Hierarchy is not the only way to understand or set direction in planning for centres; we understand that the centres are also a connected network, which can support each other in an interlocking way.

Each level of the hierarchy represents the size and general characteristics that reflect the centres' commercial, retail and business roles (see Figure 9). The Hierarchy reinforces role and function, supports the Wollongong City Centre and higher order centres and provides certainty for investment decisions. Hierarchy reinforces character and identity as well as provides direction around appropriate residential density sympathetic to community facilities and service locations.

## Regional Centres

Dapto is a regional centre. The new release, located close to this centre is in addition to an existing urban landscape, an important consideration in the planning of new town and village centres. These lower order centres must be sensitive to this hierarchy to maintain existing functions and minimise any potential negative impacts.

## Town Centres

There are three town centres planned for the urban release area. The objective of the town centres is to ensure that development in the Darkes Road and Bong Bong (and Marshall Mount) town centres contributes to the creation of retail, business, commercial and community hubs while providing significant local employment opportunities.

## Village Centres

The study, West Dapto further review of release area centres and controls (Urbacity, 2014), noted the role of villages, as a lower order centre, is to "provide a convenient alternative to the supermarket-based town centres for daily goods and services with a focus on amenity for housing density and improved public transport use".

## PRINCIPLE 2 Movement sensitive

The town centres of West Dapto are expected to facilitate social contact, employment and living needs in a sustainable manner. The town centres will be located to promote active transport and healthy lifestyle. Living within 400m-800m of a mix of destinations is consistently associated with higher levels of active transport in adults and older adults (Heart Foundation, 2017).

Movement sensitive means movement (accessibility, location etc.) will be a key consideration for co-location of a mix of destinations (or land uses) within a centre. Centres will provide activities, attractions and services within walking distance. The community hub will create a focal point within the neighbourhood for multiple activities to be undertaken and different daily needs (ie. live, work, play) to be met in the one location.

Centres must also be supported and surrounded by a network of connected streets, paths and cycle ways, providing opportunities for active transport and convenient access to public transport. The network will link centres with open space and recreation areas.



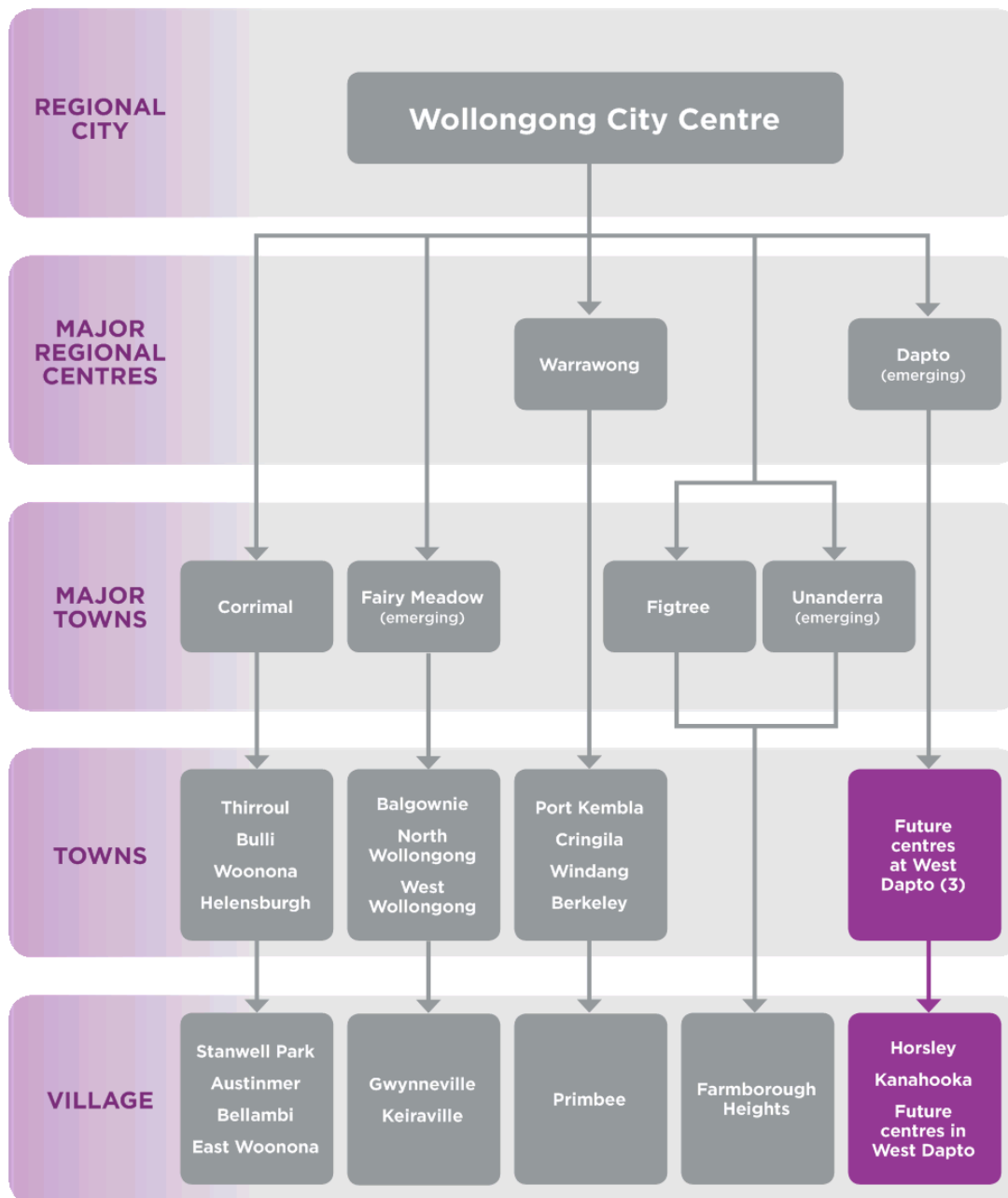
**PRINCIPLE 3**  
**Diversity and identity**

Centres will facilitate a diverse range of activities by prioritising spaces for people of all ages that become vital to the social fabric of a neighbourhood where people gather, meet friends and family and engage in social activities.

Especially important for new centres is creating a vision that encourages diversity while shaping and reflecting a centre's character. Centres will be

diverse from each other (through hierarchy, features and visions). The vision capitalises on existing features of heritage, environment (vegetation, topography etc.) and contributes to a new theme expressing the centre's role in the urban residential landscape. A vision and purpose give people the creative foundations, understanding that activity, physical setting and meaning come together to create a 'sense of place'.

**Figure 9**  
*Retail and Business Centre Hierarchy in the Wollongong Local Government Area.*



# Housing Principles

This section establishes the Housing Principles for the West Dapto Urban Release Area, providing for ongoing strategic planning decisions. As a new release area, there is an opportunity to establish sustainable, appealing and functional residential living. The principles should also be used to guide site-by-site considerations.

The Housing Principles should be read in conjunction with Council's LGA-wide Housing Policy setting, which is updated from time to time to ensure we are addressing the challenges of a changing housing environment.

These principles should be considered in conjunction with all other planning principles in this document, as they all contribute to achieving the vision for the West Dapto Urban Release Area and ultimately sustainable housing outcomes.

*"The communities will be healthy, sustainable and resilient and will have access to diverse housing choice and active or passive open space accessible by walkways, cycle ways and public transport."*

## PRINCIPLE 1 Encourage housing diversity

Diversity can be delivered through different products at different stages of planning by promoting and providing a range of density and lot size and shapes to offer a range of choice to better meet changing community needs.

Mixture of density low to high, single dwellings, dual occupancy, town houses and apartments in appropriate locations should all be considered at neighbourhood planning and subdivision design stages.

Promote increased densities and innovative design types close to town and village centres and transport infrastructure where possible.

## PRINCIPLE 2 Promote housing affordability

Residential neighbourhoods cater for a variety of demographic and socio-economic characteristics. Promoting housing mixture is one tool that provides opportunity for more affordable housing options and reduces housing stress.

## PRINCIPLE 3 Establish sustainable, energy efficient, appealing and functional residential living

Target an increased use and uptake of renewable energy through housing and neighbourhood design.

Seek to promote best practice design excellence in housing provision and neighbourhood planning.

## PRINCIPLE 4 Creating local amenity and a sense of place

This principle is about designing safe, healthy and active neighbourhoods with interactive interfaces between residences, the streets and surrounds. It is about ensuring there is connection between housing and the streets, parks and activity areas they adjoin and interface other uses.

Encouraging and supporting housing design that responds to place. Creating site responsive built form and lot layouts that consider existing features and landscape context, natural land form and surrounding land uses.

Manage housing growth to protect and promote the conservation values that contribute to concepts of 'place' in West Dapto.

## PRINCIPLE 5 Housing transition to the Illawarra Escarpment

Reduce housing density on the fringe of the urban release area to provide delineation to the housed urban areas and a buffer to the Escarpment and important environmental features.



The Housing principles are intended to link the overall vision to Council's desired outcome for the West Dapto Urban Release Area, with the use of tools including standards set by Wollongong Local Environmental Plan, 2009 and controls established within Wollongong Development Control Plan, 2009 which may be reviewed to support the implementation of the West Dapto Vision and principles. These documents will be developed as part of the next steps in implementing the West Dapto Vision document. The next steps process is shown in **Figure 4** and described under the section - Next Steps and Implementing the Vision.

***“Opportunity to establish sustainable, appealing and functional residential living.”***

*Housing development in Horsley.*



# Employment Principles

This section establishes employment principles for the West Dapto Urban Release Area to inform strategic decisions in the release area ensuring employment outcomes are achieved.

The employment principles should be read in conjunction with all other planning principles in this Vision document as the principles applied together will ensure sustainable employment outcomes for the release area.

## **PRINCIPLE 1** Support local sustainable employment

- Facilitate maximum local employment opportunities.
- Maintain an aspirational target for job creation.
- Support a variety of employment opportunities accessible to the whole community.
- Employment containment to reduce commuting out of the release area and region.

- Encourage high density employment opportunities.
- Local access to higher order (career generating) employment opportunities.

## **PRINCIPLE 2** Attract, facilitate and support industries, enterprises and business to locate in West Dapto

- Explore planning flexibility to cater for changing employment forms.
- Incentivise employment generating activities.

## **PRINCIPLE 3** Ensure Town & Village centre employment outcomes are prioritised

- Landuse decisions associated with West Dapto's Town and Village centres are to ensure employment outcomes are a priority consideration.
- Encourage provision of professional services jobs in addition to retail jobs in the release area town and village centres.



**PRINCIPLE 4**  
**Protect existing employment land**

- Maintain existing zoned employment land within the release area to ensure a supply of employment lands is provided over time and is available to take advantage of when employment generating opportunities are presented.
- Create a strategy to enable appropriate interim uses of employment areas that also allows for gradual intensification over time.

**PRINCIPLE 5**  
**Take advantage of and encourage employment innovations**

- Planning decisions to anticipate, be responsive to and cater for innovative employment solutions.

**PRINCIPLE 6**  
**Improve employment opportunities whilst ensuring development is of a high standard**

- Compatibility with residential and sensitive land-use as well as natural conservation outcomes for the urban release area.
- Apply merit based approach when assessing employment generating activities.
- Encourage development for employment which provides a range of goods and services without adversely affecting the amenity, health or safety of any adjoining area.

**PRINCIPLE 7**  
**Ensure a high level of accessibility to employment Hubs**

- To encourage location of high intensity employment areas within walking distance of existing or proposed public transport services.
- To encourage location of appropriate industrial and low intensity non-retail employment areas adjoining major arterial roads to take advantage of accessibility and exposure.



# Structure Plan 2018

A Structure Plan guides the future strategic direction of an urban release area. All subsequent spatial planning decisions can flow from the strategic guide. As a guiding tool, the plan is high level and relies on subsequent planning decisions and statutory tools under the NSW Environmental Planning and Assessment Act, 1979 to add more detail. These tools include but are not limited to the Wollongong Local Environmental Plan, Wollongong Development Control Plan, neighbourhood planning and ultimately development applications. Implementing a Structure Plan goes beyond planning tools. Infrastructure planning, design, funding and delivery are an essential component. Council engaged with all relevant stakeholders during exhibition and when developing the structure to ensure the strategic vision is understood and has an opportunity to come to life.

It has been 10 years since the initial Structure Plan for the West Dapto Urban Release Area was prepared. It is timely to review the Structure Plan and test previous assumptions that informed the plan. It is important to

note that the fundamental structure and outcome remains the same. West Dapto is still proposed as the region's largest strategic urban release area. The initial five stages of urban release are still reflected in the revised structure. The general urban footprint remains the same with some refinement based on revised and improved data and understanding of the area's opportunities and constraints.

## Structure Plan Layers

The Structure Plan is comprised of a number of layers, as described below.

### Flooding (1% AEP)

This layer represents the extent of flooding up to and including the 1% Annual Exceedance Probability (or 1% AEP). The purpose of this layer is to identify it as a physical constraint for development and also ensure the management of flood risk by restricting future development within this zone at the implementation stage. The layer combines the 1% AEP flood information from the catchments of Mullet Creek, Duck Creek and Marshall Mount Creek. The current layer includes flood information extracted from the corresponding flood studies of each catchment; namely the Mullet Creek Flood Model Update Report (2018), Duck Creek Flood Study (2012) and the Macquarie Rivulet Flood Study (2017).

*Spectacular Illawarra Escarpment and a landscape of riparian valleys.*



The information used from the Duck Creek and Macquarie Rivulet flood studies includes shallow inundation depths, whereas the information from the Mullet Creek report has been filtered to exclude shallow inundation depths of less than 150mm and areas where the velocity depth product is less than 0.05.

The existing flood layer for the Mullet Creek catchment on the 2008 Structure Plan was derived primarily from the draft Mullet and Brooks Creeks Floodplain Risk Management Study and Plan, 2006. The flood layers for the Duck and Marshall Mount Creek catchments were based on preliminary information and modelling commissioned by Council at the time.

### Riparian Corridor

This layer represents the riparian corridors across the urban release area, derived from the Riparian Corridor Management Study (RCMS) which was prepared for Council by the Department of Infrastructure Planning and Natural Resources (DIPNR) in 2004. Note some of the riparian corridors depicted in the 2004 document have been modified over time due to changes in topography through land use activities. These areas have not been updated on the Structure Plan. Similarly, areas of inundation in some locations do not overlay with riparian corridors due to reasoning provided above.

The purpose of this layer is to identify the corridors as a physical constraint for development and also ensure the protection and enhancement of designated riparian corridors by restricting future development within these zones at the implementation stage.

This current layer identifies watercourses across the urban release area and is closely associated with the conservation layer which defines the appropriate buffers according to the designated riparian corridors shown in the RCMS (2004).

The existing 2008 Structure Plan did not delineate watercourses but rather associated watercourses with flooding.

### Land-Use Structure

#### • Conservation Areas

Riparian corridors (mapped as blue lines) identify watercourses across the urban release area. This information is closely associated with components of the conservation layer.

The conservation layer includes areas that provide appropriate buffers to riparian corridors to maintain the corridors' function and structure for the health of the broader environmental setting. The designated riparian corridors are dynamic and geomorphologically active. This information was garnered through more analysis than a standardised buffer distance.

Other important information included in the conservation layer relates to the Illawarra Escarpment area of regional importance, ecological studies identifying areas of vegetation with high ecological value and, in particular, the work done towards biocertification of the urban release area in 2013 (Ecological, 2013).

The conservation areas in Stages 1 and 2 of the urban release area are consistent with planning decisions to date. Stages 3-4 are guided by information as outlined above and Stage 5

*As a guiding tool, the plan is high level and relies on subsequent planning decisions.*



*Integrating natural and cultural heritage of the area.*



**Infrastructure  
planning,  
design, funding  
and delivery  
are an essential  
component.**

(Yallah/Marshall Mount) conservation areas are guided by previous planning decisions informed by the Duck Creek Flood Study 2012 (for riparian corridor context) and existing biodiversity information.

• **Transition Areas**

The transition areas shown on the Structure Plan have been identified generally as a reflection of Housing Principle 5 Housing Transition to the Illawarra Escarpment. Council is promoting the need to reduce housing density on the fringe of the urban release area to provide delineation to the housed urban areas and a buffer to the Escarpment and other important environmental features.

• **Development Areas**

The development areas shown on the Structure Plan are those compatible with an urban land use outcome. These include residential and employment lands. The areas are not affected by the key constraints of the urban release area as identified on the draft Structure. However, development within these areas will be subject to the detailed implementation processes summarised at **Figure 4**.

**Road Network**

The road network (shown as Road Network Review on the Structure Plan) represents the framework of main collector roads required to service the transport needs of the urban release area. It is worth noting that these roads will not only cater for motorised vehicles but also for active transport (walking and cycling) through provision

of verge footpaths and shared paths. These are higher order roads that are important for traffic function and/or public transport.

The proposed road network provides connectivity to, from and between residential areas and town and village centres. It uses a number of existing roads, as well as new roads and bridges. It is planned to provide efficient and direct access to all development areas, working within the constraints of the urban release area.

Bong Bong Road/Iredell Road and Princes Highway (mapped as black lines) and the M1 Princes Motorway (mapped as a yellow/black line) have been included on the Structure Plan for context, as they are important existing main roads that contribute to access for West Dapto.

The Structure Plan shows indicative road alignments only, which may be modified in some cases as more relevant information becomes available and detailed design work is completed. The Structure Plan is a strategic plan and therefore does not provide detail on the types of roads (eg widths, number of lanes), bridges or intersections.

The proposed road network has been informed by a number of previous transport and land use studies, a Wollongong City Council/State Government Agency Working Group and more recently Council in-house design and modelling work.

**Heritage**

The 2018 Structure Plan update shows two heritage layers of information. The LEP 2009 Heritage layer includes items as identified in Schedule 5 and on the Heritage Map of Wollongong Local

*Integrating natural and cultural heritage of the area.*



Environmental Plan 2009.

The 2018 Structure Plan also shows heritage sites in the urban release area as Other Heritage Curtilages. These sites were identified during a 2006 study to inform the original LES for the urban release area (Non-indigenous Heritage Study, West Dapto - Volume 1, HLA-Envirosciences Pty Ltd 2006). In addition to those sites identified during the study, there is also an identified site protected on the Heritage Map referenced in Part 28 Calderwood Site, Schedule 3, of State Environmental Planning Policy (State Significant Precincts) 2005.

### Town Centres

The 2018 Structure Plan update identifies eight centres of activity to meet the needs of the West Dapto Urban Release Area.

The eight centres are shown on the Structure Plan at **Figure 10**.

The centre locations are indicative only. Location of these centres has been informed by the Town Centres Principles of Hierarchy, Movement Sensitive, Diversity and Identity outlined in Section 6 of this report. Dapto's role as the key regional centre will be maintained and promoted into the future.

Council has developed the strategic direction for these centres based on 2014 Urbacity report (capacity in context of Dapto Regional Centre, Calderwood & Tallawarra) and 2016 SGS Dapto Town Centre Study.

The indicative locations include three town centres referred to as Darkes, Bong Bong and Marshall Mount, which are proposed to service the communities of the north, central and southern residents and visitors to the urban release area. It is important to note that the Town Centres of Darkes and Bong Bong are zoned B2 Local Centre and were zoned for a Town Centre outcome as part of the larger Stage 1 and 2 urban development zoning in 2010. Council resolved to support rezoning of the Marshall Mount town centre to B2 Local Centre. The site was subsequently rezoned by the State on 8 June 2018.

Five village centres are proposed to meet the daily needs of residents. The village centres are proposed at Wongawilli, Jersey Farm, Fowlers, Huntley and Avondale.

Specific detailed planning of each centre will be subject to the implementation steps shown at **Figure 4**.

### Open Space

The indicative location for open space on the Structure Plan relate to the larger (2ha and greater) open space facilities. As outlined in the principles, these are neighbourhood scale and larger. They have been included on the Structure Plan as important provisions for the future communities of the urban release area. The need for these areas was originally established through the Elton Report 2007 and subsequently through Section 94 Planning. The location

***Eight centres of activity to meet the needs of the West Dapto Urban Release Area.***



*Consider existing features and landscape context.*

on the Structure Plan was guided by the principles and although they are indicative, re-emphasise their role as part of the vision and as key structural elements of the urban release area.

### Key changes and other information

The Structure Plan 2018 includes a number of key changes relating to relevant layers and also inclusion of new layers when compared to the 2008 Structure Plan. These changes are outlined below.

### Flooding (1% AEP)

The flood extents for Mullet Creek catchment have been updated since the original flood layer shown in the 2008 Structure Plan. The primary reason to update the flood layer is to better inform Council on current and future planned development areas using flood mapping based on improvements in flood modelling techniques and better data.

The main differences between the 2008 and 2018 flood layers are the increased flood extents westwards and also greater definition of flood extents throughout the catchment via the capture of smaller watercourses and low points. Other differences noted between the flood layers are as a result of ongoing development and construction of major infrastructure (ie. bridges) since 2010 and filtering of the 2018 flood extents.

### Riparian Corridor

The 2018 riparian layer has been included to highlight the watercourses shown in the RCMS (2004), which was not evident in the 2008 Structure Plan.

There are minor differences between the 2008 and 2018 layers with respect to the riparian buffers, being associated with the conservation layer. Further explanation is provided in the section relating to the Land-Use Structure Layer.

### Conservation

The 2008 Structure Plan showed conservation areas and some small pockets of rural landscape. The conservation areas on the 2008 Structure Plan supported the strategic basis of protection for the escarpment lands, riparian corridors and pockets of important biodiversity. There was also some rural landscape land identified around conservation areas. This approach has not changed for the Structure Plan 2018 with key areas of high environmental value and connections along riparian corridors from the Escarpment shown. A key change has been the rural landscape areas are no longer represented with the conservation areas. There is also a reduction of conservation land between Stages 4 and 5 as Stage 5 (Yallah/ Marshall Mount) has been rezoned for development. There has been a reduction in conservation areas identified as more detailed investigation was undertaken during the Stage 5 planning proposal assessment.



*Integrate water management into the natural and urban land form.*

## Town Centres

Council's updated strategic direction for centres at West Dapto represents a consolidated approach. Eight centres are now proposed to service the Urban Release Area. This compares with 14 centres proposed in the 2008 Structure Plan (shown in Figure 2).

The consolidated centres approach is considered reasonable and needed to ensure each centre can sustain a commercial outcome long term. The higher volume was considered unsustainable and the ability of all 14 centres to stay commercially viable in the longer term was questionable. Council has developed the consolidated centres approach following recent studies, including the 2014 Urbacity report (capacity in context of Dapto Regional Centre, Calderwood & Tallawarra) and 2016 SGS Dapto Town Centre Study.

## Road Network

There are a number of changes to the proposed road network for West Dapto compared with the previous 2008 Structure Plan. These differences are a result of changes that have occurred in policy as well as improved information and knowledge about the urban release area. Areas of improved knowledge and refinement that have influenced the road network include flood modelling and mapping, road design and strategic traffic modelling and analysis. In addition, road network modifications have occurred as a result of consideration of opportunities and constraints associated with new Neighbourhood Plans and Development Applications, as well as the consolidation of Town and Village Centres.

The key changes are:

- **Northcliffe Drive now extends along existing Reddalls Road and west to connect with West Dapto Road just east of Shone Avenue**

Detailed investigations have established that the proposed road location is the most efficient and direct main road route with added flood reliability to service the urban release area. The route was informed through improved data and knowledge, including road civil design analysis and costing as well as flood and traffic modelling. Council has identified a significant cost saving for this route compared with the existing policy position of upgrading West Dapto Road, reducing the burden on ratepayers.

The Principles developed for the urban release area also helped guide decision making around this issue.

- **The North-South Link Road (between Darkes Road and Bong Bong Road) has been removed**

This section of new road was formerly proposed to provide a convenient traffic and public transport link between the northern part of the urban release area and Dapto Town Centre/Railway Station Interchange as well as southern parts of the urban release area. Due to the low topography, this road was not proposed to be flood reliable. Detailed road design and flood analysis has resulted in its removal from the Structure Plan for safety reasons. It is now proposed that the existing Darkes Road/Princes Highway provide this necessary linkage for the northern part of the urban release area. The North-South Link Road also provided convenient active transport (walking and cycling) connectivity for the northern part of the urban release area to Dapto. However, the new Structure Plan would seek to retain an off-road path connection in this location to maintain this positive active transport outcome.

- **Fowlers Road extension (Princes Highway to Fairwater Drive) is now included**

A significant amount of work was completed following the Growth Centres Commission review of West Dapto Urban Release Area in 2008, resulting in Council resolving in 2013 to re-introduce Fowlers Road extension as a flood-reliable main road link for West Dapto, which was supported by a State Government Agency Working Group. Since that time, Council has progressed with detailed design work for the new road, with construction commencing in July 2017.

- **Hayes Lane/Jersey Farm Road link has been realigned to the north-east to join Shone Avenue**

The 2008 West Dapto Structure Plan (Figure 2) shows Hayes Lane extending north to meet Wongawilli Rd at Smiths Lane. Following further investigation of this arrangement, it was found to have a number of practical difficulties in design and existing community impacts. The alternative of upgrading Jersey Farm Road was also investigated, with design analysis showing substantial issues

**Areas of improved knowledge and refinement that have influenced the road network include flood modelling and mapping, road design and strategic traffic modelling and analysis.**

with flooding, cost and the dual-line railway level crossing.

The Structure Plan realigns the northern end of Hayes Lane to meet with Shone Avenue, avoiding flood-prone land and providing a more direct route to Darkes Town Centre and the northern part of the urban release area.

• **The proposed new road between Cleveland Road and Brooks Reach is now realigned to join Brooks Reach Road**

The 2008 West Dapto Structure Plan (GCC, 2008) shows this road connecting to the southern side of Bong Bong Town Centre. An analysis of future north-south traffic demands in the vicinity of the town centre has shown that an additional north-south connection to Bong Bong Road would be beneficial for the town centre function as well as local accessibility.

It should be noted that the main north-south road (west of the town centre) has been realigned slightly eastward compared to that shown in the 2008 Structure Plan, with a

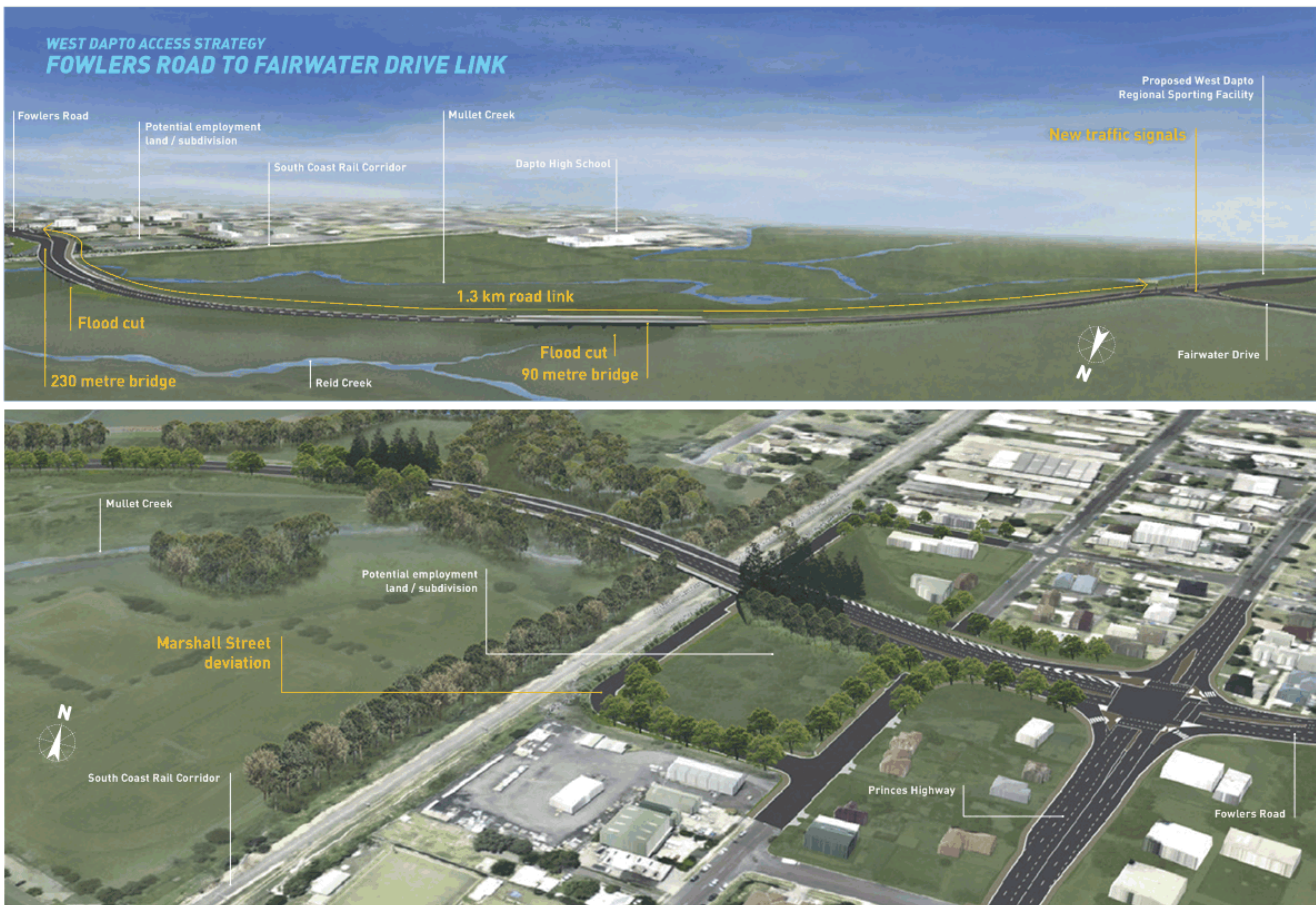
continuation of the Hayes Lane alignment south of Bong Bong Road.

• **A connecting road between Yallah Road and Avondale Road is proposed**

Detailed traffic modelling work has shown that under the current Structure Plan, Marshall Mount Road and the intersections of Marshall Mount Road/Huntley Road/Princes Highway would be heavily congested, due to the combination of development in both Marshall Mount and the adjacent Calderwood Valley land release. This heavy traffic would result in detrimental impacts for the proposed Marshall Mount Town Centre and would require complex and expensive infrastructure at Marshall Mount Road/Huntley Road/Princes Highway, which is bisected by the South Coast railway line.

A new link road between Yallah Road and Avondale Road was subsequently investigated and modelled, with results showing benefits for Marshall Mount Road and its northern intersection with Huntley Road. In the wider urban release area context,

Fowlers Road extension  
(Princes Highway to Fairwater Drive)



it provides a logical and direct link between Stage 5 (Yallah/Marshall Mount) and the remainder of the release area, completing a natural western 'ring road' through the West Dapto Urban Release Area and improving transport accessibility between town and village centres.

- **Two new parallel roads to the north and south of Marshall Mt Road are proposed**

Both of these parallel roads were included to reduce the impact of through traffic in Marshall Mount Town Centre, largely generated by development in Calderwood Valley. The southern road essentially provides a 'bypass' of the town centre for traffic accessing the M1 Motorway via Yallah Road, while the northern parallel road caters for traffic accessing more northern parts of the West Dapto Urban Release Area. Both roads are required to provide access to/from adjoining residential development precincts.

### Heritage

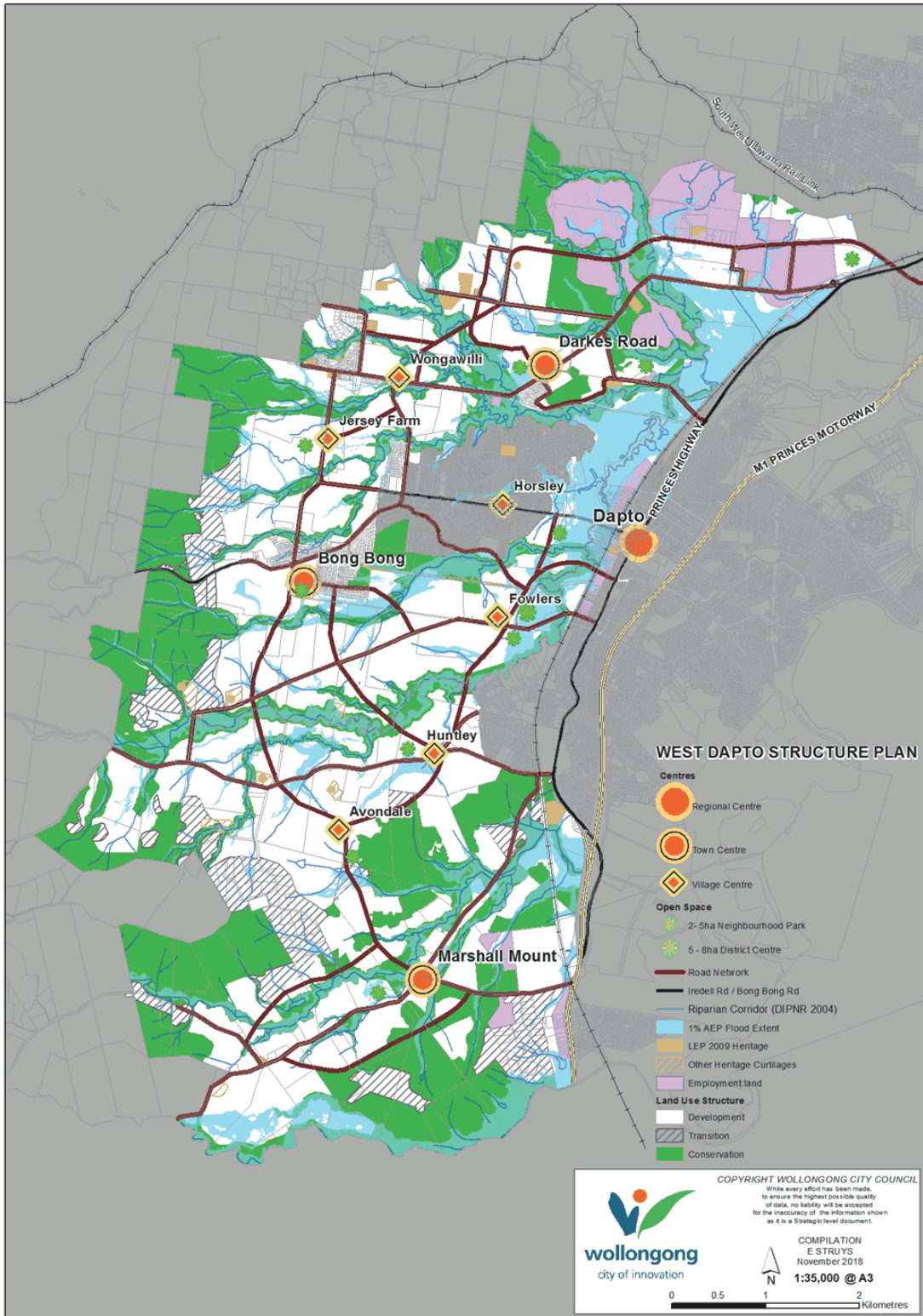
Heritage was not included as a structural element of the urban release area in the 2008 Structure Plan. There have been a number of changes to how heritage is considered since 2008 (particularly through NSW legislation) and it was decided that this constraint should be expressed as a structural element of the urban release areas landscape. It is also important to recognise that although some heritage values are known and place related that can be acknowledged in a land use structure, not all heritage will be linked to the spatial expression of place. Other, more complex heritage values need to be captured as the area continues to be planned.

### NSW Government Correctional Facility Investigation

During 2018 Correctional Services NSW investigated land at West Dapto Road, Kembla Grange as a potential location for a correctional centre. Wollongong Council and a large portion of the community opposed the proposal. On 14 September 2018 the NSW Minister for Corrections announced that Kembla Grange has been ruled out as a potential location for a new correctional centre following detailed site investigations and consultation with the community.

### Road/Rail Crossings

Access to and from the West Dapto Urban Release area is constrained by the South Coast Railway Line that borders the east side of the release area. The West Dapto area is currently serviced by four level crossings and two bridges across the South Coast Line, as well as two level crossings over the private Wongawilli Coal rail spur line. Council has developed a railway crossings strategy for the Dapto/West Dapto area in consultation with Sydney Trains and Roads and Maritime Services, which essentially aligns with State Government Policy of reducing risk through removing level crossings where possible. Where this is not possible (for example due to physical and/or cost constraints), then other measures will be considered to maximise safety. Whilst the future strategy for treatment of crossings on the South Coast Line is subject to further design, funding availability and government agency approvals, it would ultimately result in a significant reduction in the proportion of road vehicle movements across level crossings when compared to the current situation.



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**Figure 10**  
Revised West Dapto Structure Plan 2018.

# Implementing the Vision

The planning and development of an urbanised future for West Dapto has a long history.

This Vision document has evolved out of many studies and reviews conducted to date. This section outlines numerous documents under the principal topics they were prepared for to provide broader context to the principles.

Some Council policies will need to be modified and updated to implement this Vision document. These include but may not be limited to:

- West Dapto Master Plan and Staging
- West Dapto Section 94 Development Contributions Plan 2017
- Wollongong Local Environmental Plan, 2009 and Wollongong Development Control Plan, 2009 and any supporting information needed for these policies
- West Dapto Biodiversity Conservation Strategy and Plan
- Updates to the Planning Agreement Policy

Other new documents that will be formed from the West Dapto Vision document include:

- Release and Development Strategy, including:
  - Infrastructure Delivery Plan (including programming)
  - Internal process policies
  - Planning proposals policy
  - Neighbourhood Planning process and standards

Following exhibition, submissions were considered and some changes were made before finalising the Vision document.

Changes to the Vision Document included:

- addition of Employment principles
- minor changes to Water principles
- minor changes to Transport principles
- minor changes to Open Spaces principles
- other minor changes to wording
- some edits to the Structure Plan 2018 including:
  - South West Illawarra Rail Link

- Road network
- Employment land
- edits to legend and labels

This Vision document is Council policy and is required to be considered by all planning decisions in relation to the growing West Dapto Release Area. This will include future proposed rezoning or amendments to Wollongong Local Environmental Plan, 2009 and Wollongong Development Control Plan, 2009 as they relate to the West Dapto Urban Release Area, ongoing revision of the West Dapto Section 94 Development Contributions Plan, neighbourhood planning, development applications and infrastructure planning and delivery. The next steps process is shown in **Figure 4**.

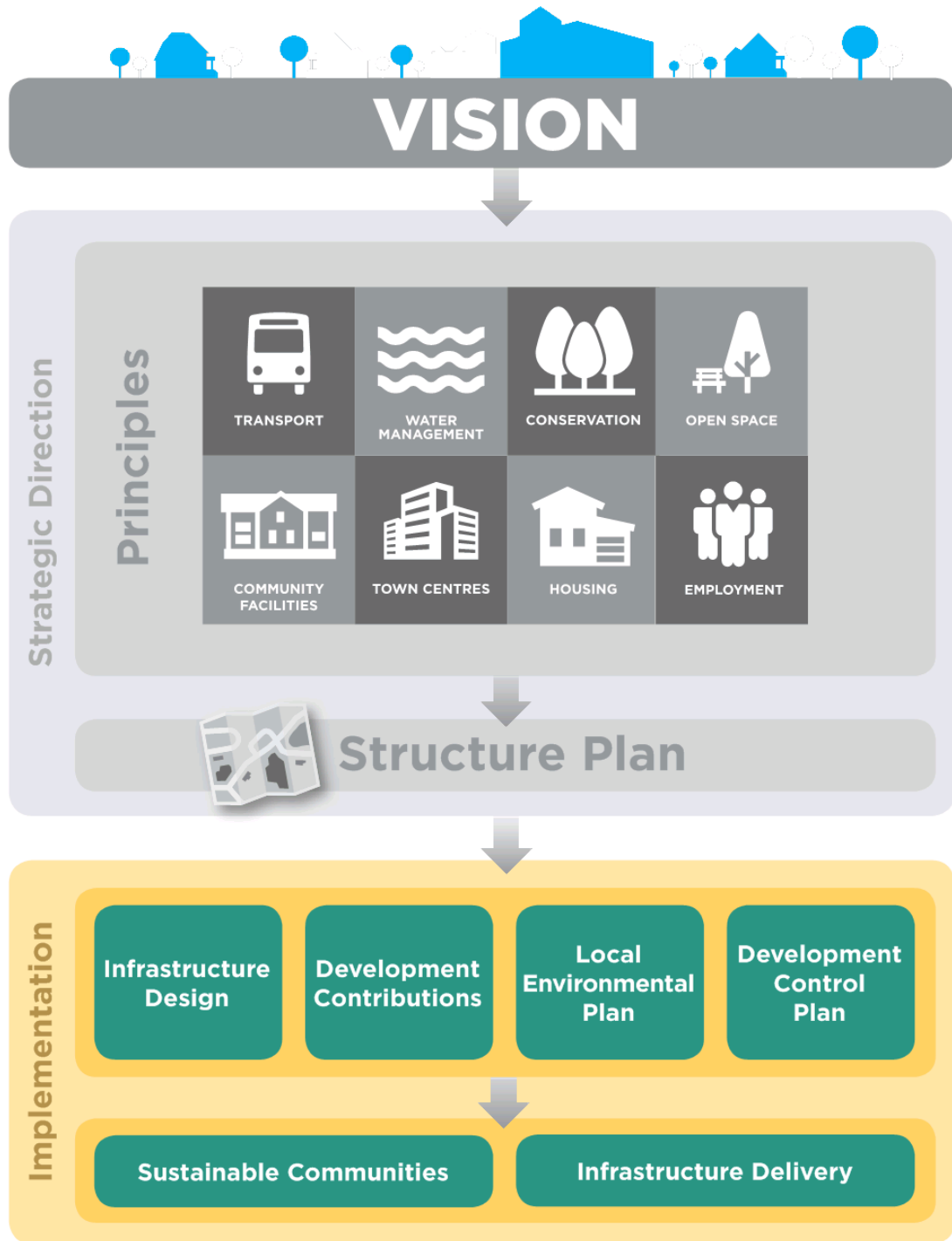
The Lake Illawarra Coastal Management Program is currently being developed by Wollongong and Shellharbour City Councils with support from the NSW Office of Environment and Heritage. Once complete, one of the key actions that will be implemented will be a stormwater management risk-based framework to achieve an overall better water quality outcome for Lake Illawarra and its receiving watercourses. This is supported and aligns with the West Dapto Vision's planning principles.

The NSW Department of Planning and Environment has recently updated the Environmental Planning and Assessment Act (EP&A) 1979. These updates include changes that solidify the role of strategic directions with the use of Local Strategic Planning Statements. Although these changes are not planned to be implemented until mid-2019, Wollongong City Council envisages the West Dapto Urban Release Area Vision document will be used and incorporated in future West Dapto Urban Release Area Strategic Planning Statements.

Other changes the reform work will elicit will benefit from information behind the Vision and guiding principles as Council will work to update the Wollongong Development Control Plan, 2009 with information and standardised formatting to align with the broader reforms implementing the EP&A Act 1979. Delivery of some elements of the vision is subject to the availability of State Government Funding (eg. public transport).

The next steps for planning at West Dapto are illustrated in **Figure 4**:





**Figure 4**  
Structure and relationships of principles to planning tools

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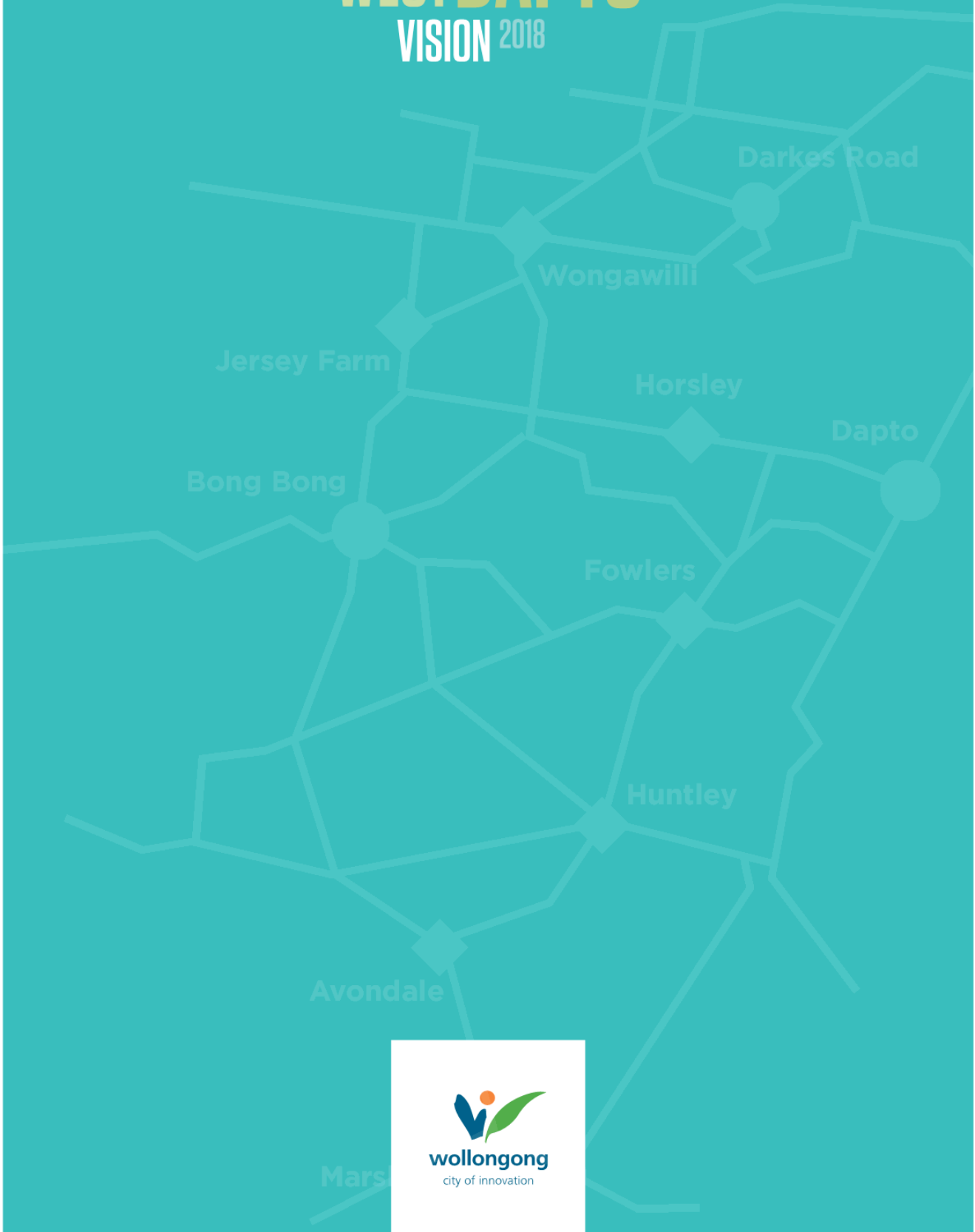
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# WEST DAPTO VISION 2018





OUR PLACE  
our voice  
OUR FUTURE



DRAFT WEST DAPTO VISION 2018

# ENGAGEMENT REPORT

July - October 2018

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## Executive Summary

West Dapto is the region's largest strategic urban release area. The West Dapto Vision document guides the strategic direction of West Dapto and we invited the community to comment on the Vision from 30 July to 10 September 2018 (Appendix 1). The West Dapto Vision includes planning principles which outline what is involved to make West Dapto an integrated and connected community and a great place to live and work. They help us guide how we plan for housing, leisure, community, facilities, roads, pathways and manage flooding. The Vision also includes the West Dapto Structure Plan. The Structure Plan guides the future strategic direction of the urban release area. It takes into account things such as buildings, open spaces, land uses, activities and transport.

Written correspondence was sent to key stakeholders notifying them of the draft West Dapto Vision document exhibition. A pamphlet (Appendix 2) was distributed to all properties in West Dapto promoting the engagement opportunity. A media release was distributed, details placed in the Council column of the *Advertiser* and messages distributed through Council's social media channels. A project page was established on the Have Your Say page which included a copy of the Structure Plan, Frequently Asked Questions (Appendix 3) and an online version of the Feedback Form (Appendix 4). Paper copies of the Frequently Asked Questions and Feedback Form were made available at all Council libraries and the Customer Service Centre during the exhibition.

Meetings were held with key property owners and key agencies. An information session was held at the Dapto Ribbonwood Centre, attended by 22 community members and a presentation undertaken at Neighbourhood Forum 8, attended by 25 community members.

The total number of submissions received during the exhibition period was 32, with 8 submissions via the Have Your Say website, 22 emailed and written submissions and 2 submissions received verbally.

There was general support for the draft West Dapto Vision document. The importance of biodiverse areas and the balance between development and the sustainability of a diverse natural habitat was recognised. There was concern that changes to the future conservation outcomes and development footprints will have implications for bio certification. There was also an emphasis on the importance to provide space that can delineate between urban and natural areas.

The preservation of both Aboriginal and European heritage was presented. There were requests to recognise the dairy industry heritage of the area.

Water management principles were generally supported. There were requests for more specific information regarding the management of stormwater and to include details on drinking, recycled and waste water.

A reduction in the number of town centres was generally supported and some support for additional density in town and village centres. Principles for active and public transport were well received. There was discussion on how these principles were to be delivered and it was suggested the document should provide details relating to the connections to the broader network.

Land owners affected by the proposed Northern Transport Corridor were invited to provide comment. Comments were received from three businesses with land holdings and one community member who owns and operates farm land. Objection to the proposal was received from three land owners.

## Background

West Dapto is the region's largest strategic urban release area. In 2007-2008 Council exhibited the draft West Dapto Release Area vision and accompanying draft planning document. In 2008, a Structure Plan, prepared by the State's Growth Centres Commission at the time, was developed to guide and inform the rezoning of the West Dapto Urban Release Area to allow for residential development. Stages 1 & 2 of the 5 stage release areas were zoned for urban development in 2010 and Stage 5 was zoned for urban development in June 2018.

Using the knowledge accumulated over the past 10 years, Council has prepared a draft for the 2018 West Dapto Vision document, including updated Planning Principles and Structure Plan. The West Dapto Vision includes planning principles which outline what is involved to make West Dapto an integrated and connected community and a great place to live and work. They help us guide how we plan for housing, leisure, community, facilities, roads, pathways and manage flooding. The Vision also includes the West Dapto Structure Plan. The Structure Plan guides the future strategic direction of the urban release areas. It spatially represents land uses for housing areas, centres, open spaces, flooding constraints, conservation areas and transport.

Key stakeholders were engaged prior to exhibition and feedback was considered during preparation of the draft document which was exhibited. Stakeholders were invited to provide comment on the draft West Dapto Vision document from 30 July to 10 September 2018.

## Stakeholders

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

### Community

Local residents/owners  
Illawarra Aboriginal Land Council  
Clubs in surrounding areas  
Environmental groups  
Horsley Community Centre  
Wongawilli community hall  
Dapto Ribbonwood  
Neighbourhood Forum 8

### Business

Dapto Leagues Club  
Developer and industry groups such as:  
- UDIA (Urban Development Institute of Australia)  
- Property Council  
- Planning Institute Australia  
- Wollongong Coal  
- Developers  
Dapto Business Chamber

### Utilities

Transgrid  
Jemena  
Sydney Water  
Endeavour Energy

### Government

Dapto Primary School  
Dapto High School  
National Parks and Wildlife Services  
Transport NSW  
Roads and Maritime Services  
Office of Environment and Heritage  
Department of Primary Industries  
State and Federal members

## Methodology

The following section outlines the activities undertaken during the engagement for the draft West Dapto Vision document. Engagement was undertaken in a phased approach, including gathering input from key stakeholders prior to the exhibition of the draft document. The draft West Dapto Vision document was exhibited from 30 July to 10 September 2018. The methodology is presented in two categories:

1. Communication Methods
2. Engagement Activities

### Communication Methods

A range of communication methods were used to inform the community about the draft West Dapto Vision document. The following section provides details about each of the methods.

#### Pamphlet

A DL pamphlet (Appendix 2) promoting the draft West Dapto Vision and engagement opportunity was distributed via AusPost's non-addressed mail service. Approximately 4800 properties received the pamphlet and it was made available at Dapto Library, Wollongong Library, Wollongong City Council's customer service, CareWays and Horsley Community Centre.

#### Information packs

Information packs were distributed to external stakeholders including residents, property owners and organisations. The packs consisted of Frequently Asked Questions (FAQ) (Appendix 3) and a feedback form (Appendix 3). Information packs were also made available at Dapto Library, Wollongong Library, Wollongong City Council's customer service, CareWays, Horsley Community Centre and at engagement activities.

Information packs were created for key stakeholder groups which provided additional information based on the impact of the project. These included property owners affected by the Northern Transport Corridor (Appendix 3).

#### Media

A media release was distributed and an article was published in the Illawarra Mercury and an interview with the Lord Mayor was aired on ABC Illawarra. Notices appeared in the Council column in The Advertiser to promote the engagement opportunities. Council's social media tools, Facebook, Instagram and Twitter, were used to publicise the engagement opportunity.

### Engagement Activities

A range of engagement activities were implemented to target stakeholders including phone calls, individual meetings and a community information session. The following section provides details about each of the activities.

#### Phone calls

Stakeholders affected by potential land acquisition were contacted by telephone to arrange a face to face meeting. Stakeholders were provided an opportunity to meet project staff in person to discuss the concept design.

#### Individual meetings

Meetings were held with the property owners directly affected by the proposed Northern Transport Corridor Link. The meetings were held at a time and location convenient to the property owner.

### Presentations

The Project Manager, Strategic Project Officer and Engagement Officer presented the draft document at the Neighbourhood Forum 8 meeting on 8 August 2018. An invitation was extended to participants to attend the community information session. Presentations were also made to key peak bodies or organisations.

### Community Information Session

A community information session was held from 6 to 8pm at Dapto Ribbonwood Centre on 9 August 2018.

### Online

Information was made available on Council's online engagement page including a copy of the draft document and an outline of all planned engagement activities. The opportunity to provide feedback was also made available on this site.

### Feedback Form

A feedback form (Appendix 4) was made available at all engagement activities, Dapto and Wollongong Library, CareWays, Horsley Community Centre and the customer service centre.

## Results

This section of the report provides details on the engagement activities (Table 2), the on-line participation summary (Table 3) and the feedback received during the exhibition period (see Tables 4-11). Council staff responses to detailed feedback is provided at Appendix 5.

### Engagement Participation Results

Details of the number of participants for each engagement activity are presented in Table 2.

**Table 2: Engagement participation results**

Engagement activity	Participation
Number of meetings held with key stakeholders	8
Attendance at Neighbourhood Forum 8	25
Information session attendance numbers	22
Submissions received during the engagement period	32

### Online Engagement Results

A total of 8 submissions were received through the online engagement portal. Table 3 presents the usage statistics for the project page on Council's website.

**Table 3: Summary of online participation**

Measure and Explanation	Usage
Unique Site Visits – Total number of visits to the project page	802
Aware – Total number of users who viewed the project page	544
Informed – Total number of users who opened a hyperlink or read a document	347

Engaged – Total number of users who have actively contributed to the project	8
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### Submission results

Community members were asked to provide feedback on the draft West Dapto Vision document during the exhibition period. Four questions were posed:

1. Do you feel the West Dapto Vision document clearly sets out the future direction for West Dapto?
2. Do you agree with the West Dapto Vision Statement?
3. What are your thoughts on the West Dapto Principles?
4. What are your thoughts on the West Dapto Structure Plan?

Feedback came from 32 submissions, which included 8 online responses, 22 emails, letters and feedback forms and 2 verbal submissions. The results are recorded in Tables 4-11. Overall, there was general support for the vision document and for the work being proposed.

#### THEME – Environmental Biodiverse Areas

The importance of biodiverse areas and the balance between development and the sustainability of a diverse natural habitat was recognised. There was concern that changes to the future conservation outcomes and development footprints will have implications for proposed bio certification.

**Table 4: Overview of comments received regarding future development avoiding environmental biodiverse areas**

Overview of comments
We support future development avoiding areas of environmental and biodiversity significance
Supports in principle the development of a West Dapto Biodiversity Conservation Strategy (BCS) and Biodiversity Conservation Strategy Structure Plan (BCSSP) as part of the implementation process described in the document.

#### THEME – Conservation Area Verges

Comments were received concerning the verges of developed land adjacent to conservation areas and transitional land to conservation land. There was emphasis on the importance of providing space to establish delineation between urban and natural areas.

**Table 5: Overview of comments received regarding conservation area verges**

Overview of comments
Housing transition to the Illawarra Escarpment must ensure the fringe of conservation areas complies with large lots (5-10acres to fit landscape contour) then 5 dwellings per hectare, then 10 dwellings per hectare and then R2 zoning with 13-15 dwellings per hectare as per existing Vista Park & Haynes Lane areas
R2 housing blocks min 450sqm
Reduction of housing density on the fringes of the Illawarra Escarpment in order to provide the necessary delineation between urban and natural areas
Housing transition to the Illawarra Escarpment - This principle is supported where the unique

characteristics of the location warrant a planning outcome that delivers a higher level of environmental protection.
Feel that the land verging onto conservation areas should be mirroring neighbouring suburbs i.e. already released areas
Action towards the program for restoring natural areas adjacent to new residential developments
Wollongong Coal land adjacent to conservation areas should be transitional lands as per rest of URA (in line with Housing Principle 5) and also classified as Landscape Management Zone A (DCP)

**THEME – Heritage**

The preservation of both Aboriginal and European heritage was presented. There were requests to recognise the dairy industry heritage of the area.

**Table 6: Overview of comments received regarding heritage**

Overview of comments
We support strong strategic planning to promote Aboriginal heritage conservation
Prioritising of heritage items and sites of aboriginal heritage significance as high value destinations and connection to place.
Opportunities for protection of environmentally significant areas and both European and Aboriginal heritage will arise as more detailed information becomes known.
Concerns regarding Aboriginal cultural and/or archaeological significance, along with other heritage items.
Supports the use of historically relevant street names and integration of interpretative measures to assist in embedding both Aboriginal and post-settlement history into the new communities.
Concerns regarding the loss of heritage and items within the general area, particularly in regard to the dairy industry. Ensure the dairying industrial archaeology is preserved.

**THEME – Flooding and Water Quality**

Water management principles were generally supported. There were requests for more specific information regarding the management of stormwater quality and quantity, identification of site constraints and the impact on the health of Lake Illawarra. It was suggested that information concentrated on flood management and that the Vision document should also include other aspects such as drinking, recycled and waste water.

**Table 7: Overview of comments received regarding flooding and water quality**

Overview of comments
It is recommended that council continues to work in collaboration with all infrastructure/service agencies from initiation through to the strategic planning stage of new developments to effectively plan critical infrastructure, and allow sufficient time for its planning, procurement and delivery.
The vision only discusses flood and stormwater management. All aspects of water including drinking water, waste water and recycled water need to be considered..... land use planning and the role of it can be better used to manage water runoff.
Identification of new site constraints, such as updated details regarding flood behaviour. In those instances it is preferable that land that cannot be developed for residential purposes is not given a



residential zoning when Council considers future land zoning proposals.
Applaud the Water Management principles but continue to be concerned at the impacts of the West Dapto plan on the health of Lake Illawarra. 'Protecting people and property from flooding' may be unrealistic as West Dapto is by nature a floodplain.
We recommend that Water Management Principles 2, 4 and 6 include more specific information to outline how stormwater quality and quantity will be managed to ensure there is no impact on Lake Illawarra.
It is commendable that Council recognise and are addressing the significant complexity involved in the integration of multiple objectives including but not limited to flooding, water quality, riparian improvement, creek geomorphology and stormwater management within the vision document.
We encourage Council to identify that Floodplain Risk Management Study and Plan(s) (FRMSPs) are currently being updated.

**THEME – Town Centres**

A reduction in the number of town centres was generally supported by those who provided comment. There was some support for additional density in town and village centres. One submission received on behalf a town centre property owner did not support the relocation of Huntley Village town centre. There was one submission suggesting town centres have colour schemes.

**Table 8: Overview of comments received regarding town centres**

Overview of comments
Any overarching objectives relating to the new centres are clearly explained and detailed in the Development Control Plan .
Supportive of the amendment to relocate the Fowlers Village Centre to the east.
Not supportive of Huntley Village relocation to west due to potential to impinge on viability of Bong Bong Rd Town Centre. Instead Relocate Huntley Village Centre to the east opposite proposed Hospital so that it can provide services and retail to support hospital and providing commercial space for related medical consulting services.
Supportive of removal of Cleveland Village Centre from the Structure Plan.
Not supportive of any revision to town centres hierarchy as shown on the structure plan. Clarify the hierarchy of town centres in draft structure plan mapping to visually identify Darkes Rd Town Centre and Marshall Mount Town Centre reduced in size comparative to Bong Bong Town Centre.
The impact on the scale and makeup of the Town Centre to be located at 340 West Dapto Rd be assessed by an appropriate Retail study as a consequence of the proposed construction of the new Northcliffe Drive/Shone Ave extension. The future town centre be relocated close to the revised Northcliffe Drive.
Support the relocation of the Marshall Mount centre in the draft Structure Plan, away from the Calderwood centre, and the deletion of six local centres. However, encourage Council to consider flexible zoning in areas of West Dapto where future local centres may be necessary.
Supportive of Marshal Mount Town Centre being limited to 3500sqm given the extension of Yallah Rd to the Marshall Mount Town Centre.
Town centres to have colour scheme controls to limit identification with fast food.
Improve Dapto Town Centre.

## THEME – Transport

Principles for active and public transport were well received. There was discussion on how these principles were to be delivered with the suggestion that alignment of state and local government objectives was of particular importance. It was suggested the document should provide details relating to the connections to the broader transport network, including the M1.

**Table 9: Overview of comments received regarding transport**

Overview of comments
Prioritising active transport, pedestrians, cyclists and public transport users and early provision of reliable bus services.
The provision of public transport is imperative to the success of the West Dapto precinct. Therefore, it is critical that the elements outside of Councils control are identified and that early and regular dialogue is had to ensure the alignment of State and local government objectives.
The active transport principles indicate future walking and cycling networks in West Dapto will rely on 'local solutions'. Further information is required to better understand what these local solutions are and how they will ensure the West Dapto cycleway network integrates with the surrounding regional cycle routes.
Walkable distances to spaces and facilities, high quality public open spaces, connectivity, movement and flow and hierarchy for open space usages.
Council is encouraged to engage with agencies to identify opportunities for green/cycle – links along/within utility corridors.
Need additional road out of West Dapto between Bong Bong and Darkes Rd.
There is not enough consideration given to transport access. Improved access from the motorway (M1).

## THEME – Northern Transport Corridor

Land owners affected by the proposed Northern Transport Corridor were invited to provide comment. Comments were received from three businesses with land holdings and one community member who owns and operates farm land. Three land owners objected to the proposal.

**Table 10: Overview of comments received regarding northern transport corridor**

Overview of comments
The alignment could be improved if it connected direct with the Shone Avenue.
It is important that proposed infrastructure does not sterilise useable land on property.
Discrepancy regarding flood affectation on some land.
Alignment should be further south to reduce impact on property.
The amended route of the North Transport Corridor: <ul style="list-style-type: none"> <li>▪ has detrimental impact on a large scale commercial development that has only recently been approved;</li> <li>▪ compromises the efficient development of land in proximity to the route in both industrial and residential zones;</li> <li>▪ is an impediment to the preservation of biodiversity and protection of the natural environment; and</li> <li>▪ has not been prepared having due regard to the West Dapto Planning Principles.</li> </ul>

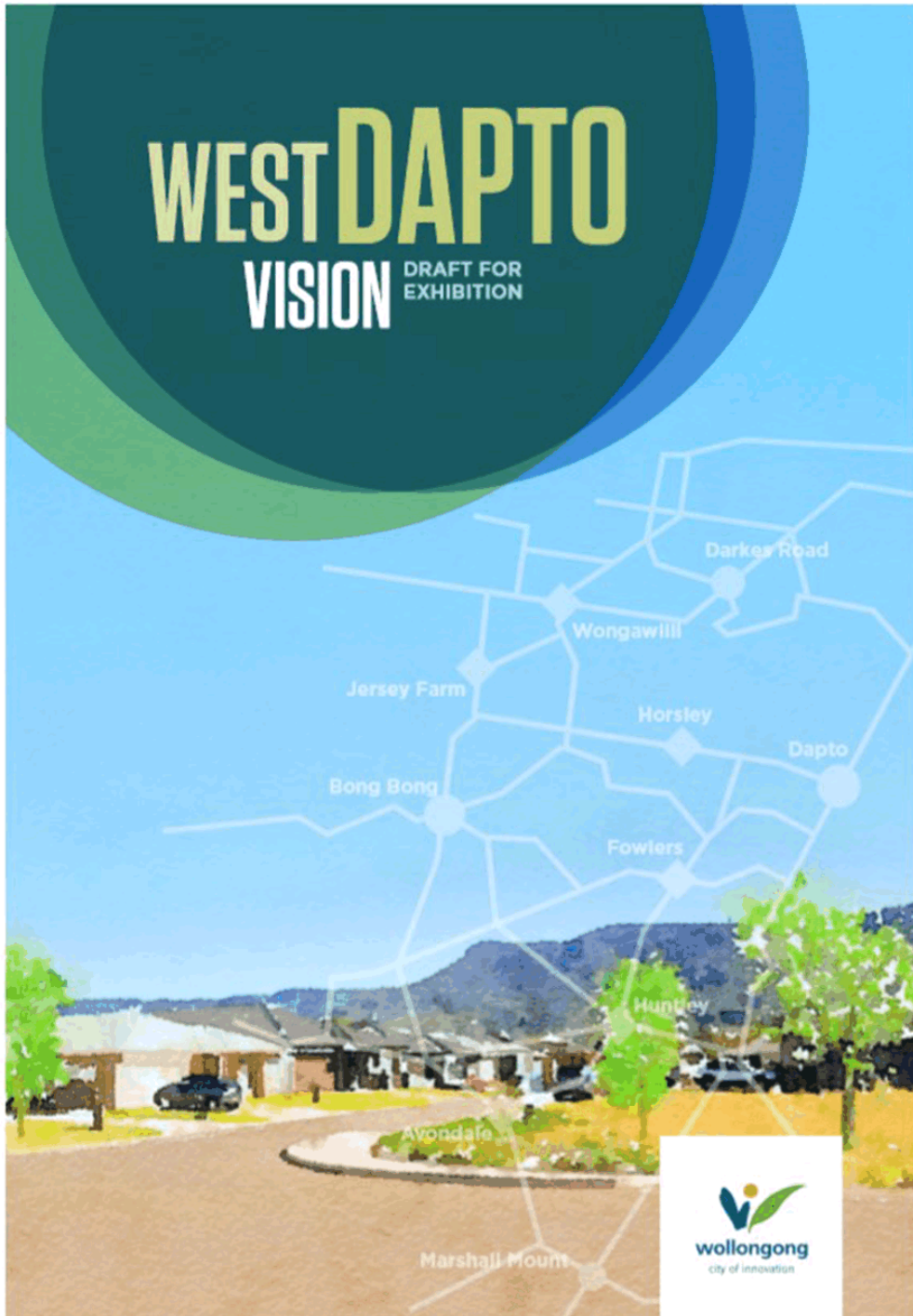
## Other comments

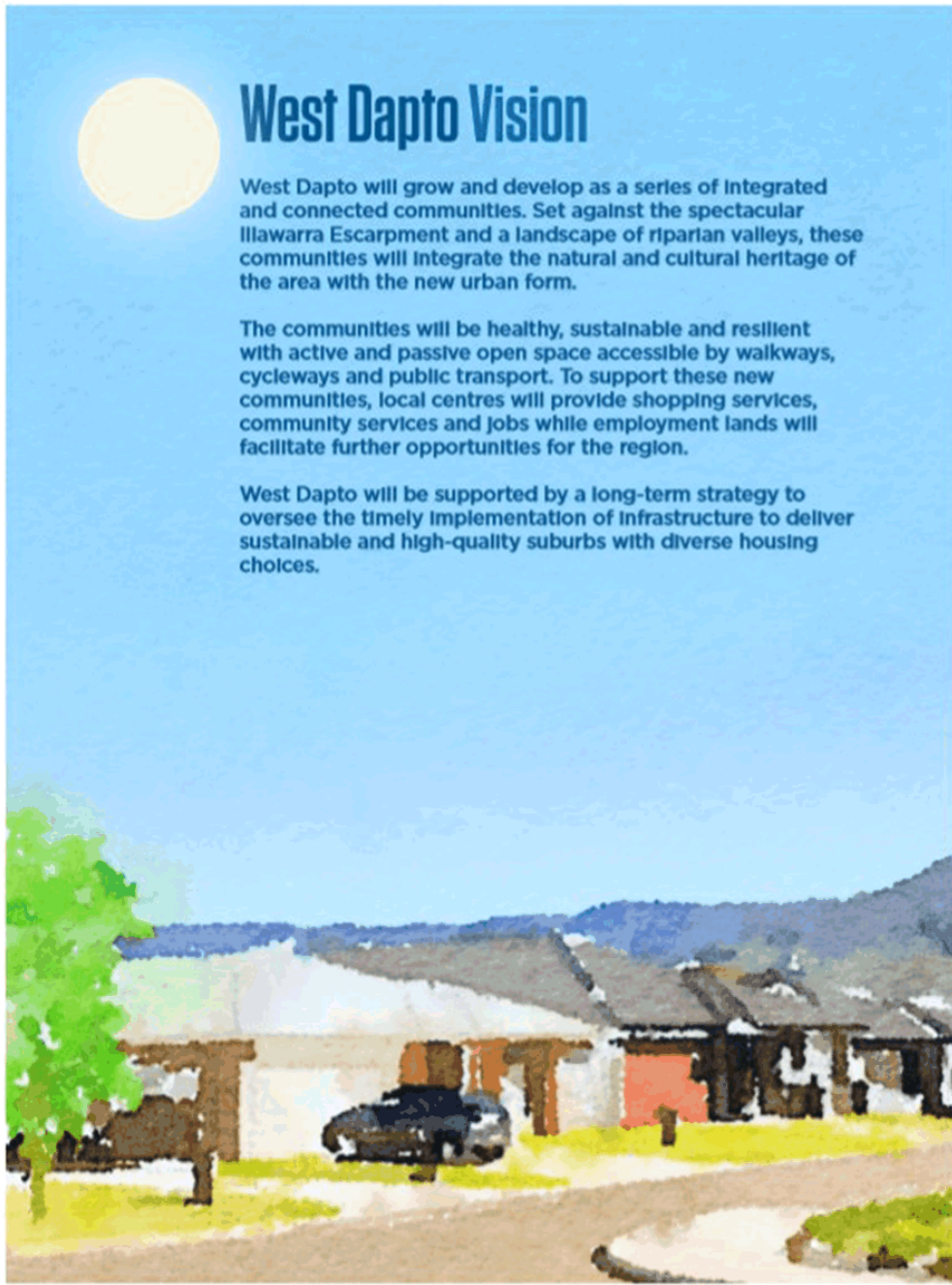
Table 11 provides an overview of other comments received for consideration.

**Table 11: Overview of additional comments for consideration**

Overview of comments
A detailed plan for land between Cleveland Rd and Bong Bong Rd was presented showing plan and artistic elevation views for a public accessible botanic gardens and parkland.
Request that Council amend the boundary of the West Dapto Structure Plan to exclude the Calderwood Urban Development Project
Walking track into escarpment with lookout would be great could be in conservation land and provide education
Structure Plan should provide schools
More consideration should be given to community spaces, which bring communities together with purpose. Such spaces could be playgrounds, off-leash dog parks, sports fields, and a youth centre
The structure plan has little to say about employment lands
Does not support loss of rural lands and prime agricultural and dairying lands continues to be under threat
Include minimum residential house lot sizes of 450sqm
It is hard to take the housing principles seriously when we look at what has been built. It hardly conforms with the principles 'encourage housing diversity', 'promote housing affordability', 'establish sustainable, energy efficient, appealing and functional residential living' or 'create local amenity and a sense of place'

## Appendix 1: West Dapto Vision Document





## West Dapto Vision

West Dapto will grow and develop as a series of integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.

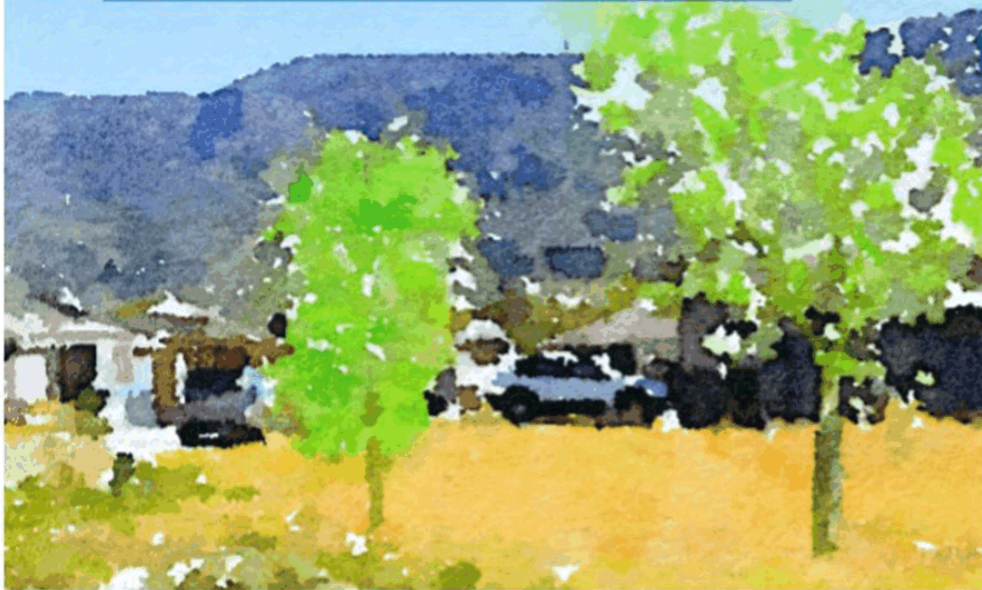
The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.

West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices.

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# Urban Growth at West Dapto

## The role of West Dapto in our Region

The NSW Government's Illawarra-Shoalhaven Regional Plan 2015 (Regional Plan) estimates that by 2050 the Illawarra-Shoalhaven region will have a population of about half a million people. It is expected that much of this population will live in the Wollongong local government area. The region's beachside lifestyle, its stunning natural environment and proximity to Sydney have combined to attract an increasing number of people seeking to make the region their home.

Direction 2.3 of the Regional Plan confirms that the major regional release areas of West Lake Illawarra (which includes West Dapto) and Nowra-Bomaderry will continue to be the long-term focus for greenfield housing in the region. It is therefore crucial that continued attention is given to appropriate structure and infrastructure planning for West Dapto.

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-plus years. Final dwelling numbers may vary over time and will require continuous strategic review to ensure Council's planning caters for the changing nature of housing types, designs and densities that will occur decade to decade. The release area will also provide local employment opportunities, community and recreational facilities and the conservation of sensitive sites.

As well as being a key source of new housing for the Illawarra in the coming decades, the West Dapto Urban Release Area will establish designated employment lands and support the growth of Port Kembla. Planning will include measures to conserve and protect the Illawarra Escarpment and the quality of waterways which feed into Lake Illawarra.

The development of the West Dapto Urban Release Area is closely linked to the growth and development of the town centre of Dapto.

Dapto, located between the larger centres of Wollongong to the north and Shellharbour to the south, has evolved to provide a range of services and retailing opportunities. Future urban development west of Dapto will strengthen the Dapto town centre as a regional township and centre for employment. In line with the regional direction to encourage and facilitate "flexible employment lands", businesses and employers will have the option to base themselves within the physical and economic landscape of the release area. The West Dapto Urban Release Area boundary is shown in Figure 1 below.

Figure 1 West Dapto Release Area.



**19,500 new homes  
and the supporting  
public infrastructure**

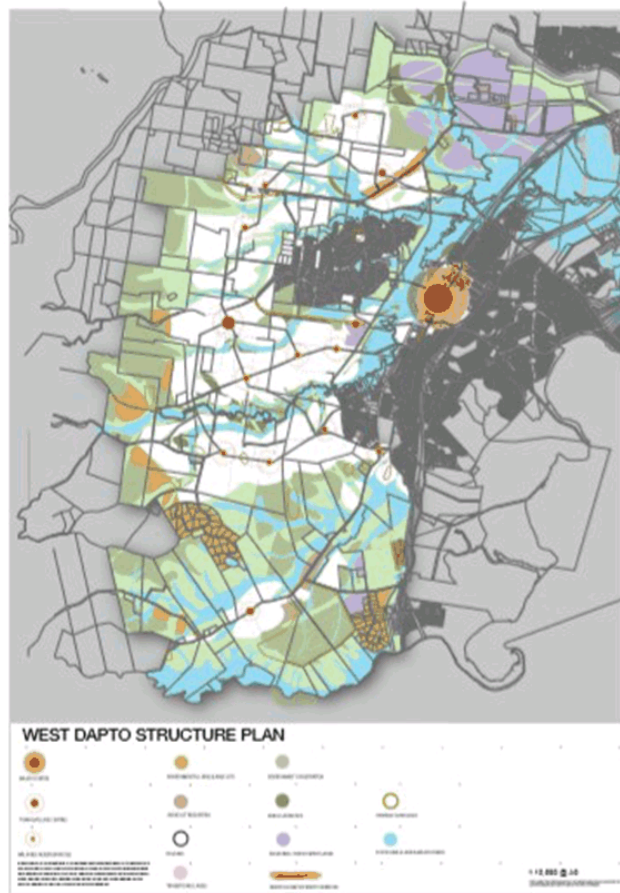
### The 2008 Structure Plan

It has been 10 years since the initial Structure Plan for West Dapto was prepared. It is timely to review the Structure Plan and test previous assumptions that informed the plan. It is important to note that the fundamental structure and outcome remains the same. West Dapto is still proposed as the region's largest strategic urban release area. The general urban footprint remains the same with some refinement based on revised and improved data and understanding the area's opportunities and constraints.

### Progress at West Dapto and Implementing the Vision

The establishment of about 19,500 new dwellings and providing the supporting public infrastructure is a major undertaking. To ensure a measured, sustainable development schedule, it will be rolled out in stages over more than 50 years. The existing five stages of the urban release area are reflected in the revised structure.

Stages 1 and 2 were rezoned for urban development in 2010 and include



*West Dapto is still proposed as the regions largest strategic urban release area.*

**Figure 2**  
Existing West Dapto Structure Plan (GCC, 2008). Extract from Wollongong DCP, 2009.



Kembla Grange to Wongawilli and the area west of Horsley. Stage 3 of the urban release area is Cleveland and Avondale is Stage 4. Development has commenced in the north to make use of existing services and promote development of the Kembla Grange employment lands. Development will gradually extend south while also widening east to west. Initial strategic development staging is shown in Figure 3. Stage 5 (Yallah/Marshall Mount) and the Dapto Town Centre precincts will develop separately.

*We've continued to drive change around West Dapto with construction of a four-lane road from Horsley's Fairwater and Daisy Bank Drive to the Fowlers Road/Princes Highway Intersection well underway. These exciting projects will continue into this financial year (Wollongong City Council, June 2017, 2017-18 Annual Plan).*

To support the Vision, Council is committed to:

- managing the development program for West Dapto to achieve economic, environmental and socially sustainable urban development for the current and future residents of Wollongong.
- developing vibrant, safe, sustainable and liveable neighbourhoods that provide for community well-being and are supported by essential facilities.
- achieving long-term sustainability through the design and development of our new communities by:
  - meeting housing supply needs through a diversity in housing product.
  - encouraging well integrated and connected neighbourhoods with appropriate land uses.
  - protecting and enhancing ecological and cultural features throughout the release area.
  - maximising the potential for local employment opportunities.
  - developing a long-term strategy to oversee the implementation of infrastructure, and ensuring cost effective and efficient infrastructure provision using a collaborative and transparent approach between Council and the NSW Government.

### Planning progress

Since the rezoning of stages 1 and 2 in 2010, Council has adopted 10

neighbourhood plans into Chapter D16: West Dapto Urban Release Area of Wollongong Development Control Plan, 2009. The 10 neighbourhood plans will facilitate the creation of about 3,350 residential lots, the development of Bong Bong and Darkes Town Centre and Reddalls Road Industrial Area. Council continues to consider further draft neighbourhood plans and assess subdivision applications.

Since 2010, 25 subdivision development approvals (for 1,100 lots) have been granted and more than 750 subdivision certificates issued. Ongoing development assessments will continue.

On 8 June 2018, Stage 5 (Yallah / Marshall Mount) was rezoned for urban development.

### Infrastructure delivery progress

*The significant increases in 2018-19 to 2020-21 include amounts for West Dapto Access Strategy projects such as the Fowlers Road extension to Fairwater Drive and other major transport projects (Wollongong City Council, June 2017, Annual Plan).*

Ongoing infrastructure delivery continues at West Dapto. Since 2010 Council has committed significant road infrastructure funding towards projects that have either been constructed or are currently under construction. Roads include:

- Shone Avenue upgrade to road and bridges Stage 1 & 2
- Fairwater Drive extension to Cleveland Road (Daisy Bank Drive)
- Cleveland Road bridge and school drop-off area
- Fowlers Road connection and bridges
- West Dapto Road (Kembla Grange) intersection upgrade
- Bong Bong Road upgrade including Glenlee Drive roundabout upgrade
- Darkes Road safety and alignment upgrades
- Wongawilli Road upgrade

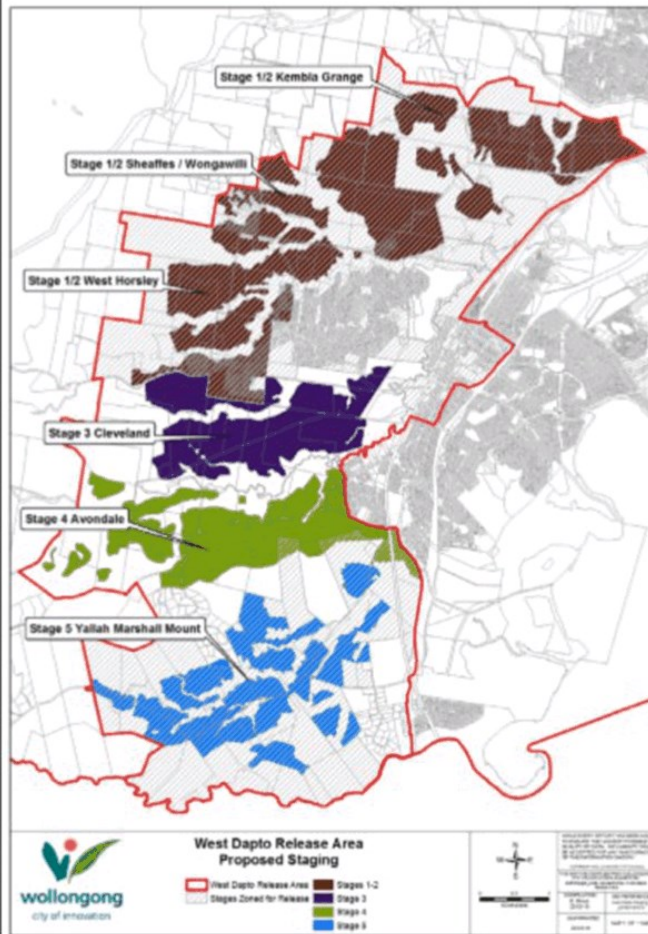
We are continuing to design other key road projects, including:

- Yallah Road and Marshall Mount Road
- Cleveland Road
- Jersey Farm Road
- West Dapto/Sheaffes/Darkes Road
- Avondale/Huntley Road

Council's commitment to the vision is reflected in **planning principles** intended to guide all land use planning decisions associated with the urban release area. The principles are discussed in further detail in the body of this report. The principles have been used to review the 2008 West Dapto Structure Plan shown at Figure 4.1, Chapter D16: West Dapto Urban Release Area of Wollongong Development Control Plan, 2009 (see also Figure 2 of this document). A draft revised West Dapto Structure Plan is presented at the **Next Steps and implementing**

the vision section of this report. The planning principles will promote best practice outcomes without replacing legislative obligations.

Essential infrastructure required to deliver the vision will rely on a coordinated approach to funding and delivery through a combination of development contributions from Council, State stakeholders and, in some cases, additional means such as public-private partnerships.



**Figure 3**  
West Dapto Staging Plan. Modified from West Dapto Section 94 Plan, 2017.

## Revising the Structure Plan

A structure plan guides the future strategic direction of an urban release area. All spatial planning decisions flow from the strategic guide. As a guiding tool, the plan is high level and relies on subsequent planning decisions and statutory tools under the NSW Environmental Planning and Assessment Act, 1979 to add more detail. These tools include but are not limited to the Wollongong Local Environmental Plan, Wollongong Development Control Plan, neighbourhood planning and ultimately development applications. Implementing a structure plan goes beyond planning tools. Infrastructure planning, design, funding and delivery are essential components. Engagement of all relevant stakeholders when developing the structure is crucial to ensure the strategic vision is understood and has an opportunity to come to life.

Several key inputs and factors have evolved informing the revised structure plan, including but not limited to:

- improved understanding of road network requirements and travel behaviour tested through Council's in-house TRACKS model and informed by engineering design.
- demographic changes and changes to social and cultural settings as well as broader changes to living standards shaping trends in housing markets; need for an increase in housing diversity, choice and affordability; and increased demand and pressure on housing supply throughout the region and NSW.
- changing State planning policy setting influencing urban outcomes requiring more rigour during subdivision planning and assessment.
- improved understanding of flood behaviour through the 2018 Mullet Creek Flood Model update.
- rezoning of Stage 1 & 2 and Stage 5 of the initial structure plan; progressive preparation of neighbourhood plans within Stage 1 and 2 and subsequent LEP amendments as needs identified; and the ongoing lodgement and approval of development applications and progressive housing construction.
- better understanding of the role of town

and village centres and their strategic location through two key studies (2014, Urbacity report and 2016, SGS, Dapto Town Centre Study).

- more detailed knowledge of biodiversity and environmental setting (updated vegetation map, threatened species survey and Biodiversity Conservation Options, 2013).
- progress in infrastructure planning and delivery.
- changing infrastructure funding environment.

The revised Structure Plan has also been informed by the West Dapto Principles listed within this document. The revised Structure Plan is presented for comment. All feedback Council receives will be considered in the finalisation of the plan.

In summary, the key changes proposed to the 2008 structure plan (2008 plan shown at Figure 2, draft 2018 plan shown at Figure 10) include:

- 2010 urban zoning of Stages 1 and 2 (rezoned as one stage). The revised structure plan reflects the rezoned land.
- June 2018 urban zoning of Stage 5 (Yallah/Marshall Mount). The revised structure plan reflects the rezoned land.
- Revised road network strategy informed by Council's TRACKS model, progress in infrastructure design and strategic costing.
- Revised flood layer 1% Annual Exceedance Probability (AEP). Informed by the 2018 Mullet Creek Flood Model update.
- Revised biodiversity survey, assessment and conservation initiatives. Council progress in data collection and mapping to formulate a biodiversity strategy with updated development patterns.
- Revised and consolidated town and village centres to more efficiently serve the growing community (eight new centres compared with 14 proposed in 2008).
- Inclusion of the significant access road project at Fowlers Road/ Fairwater Drive.
- Important heritage items included in the structure plan to ensure future planning decisions consider the implications. Other heritage values, specific heritage controls and required considerations will be provided in more detail via Council's plans and policies, including the Wollongong Local Environmental Plan, 2009, and the Wollongong Development Control Plan, 2009.

# About West Dapto Planning Principles

The West Dapto Planning Principles are intended to guide land use planning decisions associated with the urban release area.

The principles are guiding review of the existing West Dapto Structure Plan and Master Plan. Changes to the Structure Plan and Master Plan will be implemented via:

1. Council-sequenced and developer-proposed rezoning of land through amendment of Wollongong Local Environmental Plan, 2009.
2. Review and update of the West Dapto chapter D16 of Wollongong Development Control Plan, 2009.
3. Development of new development contributions plans (with both Council Section 94 Plan, and Department of Planning and Environment's (DPE) Special Infrastructure Contributions (SIC) supporting the Structure Plan.
4. Continued assessment and determination of development applications within the urban release area.

## What is a strategic planning principle?

A planning principle is a statement of a desirable outcome from a chain of reasoning. Planning principles can guide outcomes and provide a list of appropriate matters to be considered in making a planning decision. While planning principles are stated in general terms, they are applied to promote consistency and diligence around planning and design considerations.

Planning principles are not legally binding and they do not prevail over Council's plans and policies. They inform changes to Council plans and policies and guide changes in process, their application and outcomes. The principles must be considered in conjunction with existing relevant legislation.

Planning principles assist when making a planning decision, especially:

- where there is a void in policy;

- where policies expressed in qualitative terms allow for more than one interpretation;
- where policies lack clarity and consistency; and
- where policies lack detail, are dated against sciences or need improvement as a result of undesirable development outcomes.

## Sustainable and liveable communities

Council's vision for the West Dapto Urban Release Area is reflected in contemporary needs for sustainable and liveable communities. Sustainable development, spatial planning and urban design principles reflect broader approaches to sustainability in state legislation and will inform decisions, processes and guide relevant policy content and reform. Urban design and non-urban land use principles together with the revised Structure Plan and implementation documentation will lead to designs sympathetic to landscape features and unique characteristics.

The West Dapto Urban Release Area has many environmental, social and economic challenges that require careful consideration to ensure efficient and sustainable delivery of urban development. These factors include the unique topography, water management (including flooding), fragmented land ownership, threatened species and ecological communities, Aboriginal and European heritage, accessibility and the cost of infrastructure. Careful consideration needs to be given to understand the release area's full potential for urban development.

It is important to note that promoting sustainable outcomes is intrinsic in all the West Dapto Urban Release Area principles, outlined below, and a key outcome through the collective implementation of all planning principles.

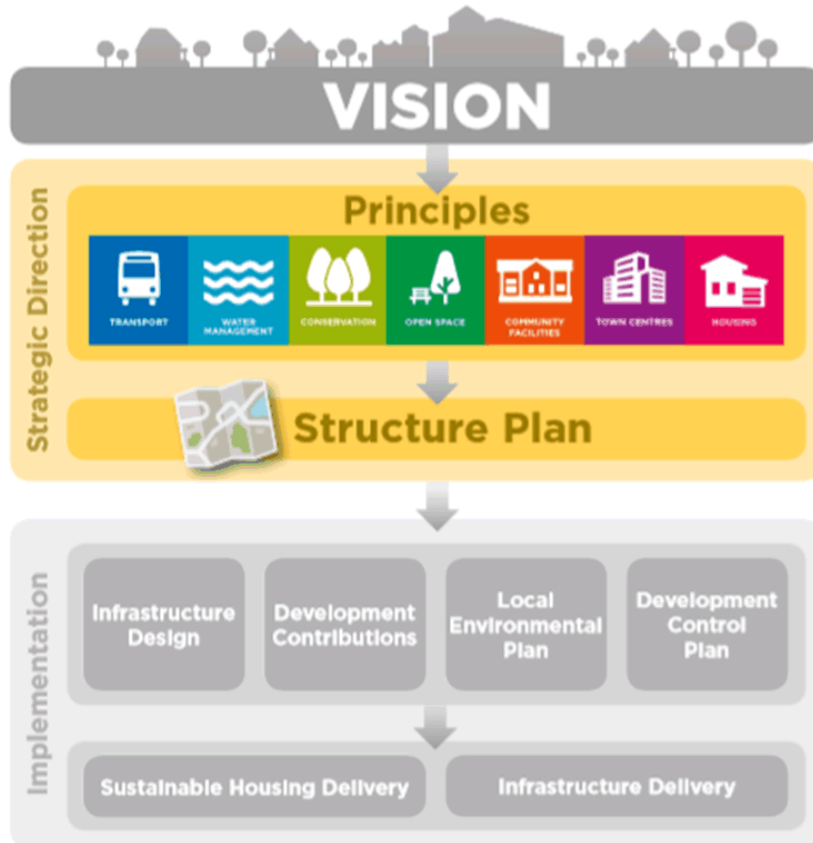
## The West Dapto Urban Release Area principles

The Principles' order of appearance does not denote any form of priority but outlines interrelated land features which require detailed consideration in development proposals. Figure 4 outlines the principles and their key components. Each principle is detailed in the following sections of this report.



Many of the principles are supported by quantitative measures to ensure the desired outcome can be achieved. The appropriate place for these measures will be explored during implementation (see Figure 4).

**Figure 4**  
*Structure and relationships of principles to planning tools*



# Transport Principles

## 1.1 ROAD NETWORK

The future road network for the West Dapto Urban Release Area will be the 'backbone' of the community, providing for all types of access and movement through the release area. The road network form and provision contribute significantly to achieving the vision of long-term sustainability.

An integrated transport system is proposed that caters for the private car as well as freight, public transport, pedestrians and cyclists. Road types have been developed based on a functional hierarchy, where the road designs support the transport modes in various ways. The road network has been developed to cater for planned land use and deliver a safe, connected and efficient transport framework that compliments the natural environment and facilitates sustainable transport outcomes.

### PRINCIPLE 1

#### Supportive land use patterns

- 1.1 Plan higher residential densities and mixed land use in and adjacent to town and village centres and major public transport nodes to reduce reliance on the private car and reduce overall road network requirements and costs.
- 1.2 Plan the co-location of compatible land uses to reduce reliance on the private car and reduce overall road network requirements and costs.

### PRINCIPLE 2

#### A safe, connected and legible road network for all users

- 2.1 Provide a road network based on the modified grid layout to maximise accessibility and efficiency.
- 2.2 Implement a clear hierarchy of road types that meets relevant transport requirements and road function, creating a highly legible road network for all users.

- 2.3 Ensure the major road network supports the town and village centres hierarchy within West Dapto.
- 2.4 Ensure a balanced and integrated road system, catering not only for the private car but for freight, public transport (buses), pedestrians and cyclists.
- 2.5 Implement driveway access restrictions and manage on-road parking on the higher-order roads (access-denied roads) to improve traffic efficiency and pedestrian/cyclist safety and amenity.
- 2.6 Implement intersection designs appropriate to the road types, surrounding land use and environment.
- 2.7 Ensure built form controls on adjacent properties deliver active frontages to maximise passive surveillance and personal safety in the road environment.
- 2.8 Ensure roads and intersections are designed to meet relevant standards and best practice guidelines.

### PRINCIPLE 3

#### Design roads to compliment the environment

- 3.1 Ensure roads fit with the landform (topography), complement local character/land use and minimise visual, ecological and noise impacts.
- 3.2 Ensure road alignments take advantage of views and visual stimuli for the motorist to enhance legibility, sense of place and create a positive experience in movement.
- 3.3 Consider the role of road networks in structuring precincts, including both transport and community needs to maximise liveability and quality urban outcomes.
- 3.4 Incorporate Water Sensitive Urban Design (WSUD) into road design, using verges and medians where possible.

### PRINCIPLE 4

#### Quality Infrastructure

- 4.1 Use robust and durable materials, quality finishes and ancillary infrastructure with neat, uncomplicated designs that minimise maintenance requirements and discourage vandalism.



- 4.2 Consider the use of innovative technologies in road and transport infrastructure design, construction and operation.

**PRINCIPLE 5**

**Road network to support sustainable transport outcomes**

- 5.1 Staging of additional car based infrastructure to encourage public/active transport and maximise use of existing infrastructure.
- 5.2 Use an established 15% transport mode shift target when planning for road network requirements within West Dapto to reduce car dependence.
- 5.3 Ensure that roads are designed to provide a high level of safety, access and amenity for pedestrians, cyclists and public transport (bus) services.

**1.2 BRIDGE AND CULVERT DESIGN**

**PRINCIPLE 1**

**Good design is context sensitive design**

Design that is sensitive to context is valued by communities. Bridges/culverts that are functional and fit the landscape are good for community pride and local identity.

- 1.1 Consider locational context and functional requirements in the design process.
- 1.2 Bridge/culvert alignment should integrate with environmental and local constraints.
- 1.3 Ensure storm immunity standards are met and design/construction provides longevity to minimise maintenance requirements.
- 1.4 Design and finishes should respond to and incorporate the character of the area.

Detailed objectives, associated outcomes and specific guiding requirements for bridge and culvert delivery will be developed as part of the next steps in implementing the West Dapto Vision Document. The 'next steps' process is shown in Figure 4 of the Vision Document.

**1.3 PUBLIC TRANSPORT**

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, interesting and liveable community.

To this end, high-level principles have been developed that will be used to inform & guide public transport planning for the new growth area, to ultimately ensure that the vision for sustainable transport in West Dapto is achieved. These principles are set out below.

**PRINCIPLE 1**

**Supportive land use patterns**

- 1.5 Plan residential land use and higher residential densities close to town, village centres and major public transport nodes.
- 1.6 Locate major generators of travel demand in, or close to, accessible centres that are well serviced by public transport.
- 1.7 Ensure plans allow for a variety of land uses around public transport nodes and in centres so that services are centralised.

***Ensure that roads are designed to provide a high level of safety, access and amenity for pedestrians, cyclists and public transport (bus services).***

**PRINCIPLE 2**  
**Effective bus network,  
service provision &  
Integration**

- 2.1 Provide coordinated, frequent and reliable bus services to destinations within and surrounding West Dapto.
- 2.2 Create an efficient, seamless travel experience through integrated ticketing, minimising transfer times and intuitive and easily accessible service information.
- 2.3 Ensure street networks are interconnected and allow access for bus services.
- 2.4 Ensure the bus network is highly accessible and services the majority of residences, town and village centres, employment areas, sporting facilities and Dapto Railway Station.
- 2.5 Incorporate bus priority measures as necessary to ensure highly efficient, prioritised bus transport.

**PRINCIPLE 3**  
**Quality Infrastructure**

- 3.1 Provide comfortable, attractive, safe and secure buses and bus-related infrastructure with clear timetable/service information, catering for all users, including disabled/elderly.
- 3.2 Ensure pedestrian and cycle links to bus stops are of a high standard (refer also Active Transport Principles).

- 3.3 Encourage the use of innovative and efficient public transport technology.

**PRINCIPLE 4**  
**Early provision of public transport**

- 4.1 Introduce bus services 'just ahead of time' to gain early community acceptance and set travel behaviour patterns from the start of new land release development.
- 4.2 Encourage staging of development in a contiguous manner with adequate roads and footpaths to make the early provision of bus services feasible and to allow bus networks to be efficiently staged.

**PRINCIPLE 5**  
**Working with State Government to provide & improve public transport services**

- 5.4 Work with State Government to help plan and deliver improvements to the public transport system in and around West Dapto, including bus networks and service levels that meet or exceed Transport For NSW's Integrated Public Transport Service Planning Guidelines. Complete a major interchange upgrade at Dapto Station that provides the highest level of multi-modal accessibility, efficiency and convenience.

*Dapto High School Bus Interchange (\$2.4 million). Bus stops and drop-off areas, increasing access and safety.*





**PRINCIPLE 6**  
**Promotion & Incentives**

- 6.1 Build community awareness and promote benefits of public transport in West Dapto (eg. travel packs, website, branding of buses etc.).
- 6.2 Investigate incentives for use of bus services.
- 6.3 Encourage significant employment-generating developments to implement workplace travel plans.
- 6.4 Use the location, supply and availability of parking to discourage car use and support public transport.

**1.4 ACTIVE TRANSPORT**

Walking and cycling (referred to as Active Transport) will be an important component of the future West Dapto transport system, contributing significantly to achieving the vision of a 'sustainable' community. Design and planning for the West Dapto Urban Release Area has emphasised the notion of walkable communities which enable sustainable healthy living to occur. Walking is also an important factor in the success of public transport.

The future strategy for walking and cycling at West Dapto will require local solutions. Best practice planning for active transport at the local level will deliver convenient and attractive travel options, especially for short trips. This will not only assist in reducing reliance on, and impacts of, private car use but will also contribute to the health and vitality of the community. Principles for active transport are set out below:

**PRINCIPLE 1**  
**Supportive land use patterns**

- 1.3 Plan residential land use close to town and village centres and major public transport nodes, with higher residential densities adjacent to these locations to maximise walking and cycling catchments.

- 1.4 Encourage careful siting and co-location of land uses to maximise walking and cycling options.

- 1.5 Promote shared parking across uses in town/village centres to encourage walking when undertaking multiple activities. Avoid fragmented parking to maximise use of spaces and improve walkability through more compact town centre layouts and fewer driveway crossings.

**PRINCIPLE 2**  
**Connected, functional pedestrian & cycle network**

- 2.9 Provide a convenient and legible movement network for pedestrians (including those with disabilities) and cyclists, ensuring excellent connectivity and directness between residences and attractors such as schools, shops, public transport nodes, sports ovals and employment centres.

- 2.10 Include footpaths/shared paths on all roads in the road hierarchy except laneways and minor access streets (refer to Roads Principles).

- 2.11 Take advantage of easements, riparian areas and open spaces to create convenient pedestrian and cycle links (or short-cuts) that maximise accessibility between different precincts /land uses.

- 2.12 Implement a directional (often referred to as way finding) strategy to provide clear and coordinated information for access to facilities and services within the West Dapto Urban Release Area and surrounds.

- 2.13 Provide safe and secure bicycle parking or storage facilities at key destinations in town and village centres, sports ovals, community facilities, transport interchanges and key open space areas.

- 2.14 Encourage bicycle parking and end-of-trip facilities as part of the development of employment and commercial land uses.

- 2.15 Ensure the West Dapto cycleway network integrates with the surrounding regional cycle routes.

**PRINCIPLE 3**  
**Attractive and safe environment**

- 3.5 Design streets using current 'best practice' to provide a high level of pedestrian and cyclist amenity and safety, creating public space where people want to be.
- 3.6 Provide convenient and safe road crossing points, traffic calming (where appropriate) and tree planting to enhance the pedestrian and cycle environment.
- 3.7 Ensure built form controls on adjacent properties deliver active frontages to maximise passive surveillance and accessibility to/ from the path network.
- 3.8 In high pedestrian demand areas such as town and village centres, further increase pedestrian amenity and safety through path widening, driveway access controls and other site-specific actions to improve pedestrian priority.
- 3.9 Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the planning of walking and cycling facilities.

- 3.10 Consider innovative technologies for lighting key off-road paths, including solar lighting and luminescent pathway materials.
- 3.11 Construct pedestrian and cycle infrastructure according to current 'best practice', with attractive and durable materials and well-designed landscaping treatments (refer also to Roads Principles).
- 3.12 Incorporate supporting infrastructure such as seats, bike rails, shade structures, bubblers and viewing/ rest areas into the active transport network where appropriate.

**PRINCIPLE 4**  
**Promotion of active transport**

- 4.3 Encourage significant employment-generating developments to implement workplace travel plans.
- 4.4 Prepare household travel information packs for new homebuyers.
- 4.5 Support active transport community events and promotions.
- 4.6 Support the establishment of bike share services.

*Walkable communities which enable sustainable healthy living to occur.*





# Water Management Principles

The water management principles are the integration of common floodplain and stormwater management principles.

In isolation, floodplain management is the consideration of the consequences of flooding as it relates to human occupation of the floodplain and establishing corrective and preventative measures for reducing flood damage and risk to life.

Stormwater management is the practice of collecting, conveying and reusing quality treated stormwater runoff primarily from urban development with minimal nuisance, while also protecting receiving waters and the surrounding environment.

The approach taken is to consider integrated water management principles in order to achieve a better overall 'water management' strategy for the West Dapto Urban Release Area and also provide high level guidance for new development.

*Looking east from Wongawilli towards Lake Illawarra.*

## **PRINCIPLE 1** Integration of floodplain and stormwater management

Integrate floodplain and stormwater management into the urban development process.

## **PRINCIPLE 2** Manage water quantity

Manage the stormwater quantity from urban development.

## **PRINCIPLE 3** Sustainable floodplain development

Create sustainable development around and within the floodplain.

## **PRINCIPLE 4** Preservation of floodplain function and natural corridors

Preserve the natural function of the floodplain, natural waterways and riparian corridors where possible.

## **PRINCIPLE 5** Protection from flooding

Protect people and property from flooding.



**PRINCIPLE 6**  
**Protect water quality**

Protect water quality of surface and groundwater from urban development and any adverse effects on water quality in Lake Illawarra.

**PRINCIPLE 7**  
**Integrate stormwater with the environment**

Integrate stormwater management into the natural and urban land form in an unobtrusive way.

**PRINCIPLE 8**  
**Efficient and sustainable Infrastructure**

Provide efficient and sustainable stormwater infrastructure for the urban release area.

**PRINCIPLE 9**  
**Preserve/enhance the environment**

Preserve the natural environment and enhance where possible in keeping with stormwater quantity and quality management objectives and targets.

The water management principles are intended to link the overall vision to Council's desired outcome for the West Dapto Urban Release Area. This link will be further achieved by the use of tools including detailed reports and updated statutory policies. The detailed reports and policies will include a Floodplain Risk Management Study and Plan, Water Cycle Management Study and Plan, updated Wollongong Local Environmental Plan, 2009 and Wollongong Development Control Plan, 2009 to support the implementation of the West Dapto Vision. These documents will be developed as part of the next steps in implementing the West Dapto Vision document. The next steps process is shown on Figure 4 and described under the section - Next Steps and Implementing the Vision.

*Promote integrated water management principles.*





# Conservation Principles

## ENVIRONMENT CONSERVATION

In adopting the concept of ecologically sustainable development, regionally significant releases such as the West Dapto Urban Release Area present opportunities to preserve remnant vegetation and enhance ecological connectivity (structural and functional). This section identifies the strategic environmental priorities to guide planning and development of the West Dapto Urban Release Area, integrating conservation priorities with opportunity for a future West Dapto Biodiversity Conservation Strategy (BCS) and Biodiversity Conservation Strategy Structure Plan (BCSSP).

A BCS provides opportunity for Council to achieve biodiversity certification (bio certification) in a coordinated approach for the whole release area, improving the overall conservation outcomes beyond what would be achievable site by site. Council will work closely with the NSW Office of Environment and Heritage and Department of Planning and Environment to achieve this strategic outcome. The principles should also be used to guide site-by-site considerations.

### PRINCIPLE 1 Prioritise areas that offer high environmental value for conservation

Consider information that identifies areas of threatened ecological communities or stands of habitat greater than 4ha (considered to present high environmental value in terms of habitat size and location) and avoid impacts as a result of land use changes to these areas.

### PRINCIPLE 2 Connectivity of habitat areas

Connecting patches of habitat that have high biodiversity value will provide

opportunity for ecological migration over time as well as opportunity for improvement to habitat quality and values. These are more commonly known as biodiversity corridors providing strategic connection of larger and better condition patches of vegetation either by re-establishing continuous native vegetation cover or designing stepping stones of habitat that traverse local corridors.

### PRINCIPLE 3 Protect Environmental Values

Provide complimentary land uses alongside conservation sites to assist in improving and protecting the ecological function of the site and enhancing its resilience.

Secure areas that present high environmental value as areas for conservation and long-term management (ideally through a bio certification process).

Figure 5 illustrates key conservation documents and their relationships. The BCS will provide the direction and framework while the BCSSP will outline the actions to guide the implementation of conservation measures. Implementation of these documents and achieving bio certification creates opportunity to improve biodiversity values of the West Dapto Urban Release Area.

Further detail, including environment and heritage conservation objectives, the role of West Dapto Environmental Principles, bio certification process and conservation priority areas will be developed as part of the next steps in implementing the West Dapto Vision. The next steps and implementation process is shown in Figure 4 and described under the Next Steps and implementing the vision below.

## HERITAGE CONSERVATION

Heritage values present great opportunities to enhance cultural understanding and social enrichment of the release area. The Australian Heritage Commission (2000) states the aim of both natural and cultural heritage conservation is to retain the significance of place (Australian Government, Department of Environment and Energy, 2017). Impacts on the heritage significance of the area are key considerations at each planning stage. Land





use changes should retain, promote and integrate heritage values. The principles for West Dapto aim to incorporate heritage conservation and promote consideration of the significance of place to encourage heritage protection.

**PRINCIPLE 1**  
**Prioritise the Conservation of Heritage Items and sites of Aboriginal Heritage Significance**

Listed heritage items and sites of Aboriginal, cultural and/or archaeological significance should be retained and conserved within new development areas with appropriate curtilages and visual settings. Development planning should account for the significance of sites and places and consider retention of key sites that contribute to the historic setting of newly developing neighbourhoods.

**PRINCIPLE 2**  
**Respect the Cultural Landscape**

The West Dapto Urban Release Area has a rich and diverse history of Aboriginal and non-Aboriginal occupation. The area retains a range of key landscape elements, landforms, natural features such as creeks and ridgelines, important views and visual connections. It has historic road and transport

corridors that are important and unique aspects of the area, contributing to its character and significance by telling the story of development. Proposed development should be guided by an understanding of, and respect for, significant features of the natural landform and the historic setting. New communities should be assisted to understand and appreciate the unique visual and physical connections between places and features within and outside of their development areas.

**PRINCIPLE 3**  
**Embed Local History and Character in New Communities**

Developments should strive to feature historic sites and places of significance to provide a unique sense of identity and character for developing neighbourhoods. The adaptation and re-use of historic buildings in an appropriate manner that provides for their conservation and integration into new developments is encouraged. The use of historically relevant street names, integration of interpretation and the celebration of aspects of a site's indigenous and post-settlement history are encouraged to ensure that the rich history of the area is celebrated and recognisable in the identity of developing communities.

**Figure 5**  
West Dapto's strategic environmental conservation documents



## Open Space & Recreation Principles

This section establishes the open space principles for the West Dapto Urban Release Area. This section should be read in conjunction with Community Facilities. An overarching framework with **four inter-related principles** is designed to achieve the open space objective for the West Dapto Urban Release Area.

### PRINCIPLE 1 Functionality

- Appropriate size and flexible footprint for multiple functions and uses (*Hierarchy of facilities*).
- That competing functional elements such as flooding and water management, traffic and road infrastructure, cultural heritage and biodiversity are accommodated without compromising the open space and recreation functions.

### PRINCIPLE 2 Accessibility

- Walkable distances from residential areas, universal design principles used for facilities with a focus on 'play' and diverse experience (*resident catchments*).
- There is a well-distributed network of accessible (in both location and design), attractive and useable public open spaces and natural areas within the existing and future neighbourhoods of West Dapto.

### PRINCIPLE 3 Connectivity, movement and flow

- Connected spaces with shared paths to other facilities, places of interest and centres (open or riparian corridors, heritage sites and urban bushland).
- The open space areas are highly connected to create a network of open space with a range of functions to complement the existing landscape features.

### PRINCIPLE 4 Value and amenity

- Future uses complement and add to existing values (an active play facility may jeopardise a threatened ecological community, water management may restrict active use etc.).
- That public open space and natural areas will provide for a variety of recreational, sporting, play and social needs of the community.

## HIERARCHY AND CATCHMENTS

Based on the principles of functionality, accessibility, connectivity and community values, there are some guides to the level of open space based on size and characteristics of projected population and its recreational needs. **Table 1** categorises relevant population catchment distances for each level of open space provision (hierarchy) and how it generally relates to size requirements in the future urban and residential areas based on NSW Recreation and Open Space Planning Guidelines for Local Government (2010).

It is important to emphasise that any benchmark standards cannot be used as a 'one size fits all' assessment tool. Through analysis of local context and community needs, these standards can and should be varied if based on sound evidence.

**Figure 6** demonstrates the hierarchy to function and size relationship for the West Dapto Urban Release Area.

**Table 1** Open space provision standards (based on NSW Recreation and Open Space Planning Guidelines for Local Government (2010) and the Elton Report (2007) recommendations).

The relationship can also be understood in catchments for community populations. **Figure 7** shows proposed open space catchments of West Dapto (based on methods established in NSW Recreation and Open Space Planning Guidelines for Local Government, 2010). These catchments will be developed further for Stages 3 and 4 and are shown for illustration purposes only.

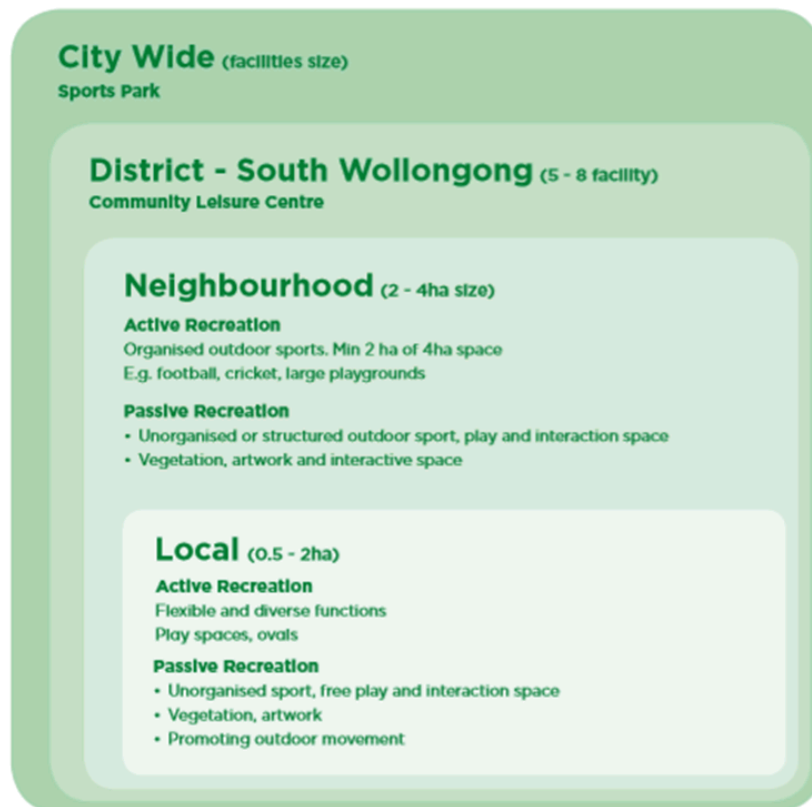
Catchment refers to the area and resident (or future resident) population the open space facility is intended to provide for. As part of the open space network for the West Dapto Urban Release Area, open space will need to be provided at all hierarchy and



catchment levels. Table 1 outlines standards for open space planning around catchment distances in the future urban and residential areas to the open space.

**Table 1 (below)**  
Open space provision standards (based on NSW Recreation and Open Space Planning Guidelines for Local Government (2010) and the Eiton Report (2007) recommendations).

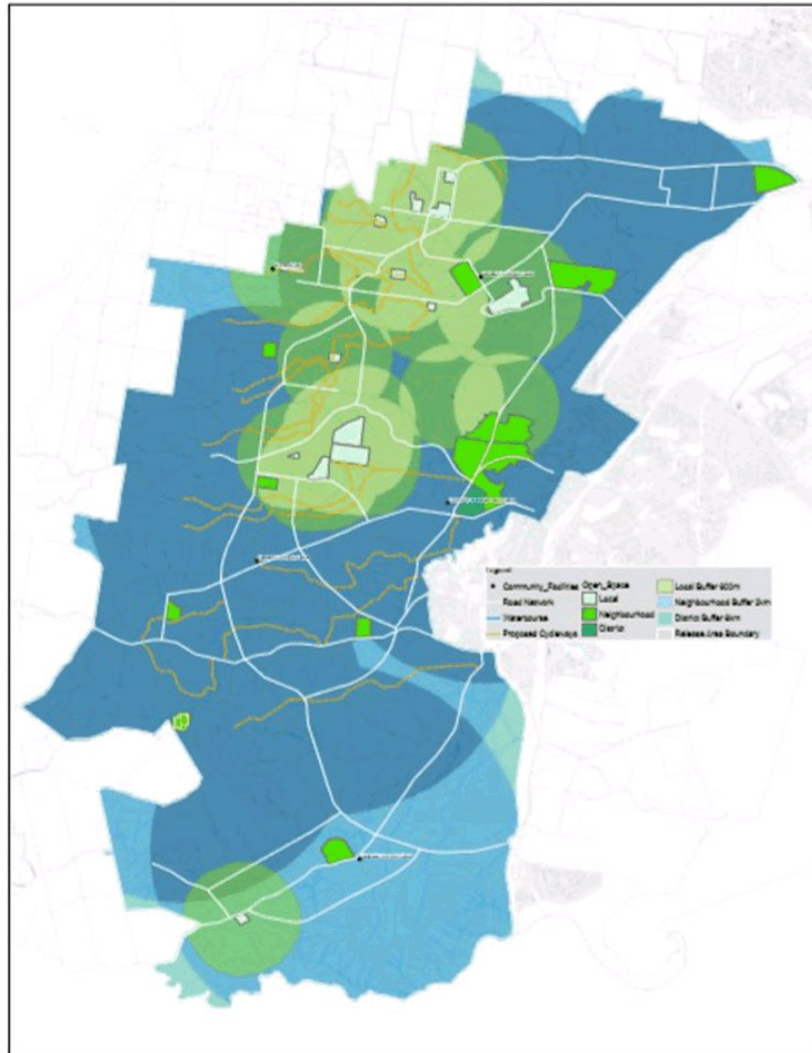
Function and service	Size	Catchment radius (distance)
Local Passive	0.5-2 ha	400-600m
Local Active	1-2 ha	400-600m
Neighbourhood Passive	2-4 ha	2km
Neighbourhood Active	3-5 ha	2km
District Active	5-8 ha	Southern ward of LGA
City wide Active	8 + ha	Facility to serve the whole LGA



**Figure 6 (above)**  
Open space hierarchy and functions







**Figure 7**  
Example of Open  
Space distance  
catchments

# Community & Education Facilities Principles

**Goal 3 of the NSW Government's Illawarra-Shoalhaven Regional Plan promotes:**  
*A region with communities that are strong, healthy and well-connected*

Ongoing planning for the West Dapto Urban Release Area aims to achieve this goal. The goal is reflected in our Vision and key principles for Transport (Roads, Public Transport), Open Space & Recreation and Community and educational facilities. This section should also be read in conjunction with Open Space and Recreation. Community facilities are an increasingly important component of local service provision across a range of areas in the public and private sector. For example, there is a clear trend in public health and alternative education to use local community facilities for regular and specialist community services rather than develop individual facilities. Council understands this increases the importance of flexible design, location and efficiencies to be achieved by these facilities for them to make the best contribution to community outcomes.

There are nine principles to be considered in the planning of the West Dapto Urban Release Area community and education facilities.



**Figure 8**  
Community Hub Concept of co-location and multipurpose, joint use design.

**PRINCIPLE 1**  
**Healthy, diverse and resilient**

Community facilities contribute to quality of life to support healthy, diverse and resilient community.

**PRINCIPLE 2**  
**Efficient**

Making efficient use of resources through shared or co-located facilities and multiple use agreements (multi-purpose community hubs) with flexible design that can respond, expand and adapt as needs change.

**PRINCIPLE 3**  
**Safety, security and adding to civic identity and sense of place**

Promote safety, security and provide focal points adding to civic identity and sense of place through clustering community facilities.

**PRINCIPLE 4**  
**Self-sufficient and resilient community**

Community facilities provide opportunity for self-sufficiency to build capacity and social capital and to actively contribute to community resilience.

**PRINCIPLE 5**  
**Vibrant and accessible**

Placing facilities in convenient central locations, adjacent to open space which contribute to the vibrancy of the development, are accessible and allow for overflow activities such as children's play.

**PRINCIPLE 6**  
**Equitable**

Provide equitable access for all sections of the population, through the distribution, design and policies of facilities.

**PRINCIPLE 7**  
**Diversity**

Community facilities promote diversity and encourage people from culturally and linguistically diverse backgrounds to participate in the social and economic life of the community.

**PRINCIPLE 8**  
**Viable and sustainable**

Developing sustainable funding, ownership, governance, management and maintenance arrangements, including private partnership arrangements where community benefit is achieved.

**PRINCIPLE 9**  
**Coordination**

Council to work with the state government and non-government schools sector to promote best-practice education outcomes for the community of West Dapto. This will include sharing data and integrating asset solutions, such as opportunity for shared and joint-use facilities.

Planning for the provision of education is important for West Dapto's growing community. In NSW, the Department of Education provides funds and regulates education services for NSW students from early childhood to secondary school. Council will continue to work with the Department to promote best-practice education outcomes for the community of West Dapto.

*Lord Mayor  
Gordon Bradbery AM  
opens the Berkeley  
Community Facility.*



# Town Centres Principles

This section provides town centre principles to be considered during planning for the West Dapto Urban Release Area. As a new release area, there is an opportunity to ensure that the ideal treatments are made to establish sustainable, appealing and functional residential living as well as commercial and light industrial areas providing employment, social and cultural opportunities with sufficient flexibility to cater for the future populations needs. As with other previous principles the town centre principles should not be considered in isolation.

The key objective of the town centre principles is to help identify centre locations, function and existence. The town centres of West Dapto will fill diverse roles, functions and mixed uses. Configurations will reflect the town centre hierarchy with a focus on pedestrian priority. Supported with a decision process (zoning, neighbourhood planning, etc.), appropriate locations will promote the social and economic functions and outcomes sympathetic to character and 'place'.

There are three principles to be considered in planning of town centres to meet the objectives for West Dapto Urban Release Area:

## PRINCIPLE 1 Hierarchy

Hierarchy provides a basis for which to establish functions, order and visions as well as allowing the protection of these. Hierarchy is not the only way to understand or set direction in planning for centres; we understand that the centres are also a connected network, which can support each other in an interlocking way.

Each level of the hierarchy represents the size and general characteristics that reflect the centres' commercial, retail and business roles (see Figure 9). The Hierarchy reinforces role and function, supports the Wollongong City Centre and higher order centres and provides certainty for investment decisions. Hierarchy reinforces character and identity as well as provides direction around appropriate residential density sympathetic to community facilities and service locations.

## Regional Centres

Dapto is a regional centre. The new release, located close to this centre is in addition to an existing urban landscape, an important consideration in the planning of new town and village centres. These lower order centres must be sensitive to this hierarchy to maintain existing functions and minimise any potential negative impacts.

## Town Centres

There are three town centres planned for the urban release area. The objective of the town centres is to ensure that development in the Darkes Road and Bong Bong (and Marshall Mount) town centres contributes to the creation of retail, business, commercial and community hubs while providing significant local employment opportunities.

## Village Centres

The study, West Dapto further review of release area centres and controls (Urbacity, 2014), noted the role of villages, as a lower order centre, is to "provide a convenient alternative to the supermarket-based town centres for daily goods and services with a focus on amenity for housing density and improved public transport use".

## PRINCIPLE 2

## Movement sensitive

The town centres of West Dapto are expected to facilitate social contact, employment and living needs in a sustainable manner. The town centres will be located to promote active transport and healthy lifestyle. Living within 400m-800m of a mix of destinations is consistently associated with higher levels of active transport in adults and older adults (Heart Foundation, 2017).

Movement sensitive means movement (accessibility, location etc.) will be a key consideration for co-location of a mix of destinations (or land uses) within a centre. Centres will provide activities, attractions and services within walking distance. The community hub will create a focal point within the neighbourhood for multiple activities to be undertaken and different daily needs (ie. live, work, play) to be met in the one location.

Centres must also be supported and surrounded by a network of connected streets, paths and cycle ways, providing opportunities for active transport and convenient access to public transport. The network will link centres with open space and recreation areas.



TOWN CENTRES

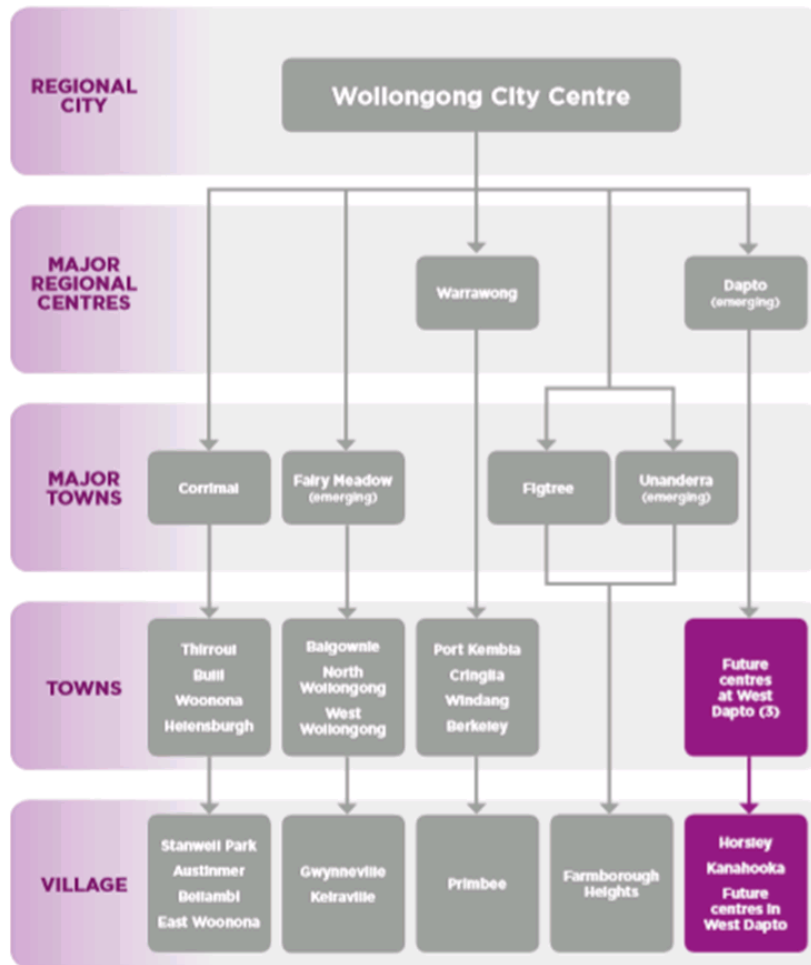


**PRINCIPLE 3  
Diversity and Identity**

Centres will facilitate a diverse range of activities by prioritising spaces for people of all ages that become vital to the social fabric of a neighbourhood where people gather, meet friends and family and engage in social activities. Especially important for new centres is creating a vision that encourages diversity while shaping and reflecting a centre's character. Centres will be

diverse from each other (through hierarchy, features and visions). The vision capitalises on existing features of heritage, environment (vegetation, topography etc.) and contributes to a new theme expressing the centre's role in the urban residential landscape. A vision and purpose give people the creative foundations, understanding that activity, physical setting and meaning come together to create a 'sense of place'.

**Figure 9**  
Retail and Business Centre Hierarchy in the Wollongong Local Government Area.



# Housing Principles

This section establishes the Housing Principles for the West Dapto Urban Release Area, providing for ongoing strategic planning decisions. As a new release area, there is an opportunity to establish sustainable, appealing and functional residential living. The principles should also be used to guide site-by-site considerations.

The Housing Principles should be read in conjunction with Council's LGA-wide Housing Policy setting, which is updated from time to time to ensure we are addressing the challenges of a changing housing environment.

These principles should be considered in conjunction with all other planning principles in this document, as they all contribute to achieving the vision for the West Dapto Urban Release Area and ultimately sustainable housing outcomes.

*"The communities will be healthy, sustainable and resilient and will have access to diverse housing choice and active or passive open space accessible by walkways, cycle ways and public transport."*

## PRINCIPLE 1 Encourage housing diversity

Diversity can be delivered through different products at different stages of planning by promoting and providing a range of density and lot size and shapes to offer a range of choice to better meet changing community needs.

Mixture of density low to high, single dwellings, dual occupancy, town houses and apartments in appropriate locations should all be considered at neighbourhood planning and subdivision design stages.

Promote increased densities and innovative design types close to town and village centres and transport infrastructure where possible.

## PRINCIPLE 2 Promote housing affordability

Residential neighbourhoods cater for a variety of demographic and socio-economic characteristics. Promoting housing mixture is one tool that provides opportunity for more affordable housing options and reduces housing stress.

## PRINCIPLE 3 Establish sustainable, energy efficient, appealing and functional residential living

Target an increased use and uptake of renewable energy through housing and neighbourhood design.

Seek to promote best practice design excellence in housing provision and neighbourhood planning.

## PRINCIPLE 4 Creating local amenity and a sense of place

This principle is about designing safe, healthy and active neighbourhoods with interactive interfaces between residences, the streets and surrounds. It is about ensuring there is connection between housing and the streets, parks and activity areas they adjoin and interface other uses.

Encouraging and supporting housing design that responds to place. Creating site responsive built form and lot layouts that consider existing features and landscape context, natural land form and surrounding land uses.

Manage housing growth to protect and promote the conservation values that contribute to concepts of 'place' in West Dapto.

## PRINCIPLE 5 Housing transition to the Illawarra Escarpment

Reduce housing density on the fringe of the urban release area to provide delineation to the housed urban areas and a buffer to the Escarpment and important environmental features.



The Housing principles are intended to link the overall vision to Council's desired outcome for the West Dapto Urban Release Area, with the use of tools including standards set by Wollongong Local Environmental Plan, 2009 and controls established within Wollongong Development Control Plan, 2009 which may be reviewed to support the implementation of the West Dapto Vision and principles. These documents will be developed as part of the next steps in implementing the West Dapto Vision document. The next steps process is shown in Figure 4 and described under the section - Next Steps and Implementing the Vision.

***“Opportunity to establish sustainable, appealing and functional residential living.”***

*Housing development in Horsley.*



## Draft Structure Plan 2018

A structure plan guides the future strategic direction of an urban release area. All subsequent spatial planning decisions can flow from the strategic guide. As a guiding tool, the plan is high level and relies on subsequent planning decisions and statutory tools under the NSW Environmental Planning and Assessment Act, 1979 to add more detail. These tools include but are not limited to the Wollongong Local Environmental Plan, Wollongong Development Control Plan, neighbourhood planning and ultimately development applications. Implementing a structure plan goes beyond planning tools. Infrastructure planning, design, funding and delivery are an essential component. Engagement of all relevant stakeholders when developing the structure is also crucial to ensure the strategic vision is understood and has an opportunity to come to life.

It has been 10 years since the initial Structure Plan for the West Dapto Urban Release Area was prepared. It is timely to review the Structure Plan and test previous assumptions that informed the plan. It is important to

note that the fundamental structure and outcome remains the same. West Dapto is still proposed as the region's largest strategic urban release area. The initial five stages of urban release are still reflected in the revised structure. The general urban footprint remains the same with some refinement based on revised and improved data and understanding of the area's opportunities and constraints.

### Structure Plan Layers

The draft structure plan is comprised of a number of layers, as described below.

#### Flooding (1% AEP)

This layer represents the extent of flooding up to and including the 1% Annual Exceedance Probability (or 1% AEP). The purpose of this layer is to identify it as a physical constraint for development and also ensure the management of flood risk by restricting future development within this zone at the implementation stage. The layer combines the 1% AEP flood information from the catchments of Mullet Creek, Duck Creek and Marshall Mount Creek. The current layer includes flood information extracted from the corresponding flood studies of each catchment; namely the Mullet Creek Flood Model Update Report (2018), Duck Creek Flood Study (2012) and the Macquarie Rivulet Flood Study (2017).

*Spectacular Illawarra Escarpment and a landscape of riparian valleys.*





The information used from the Duck Creek and Macquarie Rivulet flood studies includes shallow inundation depths, whereas the information from the Mullet Creek report has been filtered to exclude shallow inundation depths of less than 150mm and areas where the velocity depth product is less than 0.05.

The existing flood layer for the Mullet Creek catchment on the 2008 structure plan was derived primarily from the draft Mullet and Brooks Creeks Floodplain Risk Management Study and Plan, 2006. The flood layers for the Duck and Marshall Mount Creek catchments were based on preliminary information and modelling commissioned by Council at the time.

### Riparian Corridor

This layer represents the riparian corridors across the urban release area, derived from the Riparian Corridor Management Study (RCMS) which was prepared for Council by the Department of Infrastructure Planning and Natural Resources (DIPNR) in 2004. Note some of the riparian corridors depicted in the 2004 document have been modified over time due to changes in topography through land use activities. These areas have not been updated on the draft structure plan. Similarly, areas of inundation in some locations do not overlay with riparian corridors due to reasoning provided above.

The purpose of this layer is to identify the corridors as a physical constraint for development and also ensure the protection and enhancement of designated riparian corridors by restricting future development within these zones at the implementation stage.

This current layer identifies watercourses across the urban release area and is closely associated with the conservation layer which defines the appropriate buffers according to the designated riparian corridors shown in the RCMS (2004).

The existing 2008 structure plan did not delineate watercourses but rather associated watercourses with flooding.

### Land-Use Structure

#### • Conservation Areas

Riparian corridors (mapped as blue lines) identify watercourses across the urban release area. This information is closely associated with components of the conservation layer.

The conservation layer includes areas that provide appropriate buffers to riparian corridors to maintain the corridors' function and structure for the health of the broader environmental setting. The designated riparian corridors are dynamic and geomorphologically active. This information was garnered through more analysis than a standardised buffer distance.

Other important information included in the conservation layer relates to the Illawarra Escarpment area of regional importance, ecological studies identifying areas of vegetation with high ecological value and, in particular, the work done towards biocertification of the urban release area in 2013 (Ecological, 2013).

The conservation areas in Stages 1 and 2 of the urban release area are consistent with planning decisions to date. Stages 3-4 are guided by information as outlined above and Stage 5

*As a guiding tool, the plan is high level and relies on subsequent planning decisions.*



*Integrating natural and cultural heritage of the area.*

*Infrastructure planning, design, funding and delivery are an essential component.*

(Yallah/Marshall Mount) conservation areas are guided by previous planning decisions informed by the Duck Creek Flood Study 2012 (for riparian corridor context) and existing biodiversity information.

**• Transition Areas**

The transition areas shown on the draft Structure Plan have been identified generally as a reflection of proposed Housing Principle 5 Housing Transition to the Illawarra Escarpment. Council is promoting the need to reduce housing density on the fringe of the urban release area to provide delineation to the housed urban areas and a buffer to the Escarpment and other important environmental features.

**• Development Areas**

The development areas shown on the Structure Plan are those compatible with an urban land use outcome. These include residential and employment lands. The areas are not affected by the key constraints of the urban release area as identified on the draft Structure. However, development within these areas will be subject to the detailed implementation processes summarised at Figure 4.

**Road Network**

The road network (shown as Road Network Review on the Structure Plan) represents the framework of main collector roads required to service the transport needs of the urban release area. It is worth noting that these roads will not only cater for motorised vehicles but also for active transport

(walking and cycling) through provision of verge footpaths and shared paths. These are higher order roads that are important for traffic function and/or public transport.

The proposed road network provides connectivity to, from and between residential areas and town and village centres. It uses a number of existing roads, as well as new roads and bridges. It is planned to provide efficient and direct access to all development areas, working within the constraints of the urban release area.

Bong Bong Road/Iredell Road and Princes Highway (mapped as black lines) and the M1 Princes Motorway (mapped as a yellow/black line) have been included on the Structure Plan for context, as they are important existing main roads that contribute to access for West Dapto.

The Structure Plan shows indicative road alignments only, which may be modified in some cases as more relevant information becomes available and detailed design work is completed. The Structure Plan is a strategic plan and therefore does not provide detail on the types of roads (eg widths, number of lanes), bridges or intersections.

The proposed road network has been informed by a number of previous transport and land use studies, a Wollongong City Council/State Government Agency Working Group and more recently Council in-house design and modelling work.

**Heritage**

The 2018 Structure Plan update shows two heritage layers of information. The LEP 2009 Heritage layer includes items as identified in Schedule 5 and on the

*Integrating natural and cultural heritage of the area.*



Heritage Map of Wollongong Local Environmental Plan 2009.

The 2018 Structure Plan also shows heritage sites in the urban release area as Other Heritage Curtilages. These sites were identified during a 2006 study to inform the original LES for the urban release area (Non-indigenous Heritage Study, West Dapto - Volume 1, HLA-Envirosciences Pty Ltd 2006). In addition to those sites identified during the study, there is also an identified site protected on the Heritage Map referenced in Part 28 Calderwood Site, Schedule 3, of State Environmental Planning Policy (State Significant Precincts) 2005.

### Town Centres

The 2018 Structure Plan update identifies eight centres of activity to meet the needs of the West Dapto Urban Release Area.

The eight centres are shown on the Preliminary Structure Plan at Figure 10 (page 37).

The centre locations are indicative only. Location of these centres has been informed by the Town Centres Principles of Hierarchy, Movement Sensitive, Diversity and Identity outlined in Section 6 of this report. Dapto's role as the key regional centre will be maintained and promoted into the future.

Council has developed the strategic direction for these centres based on 2014 Urbacity report (capacity in context of Dapto Regional Centre, Calderwood & Tallawarra) and 2016 SGS Dapto Town Centre Study.

The indicative locations include three town centres referred to as Darkes, Bong Bong and Marshall Mount, which are proposed to service the communities of the north, central and southern residents and visitors to the urban release area. It is important to note that the Town Centres of Darkes and Bong Bong are zoned B2 Local Centre and were zoned for a Town Centre outcome as part of the larger Stage 1 and 2 urban development zoning in 2010. Council resolved to support rezoning of the Marshall Mount town centre to B2 Local Centre. The site was subsequently rezoned by the State on 8 June 2018.

Five village centres are proposed to meet the daily needs of residents. The village centres are proposed at Wongawilli, Jersey Farm, Fowlers, Huntley and Avondale.

Specific detailed planning of each centre will be subject to the implementation steps shown at Figure 4.

### Open Space

The indicative location for open space on the Structure Plan relate to the larger (2ha and greater) open space facilities. As outlined in the principles, these are neighbourhood scale and larger. They have been included on the Structure Plan as important provisions for the future communities of the urban release area. The need for these areas was originally established through the Elton Report 2007 and subsequently through Section 94 Planning. The location on the Structure Plan was guided by the principles and although they are

**Eight centres of activity to meet the needs of the West Dapto Urban Release Area.**



*Consider existing features and landscape context.*

indicative, re-emphasise their role as part of the vision and as key structural elements of the urban release area.

### Key changes and other information

The Draft Structure Plan 2018 includes a number of key changes relating to relevant layers and also inclusion of new layers when compared to the 2008 Structure Plan. These changes are outlined below.

#### Flooding (1% AEP)

The flood extents for Mullet Creek catchment have been updated since the original flood layer shown in the 2008 Structure Plan. The primary reason to update the flood layer is to better inform Council on current and future planned development areas using flood mapping based on improvements in flood modelling techniques and better data.

The main differences between the 2008 and 2018 flood layers are the increased flood extents westwards and also greater definition of flood extents throughout the catchment via the capture of smaller watercourses and low points. Other differences noted between the flood layers are as a result of ongoing development and construction of major infrastructure (ie. bridges) since 2010 and filtering of the 2018 flood extents.

#### Riparian Corridor

The 2018 riparian layer has been included to highlight the watercourses shown in the RCMS (2004), which was not evident in the 2008 Structure Plan.

There are minor differences between the 2008 and 2018 layers with respect to the riparian buffers, being associated with the conservation layer. Further explanation is provided in the section relating to the Land-Use Structure Layer.

#### Conservation

The 2008 Structure Plan showed conservation areas and some small pockets of rural landscape. The conservation areas on the 2008 Structure Plan supported the strategic basis of protection for the escarpment lands, riparian corridors and pockets of important biodiversity. There was also some rural landscape land identified around conservation areas. This approach has not changed for the Structure Plan 2018 with key areas of high environmental value and connections along riparian corridors from the Escarpment shown. A key change has been the rural landscape areas are no longer represented with the conservation areas. There is also a reduction of conservation land between Stages 4 and 5 as Stage 5 (Yallah/ Marshall Mount) has been rezoned for development. There has been a reduction in conservation areas identified as more detailed investigation was undertaken during the Stage 5 planning proposal assessment.



*Integrate water management into the natural and urban land form.*

### Town Centres

Council's updated strategic direction for centres at West Dapto represents a consolidated approach. Eight centres are now proposed to service the Urban Release Area. This compares with 14 centres proposed in the 2008 Structure Plan (shown in Figure 2).

The consolidated centres approach is considered reasonable and needed to ensure each centre can sustain a commercial outcome long term. The higher volume was considered unsustainable and the ability of all 14 centres to stay commercially viable in the longer term was questionable. Council has developed the consolidated centres approach following recent studies, including the 2014 Urbacity report (capacity in context of Dapto Regional Centre, Calderwood & Tallawarra) and 2016 SGS Dapto Town Centre Study.

### Road Network

There are a number of changes to the proposed road network for West Dapto compared with the previous 2008 Structure Plan. These differences are a result of changes that have occurred in policy as well as improved information and knowledge about the urban release area. Areas of improved knowledge and refinement that have influenced the road network include flood modelling and mapping, road design and strategic traffic modelling and analysis. In addition, road network modifications have occurred as a result of consideration of opportunities and constraints associated with new Neighbourhood Plans and Development Applications, as well as the consolidation of Town and Village Centres.

The key changes are:

- **Northcliffe Drive now extends along existing Reddalls Road and west to connect with West Dapto Road just east of Shone Avenue**

Detailed investigations have established that the proposed road location is the most efficient and direct main road route with added flood reliability to service the urban release area. The route was informed through improved data and knowledge, including road civil design analysis and costing as well as flood and traffic modelling. Council has identified a significant cost saving for this route compared with the existing policy position of upgrading West Dapto Road, reducing the burden on ratepayers.

The Principles developed for the urban release area also helped guide decision making around this issue.

- **The North-South Link Road (between Darkes Road and Bong Bong Road) has been removed**

This section of new road was formerly proposed to provide a convenient traffic and public transport link between the northern part of the urban release area and Dapto Town Centre/Railway Station Interchange as well as southern parts of the urban release area. Due to the low topography, this road was not proposed to be flood reliable. Detailed road design and flood analysis has resulted in its removal from the Structure Plan for safety reasons. It is now proposed that the existing Darkes Road/Princes Highway provide this necessary linkage for the northern part of the urban release area. The North-South Link Road also provided convenient active transport (walking and cycling) connectivity for the northern part of the urban release area to Dapto. However, the new Structure Plan would seek to retain an off-road path connection in this location to maintain this positive active transport outcome.

- **Fowlers Road extension (Princes Highway to Fairwater Drive) is now included**

A significant amount of work was completed following the Growth Centres Commission review of West Dapto Urban Release Area in 2008, resulting in Council resolving in 2013 to re-introduce Fowlers Road extension as a flood-reliable main road link for West Dapto, which was supported by a State Government Agency Working Group. Since that time, Council has progressed with detailed design work for the new road, with construction commencing in July 2017.

- **Hayes Lane/Jersey Farm Road link has been realigned to the north-east to join Shone Avenue**

The 2008 West Dapto Structure Plan (Figure 2) shows Hayes Lane extending north to meet Wongawilli Rd at Smiths Lane. Following further investigation of this arrangement, it was found to have a number of practical difficulties in design and existing community impacts. The alternative of upgrading Jersey Farm Road was also investigated, with design analysis showing substantial issues

*Areas of improved knowledge and refinement that have influenced the road network include flood modelling and mapping, road design and strategic traffic modelling and analysis.*

with flooding, cost and the dual-line railway level crossing.

The current draft Structure Plan proposes realigning the northern end of Hayes Lane to meet with Shone Avenue, avoiding flood-prone land and providing a more direct route to Darkes Town Centre and the northern part of the urban release area.

• **The proposed new road between Cleveland Road and Brooks Reach is now realigned to join Brooks Reach Road**

The 2008 West Dapto Structure Plan (GCC, 2008) shows this road connecting to the southern side of Bong Bong Town Centre. An analysis of future north-south traffic demands in the vicinity of the town centre has shown that an additional north-south connection to Bong Bong Road would be beneficial for the town centre function as well as local accessibility.

It should be noted that the main north-south road (west of the town centre) has been realigned slightly eastward compared to that shown in the 2008 Structure Plan, with a

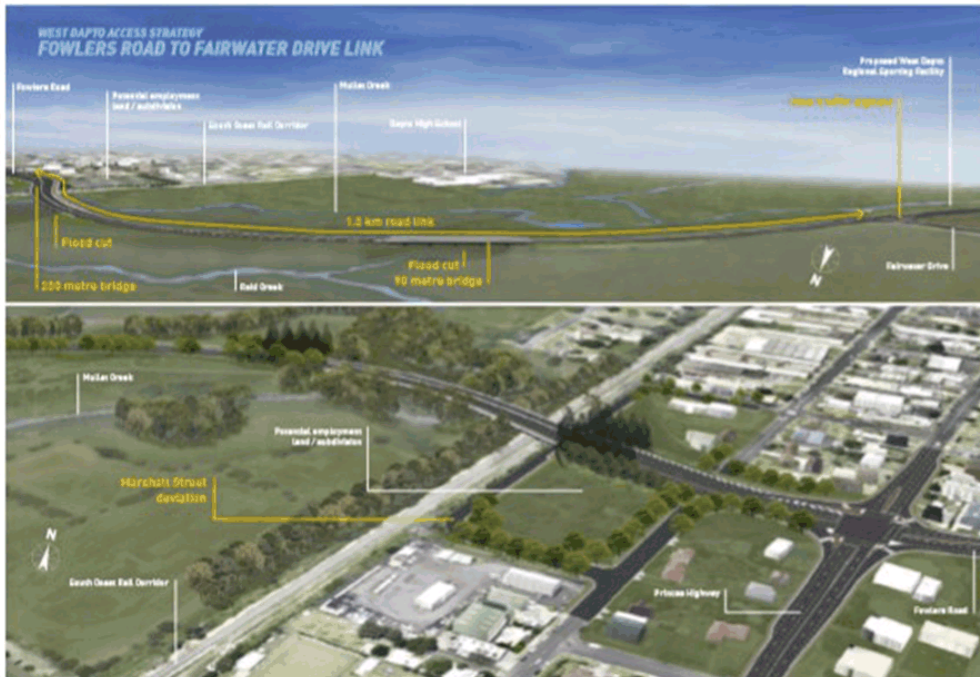
continuation of the Hayes Lane alignment south of Bong Bong Road.

• **A connecting road between Yallah Road and Avondale Road is proposed**

Detailed traffic modelling work has shown that under the current Structure Plan, Marshall Mount Road and the intersections of Marshall Mount Road/Huntley Road/Princes Highway would be heavily congested, due to the combination of development in both Marshall Mount and the adjacent Calderwood Valley land release. This heavy traffic would result in detrimental impacts for the proposed Marshall Mount Town Centre and would require complex and expensive infrastructure at Marshall Mount Road/Huntley Road/Princes Highway, which is bisected by the South Coast railway line.

A new link road between Yallah Road and Avondale Road was subsequently investigated and modelled, with results showing benefits for Marshall Mount Road and its northern intersection with Huntley Road. In the wider urban release area context,

Fowlers Road extension (Princes Highway to Fairwater Drive)



it provides a logical and direct link between Stage 5 (Yallah/Marshall Mount) and the remainder of the release area, completing a natural western 'ring road' through the West Dapto Urban Release Area and improving transport accessibility between town and village centres.

• **Two new parallel roads to the north and south of Marshall Mt Road are proposed**

Both of these parallel roads were included to reduce the impact of through traffic in Marshall Mount Town Centre, largely generated by development in Calderwood Valley. The southern road essentially provides a 'bypass' of the town centre for traffic accessing the M1 Motorway via Yallah Road, while the northern parallel road caters for traffic accessing more northern parts of the West Dapto Urban Release Area. Both roads are required to provide access to/from adjoining residential development precincts.

**Heritage**

Heritage was not included as a structural element of the urban release area in the 2008 Structure Plan. There are been a number of changes to how heritage is considered since 2008 (particularly through NSW legislation) and it was decided that this constraint should be expressed as a structural element of the urban release areas landscape. It is also important to recognise that although some heritage values are known and place related that can be acknowledged in a land use structure, not all heritage will be linked to the spatial expression of place. Other, more complex heritage values need to be captured as the area continues to be planned.

**NSW Government Correctional Facility Investigation**

The NSW Government, via the Department of Justice, is undertaking an investigation into the potential for a correctional facility at West Dapto. Council understands the State investigation is at an early stage and no decision has been made.

On 23 July 2018 Council formally resolved to oppose the proposal to build a correctional centre in West Dapto / Kembra Grange and to make a formal submission to Corrective Services NSW consistent with this resolution. A full copy of the Council resolution is available on Council's website at: <http://www.wollongong.nsw.gov.au/council/meetings/Pages/councilmeetings.aspx>

If you are seeking more information regarding the correctional facility investigation, contact the Department of Justice's Stakeholder Engagement team on:  
Phone: 1800 875 345  
Email: [newprisons@justice.nsw.gov.au](mailto:newprisons@justice.nsw.gov.au)  
Visit: [www.correctiveservices.justice.nsw.gov.au/new-prisons](http://www.correctiveservices.justice.nsw.gov.au/new-prisons)

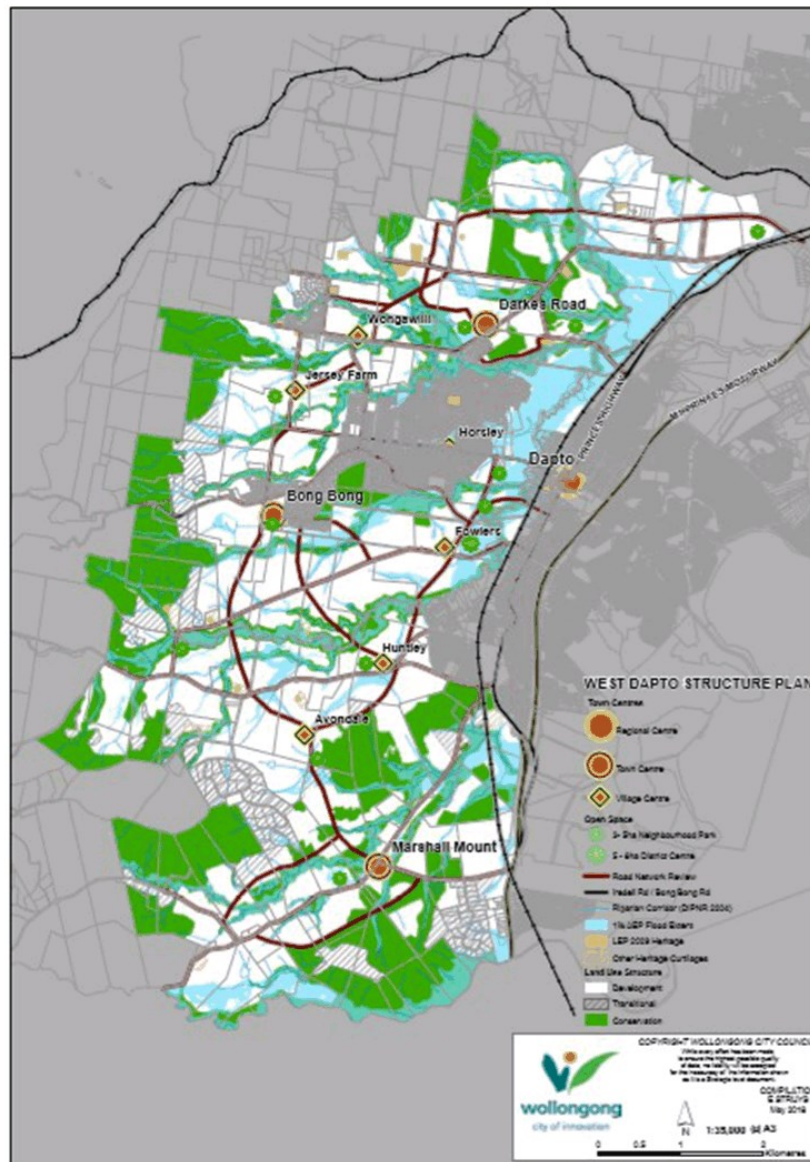


Figure 10  
Revised West  
Dapto Structure  
Plan 2018.



## Next Steps & Implementing the Vision

The planning and development of an urbanised future for West Dapto has a long history.

This Vision document has evolved out of many studies and reviews conducted to date. This section outlines numerous documents under the principal topics they were prepared for to provide broader context to the principles.

A number of policy documents have been incorporated into the planning principles in this Vision document where relevant. Policies will need to be modified and updated to implement this Vision document. These include but may not be limited to:

- West Dapto Master Plan and Staging
- West Dapto Section 94 Development Contributions Plan 2017
- Wollongong Local Environmental Plan, 2009 and Wollongong Development Control Plan, 2009 and any supporting information needed for these policies
- West Dapto Biodiversity Conservation Strategy and Plan
- Updates to the Planning Agreement Policy

Other new documents that will be formed from the West Dapto Vision document include:

- Release and Development Strategy, including:
  - Infrastructure Delivery Plan (including programming)
  - Internal process policies
  - Planning proposals policy
  - Neighbourhood Planning process and standards

Following exhibition, the project team will consider all feedback before finalising the Vision document. The project team will then finalise a report to Council recommending adoption of the final strategic direction. The report to Council will include a summary of how feedback received during the exhibition has been considered.

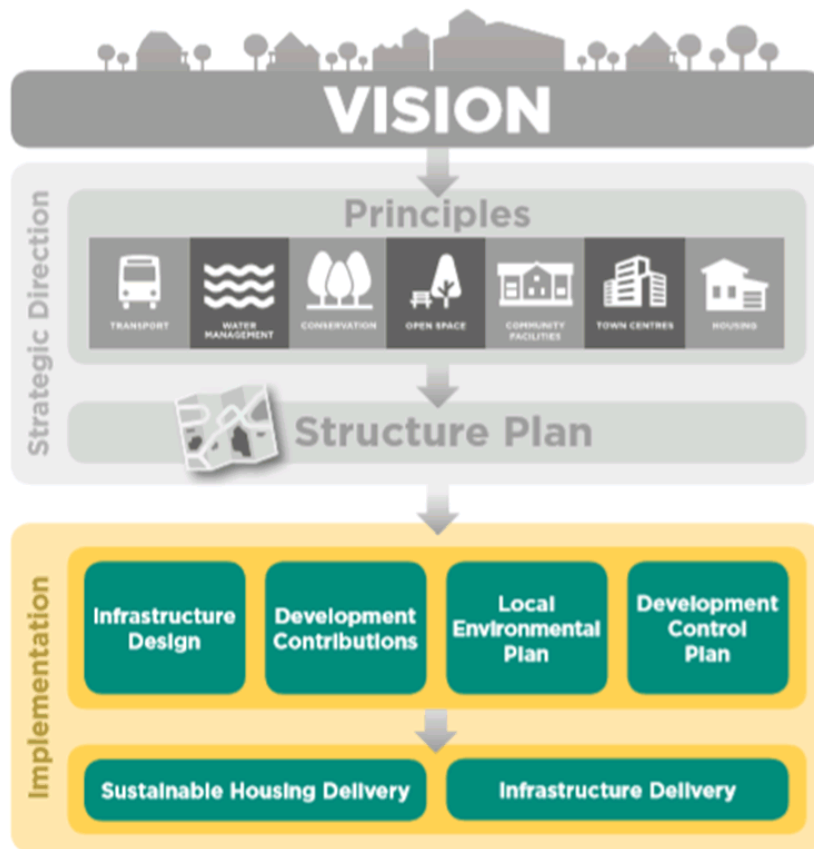
Once the Vision document is adopted by Council, we can ensure that subsequent planning decisions are guided by the updated strategic direction for the growing West Dapto Urban Release Area. This will include future proposed rezoning or amendments to Wollongong Local Environmental Plan, 2009 and Wollongong Development Control Plan, 2009 as they relate to the West Dapto Urban Release Area, ongoing revision of the West Dapto Section 94 Development Contributions Plan, neighbourhood planning, development applications and infrastructure planning and delivery. The next steps process is shown in Figure 4.

The NSW Department of Planning and Environment has recently updated the Environmental Planning and Assessment Act (EP&A) 1979. These updates include changes that solidify the role of strategic directions with the use of Local Strategic Planning Statements. Although these changes are not planned to be implemented until mid-2019, Wollongong City Council envisages the West Dapto Urban Release Area Vision document will be used and incorporated in future West Dapto Urban Release Area Strategic Planning Statements.

Other changes the reform work will elicit will benefit from information behind the Vision and guiding principles as Council will work to update the Wollongong Development Control Plan, 2009 with information and standardised formatting to align with the broader reforms implementing the EP&A Act 1979.

The next steps for planning at West Dapto are illustrated in Figure 4:

*Policies will need to be modified and updated to implement this vision document.*



*Figure 4  
Structure and relationships of principles to planning tools*

## References

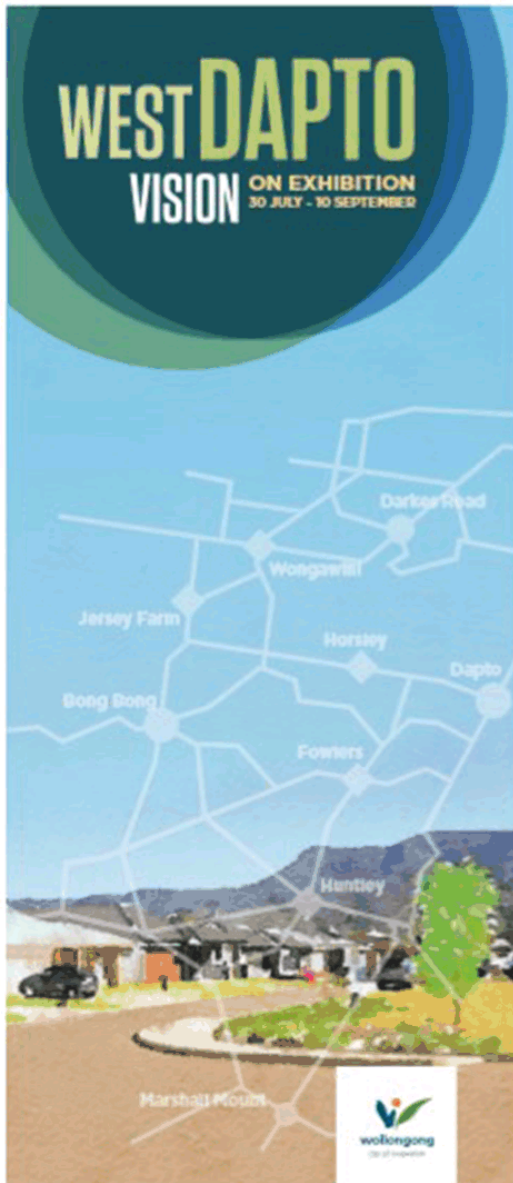
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Appendix 2: Pamphlet



**West Dapto is the region's largest strategic urban release area. The West Dapto Vision guides the strategic direction of West Dapto and we are inviting you to have your say.**

The West Dapto Vision includes seven planning principles. These outline what's involved to make West Dapto an integrated and connected community and a great place to live and work. They will help us guide how we plan for housing, leisure, community, facilities, roads, pathways and manage flooding.

The Vision also includes the West Dapto Structure Plan. The Structure Plan guides the future strategic direction of the urban release area. It takes into account things such as buildings, open spaces, land uses, activities and transport.

**We are inviting you to HAVE YOUR SAY from 30 July to 10 September 2018.**

To find out more or to have your say visit [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au) or drop in and chat to one of Council's Urban Release team at:

**Dapto Ribbonwood Centre  
Thursday 9 August 2018  
Anytime between 6.30pm-8.30pm  
Or call customer service on 4227 7111**

If you are not the property owner we'd appreciate if you could let them know about this opportunity.



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## Appendix 3: FAQ's



### West Dapto Vision 2018 Transport Principles

Council has prepared the West Dapto Vision document, which includes review and update of the West Dapto Structure Plan and we are inviting you to Have Your Say on the guiding principles that support the plan and will inform decisions around its implementation. The Transport Principles relate to all transport modes, roads, paths and road related infrastructure in the Release Area. We are inviting you to Have Your Say on the draft material.

**Feedback must be received by 5pm Monday, 10 September, 2018**

#### Why have Transport principles?

The Transport Principles outline considerations for roads, bridges, culverts, public transport and active transport. In combination, these principles ensure that land use and transport are planned in a way that results in efficient, sustainable and desirable transport outcomes for the community.

These principles will guide Council decisions making including ongoing updates of Council's Development Control Plan and the Local Environmental Plan as well as road designs.

#### Why are there changes to the previous Structure Plan?

Improved knowledge and refinement has influenced planning for the road network. An update of the 2008 Structure Plan is required to take into account these changes.

Research has included flood modelling and mapping, road design and traffic modelling and analysis. Advancements in these areas together with changes in policy setting have influenced network planning.

Modifications to the road network have also occurred through consideration of opportunities & constraints associated with new Neighbourhood Plans and Development Applications, as well as the consolidation of Town and Village Centres.

It is expected that there will be more refinements as the active release area development progresses and new data and knowledge become available. The Vision document will be periodically reviewed and updated to incorporate these developments.

#### What are the changes to the planned roads in West Dapto?

The key changes to the proposed road network for West Dapto compared to the 2008 Structure Plan are summarised below:

- Northcliffe Dr is now extended along existing Reddalls Rd and west to connect with West Dapto Rd just east of Shone Ave
- The North-South Link Road between Darkes Rd and Bong Bong Rd has been removed
- Fowlers Rd extension from the Princes Hwy to Fairwater Dr is now included
- The proposed new road between Cleveland Rd and Brooks Reach is now realigned to join Brooks Reach Rd
- Jersey Farm Rd link has been realigned to the north-east to join Shone Ave
- A connecting road between Yallah Rd and Avondale Rd is proposed
- Two new parallel roads to the north and south of Marshall Mt Rd are proposed
- Change in alignment of Yallah Rd (east) to provide a more direct connection to Princes Hwy (associated with Albion Park Rail Bypass project)

#### When will new roads be built?

The delivery of new roads and paths will be timed to support development and provide transport access for all modes including public and active transport (walking and cycling). In some circumstances, timing of road construction may be influenced by other factors such as flood access and bus servicing.

[www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au)





Transport modelling will be used to help determine staged road requirements based on knowledge and timing of development. This has traditionally been based on a north-to-south development progression, which allows for the best use of funds and maximum utilisation of the new assets.

The West Dapto S94 Plan (2017) includes indicative timing for road infrastructure and is available on Council's website. The S94 Plan will be reviewed every two years as development progresses.

### Will there be public transport?

Public Transport is a crucial component of a successful future transport network for West Dapto. It will help reduce car dependence, congestion and provide transport choice for the community.

Although planning and delivering public transport is a State Government responsibility, Council has developed a set of Public Transport Principles and is working with Transport for NSW to develop a bus strategy for West Dapto to meet the projected needs of the release area.

Council envisages the future bus system for West Dapto will be a series of high frequency 'feeder' routes that will connect with the Dapto Railway Station Interchange and Town Centre, where longer distance and express public transport services can be accessed to Wollongong, Shellharbour and other destinations.

Council is also aware of the importance of providing bus services early in the delivery of new residential areas and together with State Government will be proactively planning for this outcome.

### Will walking and cycling be catered for?

Described as Active Transport, walking and cycling are an integral part of the transport system, providing a convenient option for trips to local facilities.

Specific principles have been developed for Active Transport to guide the planning and delivery of walking and cycling infrastructure.

All roads included in the Structure Plan and the majority of local roads created in subdivisions will include footpaths or shared paths. These will also connect to a network of off-road shared paths through riparian areas and open space. In combination, this will provide for a high level of walking and cycling throughout the release area.

### Where can I get more information?

The Vision Document will be on exhibition from the 30 July till 10 September 2018. The document outlines the Vision, Principles and Structure Plan as well as some explanation around all of these. There are a number of FAQs available that explore different sections of the document.

All the material will be available on the Council web site for download and there will be hardcopies to view at the Dapto Library located in the Ribbonwood Centre.

There will be a community information session at the Dapto Ribbonwood Centre Thursday 9 August 2018. Drop in anytime between 6.30 and 8.30pm and chat to one of Council's Urban Release team.

### How can I have my say?

The easiest way to provide your feedback on the draft Vision document 2018 is to complete a feedback form available on the Council website, or from Dapto library. For further questions please call 4227 7111 or email [engagement@wollongong.nsw.gov.au](mailto:engagement@wollongong.nsw.gov.au)

We want to know what you think  
of West Dapto Structure Plan  
and Principles 2018.

Now's the time to have your say...

### You can have your say by:

Visiting [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au)

email [engagement@wollongong.nsw.gov.au](mailto:engagement@wollongong.nsw.gov.au)

or fax to 02 4227 7580

For more information please phone 4227 7111

[www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au)



## West Dapto Vision 2018 Water Management Principles

Council has prepared the West Dapto Vision document, which includes review and update of the West Dapto Structure Plan and we are inviting you to Have Your Say. The Water Management Principles outline the requirements and tasks involved to achieve the vision for West Dapto from a combined flooding and stormwater perspective with consideration to the natural environment.

**Feedback must be received by 5pm Monday, 10 September, 2018**

### What do water management principles involve?

The Principles have been developed through ongoing research into flooding and stormwater management with consideration to the natural environment. The result is nine principles with each discipline integrated together to achieve a common outcome. These principles will guide the creation and the update of Councils Development Control Plans and the Local Environmental Plan.

### Why does flooding occur?

Flooding is a natural process that occurs periodically as a result of rainfall events in a catchment. The effects of flooding in Wollongong (and many other urban areas in New South Wales) are magnified by the proximity of urban development to natural and modified creeks and channels. The banks of creeks and channels are exceeded in flood events with flow being conveyed through properties, via streets or ponding.

### What is a flood study?

A flood study is a comprehensive technical investigation of flood behaviour. It defines the nature of flood hazard across the floodplain by providing information on the extent, level and velocity of floodwaters, and on the distribution of flood flows. The flood study forms the basis for subsequent management studies and needs to take into account a full range of flood events up to and including extreme events including the probable maximum flood.

### How do you determine flood areas?

Flooding experts employed by local and state authorities use computer models to simulate the flood mapping extents. Because of the critical importance of the flood results produced by these models, such modelling is

subject to close scrutiny before flood information is formally adopted by a council. The flood maps produced by the models are accepted only after consideration of flood levels and velocities for a range of possible floods, ground levels, historic flood events, previous flood studies and community consultation.

### What is a 1% AEP flood?

An AEP or Annual Exceedance Probability is the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. A 1% AEP flood is a 1% chance, or a 1-in-100 chance, of a flood of a given size or larger occurring in any one year.

### How was the 1% AEP flood extent layer created?

This layer was compiled from mapping produced by three different Council flood studies according to the relevant water catchment – the Mullet Creek Flood Model Update (2018), the Duck Creek Flood Study (2012) and the Macquarie Rivulet Flood Study (2017).

### Can development be undertaken in the 1% AEP flood extents?

Generally, future development will not be permitted within the 1% AEP extents to ensure that flood risks can be appropriately managed.

### Why is my property now shown as flood affected?

The 1% AEP flood extent layer has been updated based on more detailed modelling using updated ground data and land use information. The models have also expanded their coverage further west to better inform Council on current and future planned development areas.

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**Why is there no flooding shown along some of the riparian corridors?**

The flood extents have been filtered to remove shallow depth flooding of less than 150mm and also areas where the velocity depth product is less than 0.05.

In some areas, the flood extents do not align with the riparian corridors due to modifications to the natural land form through land use activities since initial mapping of the riparian corridors occurred.

**Which roads on the structure plan will provide the flood access routes?**

The primary roads that will provide flood reliable access to and from West Dapto include the proposed northern sub-arterial road from Northcliffe Drive to Shone Ave and Fowlers Road to Fairwater Drive. A plan identifying all flood access routes will be developed as part of the next steps in implementing the structure plan.

**Where can I get more information?**

The Vision Document will be on exhibition from the 30 July till 31 August 2018. The document outlines the Vision, Principles and Structure Plan as well as some explanation around all of these. There are a number of FAQs available that explore different sections of the document.

All the material will be available on the Council web site for download and there will be hardcopies to view at The Dapto Library at the Ribbonwood Centre.

There will be a community information session at the Dapto Ribbonwood Centre Thursday 9 August 2018. Drop in anytime between 6.30 and 8.30pm and chat to one of Council's Urban Release team.

**How can I have my say?**

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## West Dapto Vision 2018 Conservation Principles

Council has prepared the West Dapto Vision document, which includes review and update of the West Dapto Structure Plan and we are inviting you to Have Your Say. The Conservation Principles relate to areas for conservation in regard to biodiversity and/or heritage.

**Feedback must be received by 5pm Monday, 10 September, 2018**

### What are conservation principles?

The Conservation Principles outline a range of considerations for what should be conserved and inform the landscape features that are to be kept. This group of principles includes biological conservation as well as heritage conservation.

The principles also apply to areas that require more study to understand their heritage and ecology values and to determine if these require conservation.

### How do they relate to the Structure Plan?

The principles were developed alongside the Structure Plan to support and explain the decision process. They inform land uses, features and items included on the Structure Plan and support the development of more detailed information for future decisions.

### What is different to what was shown on the last Structure Plan?

Since the last Structure Plan was made in 2008 there have been changes to biodiversity and heritage legislation and regulations as well as an increase in knowledge of the areas of biodiversity and heritage.

The changes to conservation reflect this increased knowledge and also reaffirm the connection between previous studies still considered relevant.

### What information was used in selection of these areas?

Specific research has assisted in defining the conservation areas shown on the Structure Plan. These are the Riparian Corridor Management Study, the West Dapto Ecological Study and the West Dapto Urban Release Area Vegetation Mapping and Biodiversity Conservation Options (refer to the draft Vision document for more detail).

### Do the conservation principles apply to areas not identified?

Although there are defined areas considered to be for conservation on the Structure Plan 2018, there may be other areas that present high values, such as heritage or biodiversity that will require conservation, retention or some form of planned management. The principles would guide consideration of those areas.

### How do the principles relate to legislation?

The Conservation Principles follow the intent of environmental legislation, which is to protect and maintain a healthy, productive and resilient environment. The principles reiterate the importance legislation places on ecologically sustainable development.

The principles also reflect the intentions of legislation in recognising heritage and decisions around what should be considered.

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The Structure Plan goes a step further in that the identification of conservation areas is closely related to other work occurring at Council with support from the department of Planning and Environment and Office of Environment and Heritage relating to progression of a Biodiversity Certification Strategy for the release area.

#### Will I have opportunity to be involved in future projects?

The release area has a projected development timeframe of 50 years. The Vision document paves the way for other strategic, design and construction projects to follow and Council will be calling on the community to get involved and provide guidance and input.

There will be essential infrastructure investment and delivery and a range of planning reviews, designing, community facilitation, construction and other important projects. Each of these projects will entail their own range of engagement activities.

#### Where can I get more information?

The Vision Document will be on exhibition from the 30 July till 10 September 2018. The document outlines the Vision, Principles and Structure Plan as well as some explanation around all of these. There are a number of FAQs available that explore different sections of the document.

All the material will be available on the Council web site for download and there will be hardcopies to view at The Dapto Library at the Ribbonwood Centre.

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## West Dapto Vision 2018 Community facilities, open space and active network

Council has prepared the West Dapto Vision document, which includes review and update of the West Dapto Structure Plan and we are inviting you to Have Your Say. The principles outline the requirements and tasks involved to achieve the vision for West Dapto from a community facilities, open space and active network perspective.

**Feedback must be received by 5pm, 10 September, 2018**

### What are Community facilities open space principles?

The principles establish a vision or desired outcome with considerations to be made while planning for uses in the Urban Release Area. There are a number of community and open space facilities that will be delivered over time in the release area. These facilities are important provisions that need to provide a level of service to the future communities of the release area. The principles for these will help frame and guide the outcomes required.

### How do they relate to the Structure Plan?

The principles were developed alongside the Structure Plan to support and explain the decision processes that informed the land uses, features and items included on the Structure Plan. The larger level open space items are indicated on the structure plan.

However the details of the more local facilities, community facilities, the function of the open space and how they connect to each other through an active network of shared paths were not included on the structure plan. Although they are not mapped, these elements are discussed as principles and are an important part of the provisions for the release area in achieving the vision.

### If they're not on the Structure Plan, Where will the community centres be?

The community centres principles include planning them in 'hubs' where they are co-located with other services that support their functions. These principles will drive outcomes that will likely see centres located in villages and town centres with other community services located, and close to or next to open space areas. Councils West

Dapto Section 94 Development Contributions Plan 2017 includes more details around facilities. Implementation of the West Dapto Vision will include revision of the Section 94 Plan to reflect the Structure Plan 2018 and apply in making a plan for facilities and infrastructure.

### What information informed the need for facilities and the selection of the locations shown?

There are some specific pieces of research and Council staff knowledge that have assisted in understanding the needs for our future population. Work undertaken by Elton consulting for Council in 2007 looked at the social and recreational needs of the whole release area and this work is still relevant combined with Council staff existing knowledge. The larger open space locations were established on the structure plan as guided by New South Wales Government, Department of Planning, Recreation and Open Space Planning Guidelines for Local Government, 2010.

Ongoing efforts will continue working towards understanding the needs of the future communities and the types of community facilities and services needed in context with the exiting provisions, projected urban development forms, population characteristics and so on. This work will be ongoing as part of the infrastructure planning and delivery.

### How will the open spaces, town centres and community facilities be connected?

They will all be connected with shared paths for cycle and pedestrian access in an active transport network between

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open space and community facilities, town centres and residential areas.

The Structure Plan identifies key collector roads for the transport network that will be utilised by the public transport system as well as private cars. The collector roads will also have shared paths on either side providing for separated and safe active transport (cycling and pedestrians). The transport principles provide guidance around road, public and active transport considerations for the release area.

**Will this impact the existing community facilities?**

Yes and No, the existing community facility at Wongawilli (Wongawilli Hall) is a small and aging existing facility. This has been identified for upgrade to cater for the existing and new population moving in. In terms of the existing facilities of Dapto with the Ribbonwood Centre, there are no changes proposed to the uses of the facility in relation to the release area and its new population.

**How will the open space, active network and community facilities be financed?**

Open space, community facilities and the road network are all items funded through development contributions and Council rates. There is a current West Dapto Section 94 Development Contributions

Plan 2017. Following adoption of the Structure Plan, Council will embark on developing a new development contributions plan to reflect the directions proposed through the Structure Plan and principles.

**Where can I get more information?**

The Vision Document will be on exhibition from the 30 July till 10 September 2018. There are a number of FAQs available that explore different sections of the document. All the material will be available for download and there will be hardcopies to view at Wollongong Central Library, Dapto Library and Ribbonwood centre.

There will be a community information session at the Dapto Ribbonwood Centre Thursday 9 August 2018. Drop in anytime between 6.30 and 8.30pm and chat to one of Council's Urban Release team.

**How can I have my say?**

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**Will I have further opportunity to be involved with local planning and future projects?**

YES! The Vision document paves the way for other strategic, design and construction projects to follow. The release area has a projected development timeframe of 50 years for essential infrastructure investment and delivery. With that will come with a range of planning reviews, such as the Development Contributions Plan. Each project will have a range of engagement activities depending on the nature of the project itself. Council will be calling on the community to get involved and provide guidance and input to the Release Areas development projects when they occur.

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## West Dapto Vision 2018 West Dapto Town Centre Principles

Council has prepared the West Dapto Vision document, which includes a review and update of the West Dapto Structure Plan. We are inviting you to Have Your Say on the Vision document. The document includes Town Centre Planning Principles that relate to the sites indicated on the Structure Plan as either a Town Centre or a Village Centre. We are inviting you to Have Your Say on the draft material.

**Feedback must be received by 5pm Monday, 10 September, 2018**

### How do the principles work?

The town centre principles outline a range of considerations for how centres are to develop and how they will contribute to the built form, the social infrastructure and the employment landscape of the release area. The aim of the town centre principles is to help promote vibrant, inclusive, unique and accessible centres for the existing and future communities.

### What centres are on the Structure Plan 2018?

There are three town centres on the Structure Plan which are already zoned:

- Darkes Town Centre in Stage 1/2
- Bong Bong Town Centre in Stage 3, and
- Marshall Mount Town Centre in Stage 5.

These centres will provide the greatest commercial outcomes for the release area and this has not changed.

There are five village centres on the Structure Plan.

- Wongawilli Village
- Jersey Farm Village
- Fowlers Village
- Huntley Village
- Avondale Village

Wongawilli, Village is the most progressed through planning and is the northern most village in the release area. Jersey Farm Village (name may change) may be the subject of a planning proposal and Council will work with the proponents to identify the most appropriate site

and scale. The remaining villages are placed as indicative on the Structure Plan and will require more investigation, planning and design before an exact sites are confirmed. The town centre principles will support further planning for these village centres.

### Are the proposed town centres different to what was shown on the last Structure Plan?

There are no changes to town centres but there has been a reduction from eight to five villages proposed for the release area. Changes to the number of centres reflect an increased understanding of the roles for these centres and how they will relate to each other as a network and support Dapto as a Major Urban Centre.

There has been a number of changes to town centre plans reflecting trends occurring to the economic settings, broader shifts to service economies, technology and connectivity which all influence the role and functional requirements of town centres.

### What informed the revision of centre locations?

There are some specific pieces of research that have assisted in refining town centres shown on the Structure Plan. These included the Dapto Town Centre study (Wollongong City Council, 2017) and informing economic study (SGS Economics, 2017), Town Centre Review study for West Dapto (Urbacity, 2015) and also new understanding of road network requirements through detailed traffic modelling. This work was used in combination to better understand movement, impacts of

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commercial and business development along with delivering residential outcomes and the spatial differences of the release area to optimise centre planning.

#### Will this change Dapto?

The new town centres are in addition to Dapto, reinforcing its role as the Major Urban Centre. As the population of the release area grows, the opportunity is for Dapto to attract business and industry with its central location and transport links to other major centres.

Council will be working with all town centre developments as they roll out to ensure any impacts to Dapto are minimised.

#### Is business outside the town centres possible?

Although there are defined areas considered to be most appropriate for customer based businesses, which is in the town and village centres, there will also be permissibility for a limited range of businesses to operate in the R2 Low Density residential zone, subject to consent. In addition there is substantial employment lands business opportunity at Kembla Grange.

#### Where can I get more information?

The Vision Document will be on exhibition from the 30 July till 10 September 2018. The document outlines the Vision, Principles and Structure Plan as well as some explanation around all of these. There are a number of FAQs available that explore different sections of the document.

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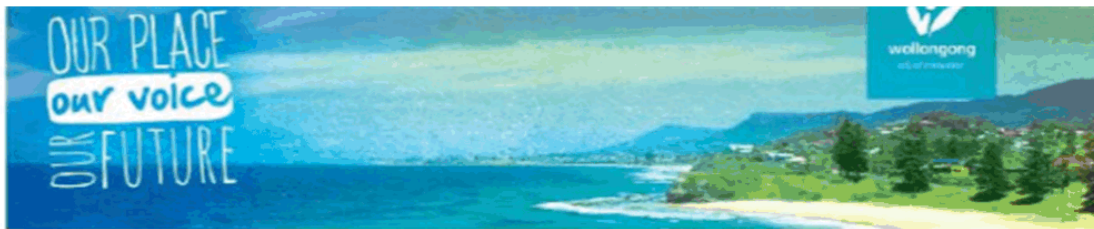
Visiting [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au)

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## West Dapto Structure Plan 2018 Housing Principles

Council has reviewed and updated the West Dapto Structure Plan and we are inviting you to Have Your Say on the plan and the guiding principles that support the plan and inform decisions around its implementation. The principles for Housing will guide planning decisions and create an opportunity to establish sustainable, appealing and functional residential living. We are inviting you to Have Your Say on the draft material.

**Feedback must be received by 5pm Monday, 10 September, 2018**

### How will Housing Principles guide development?

The establishment of the Housing Principles for the West Dapto Urban Release Area provides for ongoing strategic planning decisions. As a new release area, there is an opportunity to establish sustainable, appealing and functional residential living.

Considered in conjunction with the other planning principles, they all contribute to achieving the vision for the West Dapto Urban Release Area and ultimately sustainable housing outcomes.

The principles should also be used to guide site-by-site considerations. The Housing Principles should be read in conjunction with Council's LGA-wide Housing Policy, which is updated from time to time to ensure we are addressing the challenges of a changing housing environment.

#### Principle 1

Encourage housing diversity

Diversity can be delivered through different products at different stages of planning by promoting and providing a range of density and lot size and shapes to offer a range of choice to better meet changing community needs.

Mixture of density low to high, single dwellings, dual occupancy, town houses and apartments in appropriate locations should all be considered at neighbourhood

planning and subdivision design stages.

Promote increased densities and innovative design types close to town and village centres and transport infrastructure where possible.

#### Principle 2

Promote housing affordability

Residential neighbourhoods cater for a variety of demographic and socio-economic characteristics. Promoting housing mixture is one tool that provides opportunity for more affordable housing options and reduces housing stress.

#### Principle 3

Establish sustainable, energy efficient, appealing and functional residential living

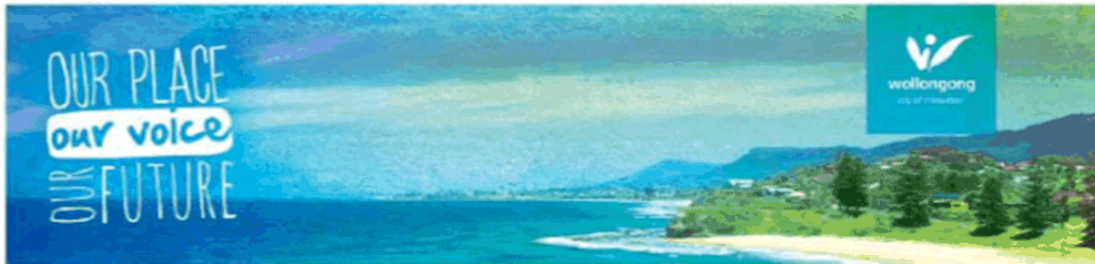
Target an increased use and uptake of renewable energy through housing and neighbourhood design. Seek to promote best practice design excellence in housing provision and neighbourhood planning.

#### Principle 4

Creating local amenity and a sense of place

This principle is about designing safe, healthy and active neighbourhoods with interactive interfaces between residences, the streets and surrounds. It is about ensuring there is connection between housing and the streets, parks and activity areas they adjoin and interface other uses.

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Encouraging and supporting housing design that responds to place. Creating site responsive built form and lot layouts that consider existing features and landscape context, natural land form and surrounding land uses.

Manage housing growth to protect and promote the conservation values that contribute to concepts of 'place' in West Dapto.

### Principle 5

Housing transition to the Illawarra Escarpment

Reduce housing density on the fringe of the urban release area to provide delineation to the housed urban areas and a buffer to the Escarpment and important environmental features.

### Will I have opportunity to be involved future projects?

The release area has a projected development timeframe of 50 years. The Vision document paves the way for other strategic, design and construction projects to follow and Council will be calling on the community to get involved and provide guidance and input.

There will be essential infrastructure investment and delivery and a range of planning reviews, designing, community facilitation, construction and other important projects. Each of these projects will entail their own range of engagement activities.

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## Revised Northern Link Road West Dapto Structure Plan 2018

Council has reviewed the plan which guides the strategic direction of the urban release area in West Dapto. A key change is the route the northern link road takes. It is proposed a road will connect Northcliffe Drive to West Dapto Road, between Reddalls Rd and just east of Shone Ave. The proposed road is indicated by the yellow line in the image below.



### Background

A structure plan guides the future strategic direction of an urban release area. It takes into account the issues affecting an area, including buildings, open spaces, land uses, activities and transport.

Under the current West Dapto Structure Plan, West Dapto Road was planned to be the major flood reliable road to carry traffic in and out the northern part of the release area. The road was to connect with Reddalls Road and then join with Northcliffe Drive via a new overpass over the Railway Line and Princes Highway.

The Structure Plan has since been reviewed. The road network in the revised Plan keeps the Northcliffe Drive extension east of Reddalls Road, and then extends westward to connect to West Dapto Rd just east of Shone Avenue.

The new road link would be designed to be flood reliable in a 1 in 100 year flood event. West Dapto Road would still be upgraded to a standard urban road, however, would not be flood reliable.

### Why is a new road proposed?

We have undertaken a range of detailed investigations to update the draft Structure Plan. This has included design analysis and flood and traffic modelling. The new information has helped us increase our understanding of the area and determine a better route for the link road.

Upgrades to make West Dapto Road flood reliable are extensive. We estimate the new proposed alignment will save approximately \$70M of the community's money.

The new road link also has a number of other advantages including improved accessibility and public transport opportunities.

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#### How will this affect me?

The approved lots near the new proposed road will not change; however some minor changes to the West Dapto Road/Sheaffes Road (south) Neighbourhood Plan will be required as the proposed road runs through a small western portion.

Some land will need to be purchased for the road corridor. We have started conversations with these land owners.

#### When will the new road be built?

Based on population needs, the proposed road will be needed in 15 to 20 years. Some sections may be staged earlier, however, anticipated timing of all roads in the Structure Plan will be defined during implementation of the Section 94 Plan review (now called Section 7.11).

#### Where can I get more information?

The West Dapto Vision document outlines and explains the Vision, Principles and Structure Plan. There are a number of FAQs available that explore different sections of the document.

All the material will be available on the Council web site for download and there will be hardcopies to view

at the Dapto Library located in the Ribbonwood Centre

#### How can I have my say?

The West Dapto Vision, draft Structure Plan and Principles 2018 will be on exhibition from 30 July – 1 September 2018. You are invited to provide your feedback on the draft Structure Plan and Principles 2018 by completing a feedback form available on the Council website, or from Dapto library.

For further questions please call 4227 7111 or email [engagement@wollongong.nsw.gov.au](mailto:engagement@wollongong.nsw.gov.au)

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email [engagement@wollongong.nsw.gov.au](mailto:engagement@wollongong.nsw.gov.au)  
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Appendix 4: Feedback Form



**West Dapto Vision  
Community Feedback Form**

The West Dapto Vision guides the strategic direction of West Dapto, the region's largest strategic urban release area. Wollongong City Council is inviting you to Have Your Say on the Vision, Principles and Structure Plan.

**All feedback must be received by 10 September 2018**

**Do you feel The West Dapto Vision document clearly sets out the future direction for West Dapto?**

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**Do you agree with the West Dapto Vision statement?**

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**What are your thoughts on the West Dapto Principles?**

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**Please return completed form to:**  
Wollongong City Council Community Engagement Unit  
Locked Bag 8821  
Wollongong NSW 2500  
Telephone: 02 4427 7111  
Facsimile: 02 4227 7580  
Email: [engagement@wollongong.nsw.gov.au](mailto:engagement@wollongong.nsw.gov.au)

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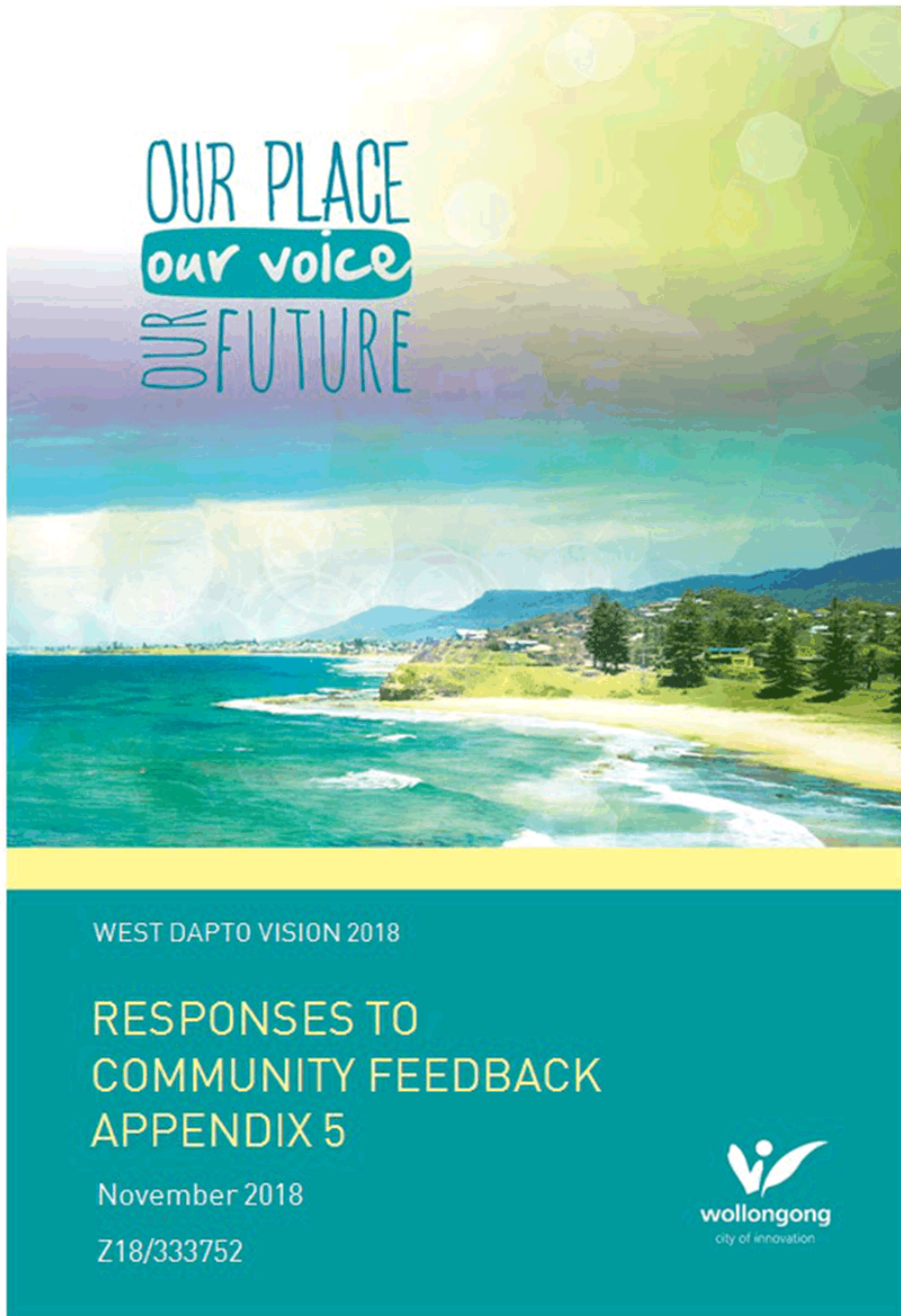
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## Appendix 5: Responses to community feedback





Responses to community feedback		
Stakeholder	Main comments	Council Response
NSW Office of Environment and Heritage (OEH)	<p>Biodiversity and Bio certification</p> <ul style="list-style-type: none"> <li>- Proposed amendment to conservation area extents in Stage 5 Yallah Marshall Mount (YMM) and proposed orbital road.</li> <li>- NSW Government commitment to pursuing biodiversity certification for the West Dapto Urban Release Area in 2018.</li> </ul>	<p>The conservation areas on the draft Structure Plan for Stage 5 represent the recent rezoning that occurred on the 8/6/18. The E2 and E3 areas zoned have been reflected in the green conservation area. Council look forward to collaborating with OEH to secure Bio certification that reflects the Vision and Structure for the release area.</p>
	<p>Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> <li>- Support for heritage principles 1 and 2.</li> <li>- Important to back up with resources and funding.</li> <li>- Early detailed assessments promoted.</li> <li>- Opportunity to align open space and recreation with aboriginal heritage conservation.</li> </ul>	<p>Noted.</p> <p>This will be explored more with implementation.</p> <p>Agree where possible.</p>
	<p>Flooding and Water Quality</p> <ul style="list-style-type: none"> <li>- Recommend changes to principle 2,4,6 to better link the lake Illawarra Coastal Management Plan and include stormwater quality and quantity to insure no impacts to Lake Illawarra with pollution targets set through the Wollongong Development Control Plan (DCP).</li> </ul>	<p>Noted. DCP will be reviewed during implementation phase to best activate a pollution target as established through the Lake Illawarra Coastal Management Program.</p>
Urban	Vital the vision supports growth and increased demand for small lots	Noted. The housing principles promote housing mix and increased



<p>Development Institute of Australia</p>	<p>and denser housing.</p> <p>Important that the boundaries in structure plan, Local Environment Plan (LEP) and DCP are consistent. UDJA NSW suggests that Calderwood should not be included in the Structure Plan.</p> <p>Housing development standards for small lots.</p> <p>Town and village centres</p> <ul style="list-style-type: none"> <li>- Relocation of MM town centre</li> <li>- Flexible zoning in future local centres may be necessary.</li> <li>- Allow for flexibility for future village centres not identified and very small neighbourhood centres outside of identified centres such as corner stores etc</li> </ul>	<p>housing density around town centres.</p> <p>Noted. The boundary of the Structure Plan is relevant to the greenfield urban development in the Wollongong Local Government Area (LGA) and Principles for West Dapto. The structure plan includes the Wollongong LGA component of the Calderwood development area. The structure plan reflects the Calderwood Concept Plan approval and provisions of State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005.</p> <p>These additional development standards for small lot <u>torrens</u> title housing (terrace homes) and rear lane developments would be an implementation task following the adoption of the Vision Document.</p> <p>The location shown on the Structure Plan reflects in current Wollongong LEP zoning.</p> <p>Noted. Implementation options will be explored to consider flexibility and promote excellence in design of centres.</p> <p>Noted. This sort of outcome for small shops in residential neighbourhoods is already permissible in R2 zoned land. Council would consider the merit of these developments as they are proposed.</p>
<p>Food Fairness Illawarra</p>	<p>Support for elements of the Vision and Principles.</p> <p>Suggest additional controls for neighbourhood planning in the DCP.</p> <p>Edible landscapes concept to be included in the DCP and promoted.</p> <p>Subdivisions to include community Gardens and Agricultural plots.</p>	<p>Noted.</p> <p>This is something that would be considered as part of implementing the Vision Document.</p> <p>Noted and would be considered when implementing the Vision Document.</p> <p>There is opportunity to promote this concept and include in the DCP through subdivision and through review of Chapter D16: West Dapto Release Area of the DCP.</p>

	<p>Restrict fast food signage and visibility</p> <p>Town centres to have colour scheme controls to limit identification with fast food.</p>	<p>These are suggestions to be considered in the more detailed review of the DCP.</p> <p>This element is considered to be represented by the Centres Principles, Principle 3 – Diversity and Identity. How this principle is implemented through designs needs to create sense of place and belonging, whilst implementing the vision.</p>
<p>National Trust of Australia (NSW) Illawarra Shoalhaven Regional Branch</p>	<p>Does not support loss of rural lands and prime agricultural and dairying lands <u>continues</u> to be under threat.</p> <p>Support water management principles and bio certification strategy</p> <p>Protected areas should be determined by needs of species and communities and thresholds for their viability. This may be less than 4ha. Connectivity of these areas through riparian and ridge tops is essential to maintaining resilience of threatened species.</p> <p>Heritage conservation. Conservation of dairying lands, connection between them, and need to conserve the cultural landscape of dairy farming through neighbourhood planning and development applications to ensure preservation of archaeology and historical connections.</p> <p>Landscape heritage and visual connections protected with development controls such as:</p> <ul style="list-style-type: none"> <li>- visual impacts assessment</li> <li>- road and subdivision layout maintaining view corridors and vistas</li> <li>- building height restrictions</li> <li>- maximum site coverage and lot sizes</li> </ul> <p>Recommends extended village curtilage around historic precincts to</p>	<p>The 1980s identified the role of West Dapto as an urban release area and the extent of the urban release boundary remains unchanged by the draft Vision 2018.</p> <p>Noted.</p> <p>We recognise the value of ridges and hilltops to conservation, both heritage and biodiversity. High land between stage 4 and 5 of the release area are identified as Endangered Ecological Community (EEC) and have been presented in the structure plan as conservation land given the need to protect the endangered community as well as noting this exists along hilltops also.</p> <p>Noted. Council considers representing and preserving the cultural heritage of the urban release area to be important. It is a requirement in the neighbourhood planning and development application process to consider Aboriginal cultural and other historical heritage of the area.</p> <p>These are details that would be considered during implementation of the Vision and principles.</p> <p>Noted. Opportunity to deliver urban outcomes that also maintain</p>

	<p>maintain village feel.</p> <p>Housing principles transitional areas supported to delineate between natural areas and urban.</p> <p>Structure Plan 2018.</p> <ul style="list-style-type: none"> <li>- Reduced conservation area due to rezoning of YMM</li> <li>- Support inclusion of heritage elements to the structure</li> </ul>	<p>"village feel" can be promoted through the Town Centres principles principle 3 – diversity and identity. It is anticipated that during implementation changes to the DCP and specifically Chapter D16, town centres will be designed to capture the heritage values and other elements important to the site.</p> <p>Noted.</p> <p>YMM June 2018 rezoning has been represented in the Structure Plan 2018. The plan did <u>not</u> <u>revisit</u> this recent rezoning process.</p> <p>Noted.</p>
Community member	<p>Vision doc waste of time in context of NSW Government decisions.</p> <p>Vision doc not in line with NSW Government actions</p> <p>Gaol and risk to community investment</p>	<p>Noted.</p> <p>Council considers it important to have a vision and principles supported by the community, residents and future residents to guide the desired future development patterns.</p> <p>Council opposed Gaol. State is no longer investigating.</p>
Community member	<p>Good governing principles to result in a well-structured community. Supports the structure</p> <p>Opportunity to link prominent environmental features of the area, Lake Illawarra to Escarpment with a walk/bike trail</p> <p>Linking the new estates to existing areas of Horsley and Dapto</p> <p>Link between Darkes Rd and Horsley west of the Rail (North South Link Rd) would be beneficial even if not flood proof.</p> <p>Opportunities for access and transport if the Maldon-Dombarton Rail Link is ever completed. Structure plan may benefit from highlighting this and planning for it.</p>	<p>Noted.</p> <p>Valuable comments to be considered in implementation actions such as open space planning, and transport network optimisation.</p> <p>Agree. Integrated &amp; connected <u>communities</u> part of the Vision.</p> <p>Active transport opportunities would be on ongoing implementation consideration.</p> <p>Structure Plan revised to highlight opportunity for South West Illawarra Rail Link (Maldon-Dombarton). Council continues to encourage planning of the link by the State Government.</p>
Transport For	<b>Road Network</b>	<b>Road Network</b>

NSW	<p><b>Public Transport</b></p> <p><b>Active Transport</b></p> <p><b>Railway Crossings</b></p>	<p>A road hierarchy has previously been prepared for West Dapto (refer DCP) and to inform the Section 94 (now Section 7.11) Contributions Plan (S94) costings. This can be further explored/refined as part of the DCP &amp; S94 updates during implementation of the Vision, with consideration given to the Movement &amp; Place Framework.</p> <p><b>Public Transport</b> Council agrees that early and regular dialogue is important between all public transport stakeholders including the State, Council and operators.</p> <p><b>Active Transport</b> The West Dapto Vision is a high level document and as such detailed plans of pedestrian and cycle routes are not included. Whilst we don't have a specific West Dapto Bike Plan or PAMP (pedestrian access) study, we do have detailed routes for riparian and road shared paths in the existing DCP, S94 plan. Furthermore, our Wollongong Bike Plan 2014-18 shows how the West Dapto network connects to the broader regional routes.</p> <p><b>Railway Crossings</b> Council has developed a railway crossings strategy for the Dapto &amp; West Dapto area in consultation with Sydney Trains and Roads and Maritime Services, which essentially aligns with State Government Policy of reducing risk through removing level crossings where possible. Where this is not possible (for example due to physical &amp;/or cost constraints), then other safety measures will be considered. The future strategy for treatment of crossings on the South Coast Line would ultimately result in a significant reduction in the proportion of road vehicle movements across level crossings when compared to the current situation.</p>
Community Organisation	<p>Supports overall vision/principles</p> <p>Wants additional items incorporated:</p> <ul style="list-style-type: none"> <li>- Minimal changes to escarpment vistas, with land verging on</li> </ul>	<p>Noted.</p> <p>Agree – no change to Structure Plan required as addressed through</p>

	<p>conservation areas to mirror already developed suburbs, in line with Housing Principle 5 &amp; land use structure of conservation areas with equal importance in bio-certification areas</p> <ul style="list-style-type: none"> <li>- Housing Principle 5 must ensure transition: large lots 5-10acres at fringe, then 5 dwellings/hectare, then 10dwellings/hectare, then R2 zoning with min 450m2 blocks</li> <li>- Wollongong Coal land adjacent to conservation areas should be transitional lands as per rest of URA (in line with Housing Principle 5) and also classified as Landscape Management Zone A (DCP)</li> </ul>	<p>principles. But transitional lands mapped on the Structure Plan could be modified in the future as part of further work on conservation strategy (refer P18 of the draft Vision).</p> <p>This is a Vision document implementation consideration. Where urban zoning has already occurred (stages 1-2 &amp; 5) transition opportunities would be considered during Neighbourhood Planning and Development Application (DA) processes. Where land is yet to be rezoned for urban development transition opportunities could be considered during the rezoning process, Neighbourhood Planning and DA processes.</p> <p>See point 1 above. Further work to be done re conservation priority areas, possible to amend transitional lands in future.</p>
<p>National Parks Association</p>	<p>Support the principles and the West Dapto Vision statement</p> <p>It is the ongoing implementation (or lack of it) that is what many people would now like to comment on.</p> <p>Concerned at proposals that involve downgrading environmental zonings but acknowledge that the most important remnants of Illawarra Lowland Grassy Woodland are still zoned.</p> <p>Applaud the Water Management principles but continue to be concerned at the impacts of the West Dapto plan on the health of Lake Illawarra. 'Protecting people and property from flooding' may be unrealistic as West Dapto is by nature a floodplain.</p> <p>It is hard to take the housing principles seriously when we look at what has been built. It hardly conforms <u>with</u> the principles.</p>	<p>Noted</p> <p>There will be continued opportunity to comment on many implementation processes, including through exhibition of proposed LEP amendments, DCP amendments, S94 plan reviews for example.</p> <p>Changes to environmental zonings would be considered as part of broader biodiversity conservation strategy for the Urban Release Area, which is yet to be developed.</p> <p>Principle 6 intended improved outcome for lake health.</p> <p>Improved outcomes expected through updates to DCP through implementation of the vision.</p>

	<p>We do agree that the planning has introduced a graded system to create a 'housing transition to the Illawarra Escarpment'. Concerned at the lack of access to the escarpment from West Dapto for bushwalking.</p> <p>Huntley mine site has high conservation values and should be part of the Illawarra Escarpment State Conservation Area.</p> <p>Concerned at the cumulative impacts of many approvals for scattered developments without adequate consideration of the overall vision and its requirements.</p> <p>The structure plan is vague on the need for housing diversity.</p> <p>It also outlines some laudable principles of public transport provision but we are not aware of them being put into practice.</p> <p>We note that the structure plan has little to say about employment lands. We note that the major use of these lands so far is to park new cars and consider this to be a waste of valuable land. Nor are many jobs being generated.</p> <p>We would like to see Council instigate a way of measuring the impacts of each approval on the overall vision. When it's becoming clear that for example a school will be necessary, or higher density</p>	<p>Can be considered through implementation, e.g. ensuring reasonable public access to escarpment etc. in consultation with National Parks &amp; Wildlife Service (NPWS).</p> <p>Support ongoing consideration, this is a State responsibility.</p> <p>See response above re better outcomes through improved implementation policy, guided by the high-level vision &amp; structure plan.</p> <p>Housing Principle 1 – Encourage housing diversity, will guide future planning decision where detail would be outlined. For example higher density expected where it is viable, i.e. around town centres, but town centres not likely to develop until sufficient surrounding residential catchment.</p> <p>The State Government has primary responsibility for public transport policy and provision. However it is important to also acknowledge the 'critical mass' of patronage catchment required for viable service provision. Public Transport is therefore expected to improve over time with development of overarching public transport strategy. Housing Principle 1.</p> <p>Agreed. The Vision document is being improved with inclusion of employment principles and clear identification of employment lands on the Structure Plan. Existing landuse zoning at West Dapto allows for more employment generating land uses in the future.</p> <p>This analysis is essentially done as part of assessment of planning proposals, Neighbourhood Plans and Development Applications.</p>
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	housing, then Council should consult the relevant authorities and stakeholders to ensure that necessary <u>action</u> is taken before more proposals are considered.	With the new vision document we are in a better position to do this effectively. Even with this in place it is sometimes out of Councils hands. However, we will continue to work with relevant agencies such as the Department of Education in planning for new facilities.
Community member	It sets out a desirable direction but the work to date does not inspire confidence that it will be adhered to. They are excellent but what has been done so far does not illustrate adherence to them. Not significantly different to its predecessor.  It's a pity Council didn't invite people to comment on the implementation of the existing vision.	The purpose of the new vision/structure plan is to improve outcomes by providing a high level guide so development is not occurring in a vacuum.  Council will invite comment on implementation documents in due course when they are being prepared.
Business	Comments in response to proposed North Corridor Link Lack of design consideration for adjoining development & constraints  Doesn't align with principles  Effects on existing Neighbourhood Planning  Alternate alignments available	WCC did concept design (footprint) that looked at general alignment constraints and development in the area. The only compromise area where it affects planned development is the western corner of the one site. However, the benefits of the overall new road are considered to outweigh the impacts in having to modify development planning in this area.  The link accords with the principles – it delivers improved connectivity (especially north-south) and creates opportunity for savings to be transferred to developers through reduced s94 levies.  It will affect a minor area of one site which has an approved Neighbourhood Plan. The road has been located and refined following exhibition to address comments and minimise impacts. If the corridor was located further east or west it would have detrimental impacts. In terms of process, WCC will continue to work with stakeholders on the planning of their sites in the context of the improved strategic transport network.  There has been extensive analysis of alternate options which were presented to Council. This work shows the extensive cost savings of the link compared to West Dapto Road only. It is important to note that the Northern Transport corridor still includes the upgrade of

		West Dapto Road to urban standard. Also the original West Dapto Rd alignment is fraught with engineering complexities (e.g. bridge/intersection design at <u>Sheaffes/Darkes</u> ) and likely greater flooding impacts.
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<p>Business</p>	<p>Supportive of the amendment to relocate the Fowlers Village Centre to the east.</p> <p>Not supportive of Huntley Village relocation to west due to potential to impinge on viability of Bong Bong Rd Town Centre. Instead relocate Huntley Village Centre to the east opposite proposed Hospital so that it can provide services and retail to support hospital and providing commercial space for related medical consulting services.</p> <p>Supportive of removal of Cleveland Village Centre from the Structure Plan.</p> <p>Not supportive of any revision to town centres hierarchy as shown on the structure plan. Clarify the hierarchy of town centres in draft structure plan mapping to visually identify Darkes Rd Town Centre and Marshall Mount Town Centre reduced in size comparative to Bong Bong Town Centre.</p> <p>Supportive of Marshal Mount Town Centre being limited to 3500sqm given the extension of Yallah Rd to the Marshal Mount Town Centre.</p>	<p>Noted.</p> <p>Agreed.</p> <p>Noted.</p> <p>Noted – symbols only reflect indicative town and village centre locations – scale of each town centre is subject to zoning which has already occurred.</p> <p>Noted - scale of each town centre is subject to zoning. Marshall Mount town centre has already been zoned for a centre outcome.</p>
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<p>Business</p>	<p>Request that Council amend the boundary of the West Dapto Structure Plan to exclude the Calderwood Urban Development Project (CUDP).</p> <p>Supportive of strategic direction to <i>"promote increased densities and innovative design types close to town and village centres and transport infrastructure where possible"</i>.</p> <p>Contributions towards infrastructure required to service the increased densities close to town/village centres need to be balanced to ensure affordability and access to housing is maintained.</p> <p>It appears that Marshall Mount has now been elevated to a Town Centre which is in close proximity and could conflict with Calderwood town and village centres.</p> <p>Request that council provide copies of two studies to better understand proposed changes to town/village centres.</p> <ul style="list-style-type: none"> <li>- West Dapto-Further Review of Release Area Centres and Controls (<u>Urbacity</u> June 2014);</li> <li>- Dapto Town Centre Economic Study (SGS Economics 2017).</li> </ul>	<p>No amendment to Structure Plan needed to remove Calderwood as this is a Council policy statement only. The structure plan reflects the <u>landuse</u> provided by the Concept approval for Calderwood.</p> <p>Noted.</p> <p>Noted.</p> <p>Marshall Mount town centre status remains unchanged. Urban zoning of the centre occurred in June 2018.</p> <p>Agreed.</p>
<p>Sydney Water</p>	<p>It is recommended that council continues to work in collaboration with all infrastructure/service agencies from initiation through to the strategic planning stage of new developments to effectively plan critical infrastructure, and allow sufficient time for its planning, procurement and delivery.</p> <p>Transport - Council is encouraged to identify all road and corridor layouts as early as possible and share GIS data with agencies and utilities to enable infrastructure co-location and minimise footprint.</p> <p>Biodiversity - Encourage council to consider the potential clearing within corridors identified in 2012 for indicative water and wastewater</p>	<p>Agreed.</p> <p>Noted.</p>

<p>infrastructure required to service development.</p>	<p>Noted.</p>
<p>Quality Infrastructure - Integrating delivery of infrastructure (e.g. services in roadways as they are upgraded) would be worth investigating with agencies. This would limit disruption to the community and road or footpath rehabilitation after upgrades.</p>	<p>Noted.</p>
<p>Active Transport - Council is encouraged to engage with agencies to identify opportunities for green/cycle - links along/within utility corridors.</p>	<p>Noted.</p>
<p>Transport Principle 3 - Design roads to compliment the environment. Are there possibilities for informal drainage? That would be a critical aspect if implementing water sensitive urban design (WSUD). Just 3 percent connected impervious area in a catchment causes ecological damage.</p>	<p>Noted - WSUD proposed as part of road cross sections.</p>
<p>Transport Principle 5 - Working with State Government to provide and improve public transport services Please consider co-planning/co-delivering major infrastructure, e.g. (but not limited to) trunk infrastructure for water, wastewater, and stormwater etc.</p>	<p>Agreed.</p>
<p>Water Management Principles - Recommend council closely considers the increased nutrient loads from the treatment of the wastewater from increased development in terms of establishing sustainable development around and within floodplain.  The vision only discusses flood and stormwater management. All aspects of water including drinking water, waste water and recycled water need to be considered.</p>	<p>Agreed - new principle to be considered or incorporated into existing principles relating to all aspects of water and not just stormwater.</p>
<p>Water Management (WM) Principles - We believe land use planning</p>	<p>Agreed - new principle to be considered or incorporated into existing</p>

<p>and the role of it can be better used to manage water runoff. There is no vision for creating liveability or amenity outcomes linked to water/water use.</p> <p>WM Principle 5 - Protect people and properties from flooding, including through appropriate land use zoning.</p> <p>WM Principle 6 – Protect water quality - Additional actions that council may consider as part of protecting water quality may include development controls that limit impermeable space and the increase in runoff due to developments.</p> <p>WM Principle 9 – Preserve/Enhance the Environment - Encourage Council to engage with agencies to identify, co-develop and create integrated water cycle management solutions that deliver liveable outcomes e.g. irrigation of public open space and to manage wastewater from new growth and developments.</p> <p>There are connections between the Open Space and Recreation principles and the water management principle that need to be leveraged/considered.</p> <p>Conservation Principle 2 – Connectivity of habitat areas (Page 18): Council is encouraged to develop corridors based on /around already identified water and waste water infrastructure corridors. And to share GIS data of corridors with agencies to feed infrastructure servicing plans.</p> <p>Housing Principle 4 – Creating local amenity and a sense of place: Encourage council to consider the indicative locations of water and waste water infrastructure in land zoning and strategic planning decisions, to ensure local amenity outcomes are maximised e.g. minimise potential visual impacts/odour impacts from existing, or already identified.</p>	<p>principles relating to creating liveability/amenity outcomes for water and water re-use.</p> <p>Noted – DCP to be used to implement principles.</p> <p>Noted – DCP to be used to implement principles.</p> <p>Noted – implementation stage.</p> <p>Noted – agreed all principles are encouraged to be considered together and not in isolation.</p> <p>Noted – agreed that data should be shared between authorities.</p>
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		Agreed – need input from utilities for future re-zonings.
Community member	<p>Principles: The plan for West Dapto does not feel cohesive. More consideration should be given to community spaces, which bring communities together with purpose. Such spaces could be playgrounds, off-leash dog parks, sports fields, and a youth centre. An off-leash Dog-Park is <u>Further</u>, there is public Netball facility in Dapto.</p> <p>Structure Plan: There is not enough consideration given to transport access. Improved access from the motorway (M1) is required, with south facing ramps at Kanahooka Road, Emerson Road, and potentially Fowlers Road.</p>	<p>Open space and rec principles promote the outcomes mentioned. Provision for netball/tennis courts included in current S94 plan.</p> <p>The structure plan is a high level strategic document. RMS and WCC have an agreed in-principle strategy relating to the M1 around Dapto including longer terms southbound ramp at Emerson Rd, and northbound at <u>Tallawarra</u>. Also RMS is undertaking an independent strategy for the M1 between the University and Yallah.</p>
Community member	<p>The overall vision and future direction is a well put together document with good base principles.</p> <p>Include minimal changes to the Escarpment Vistas;</p> <p>Include minimum residential house lot sizes of 450sqm.</p> <p>Agree with the West Dapto Vision Statement but feel that the land verging onto conservation areas should be mirroring neighbouring suburbs.</p> <p>Housing adjacent to conservation areas need to be transitional in line with Housing Principle 5 and Land Use Structure with equal importance on bio-certification land areas.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted, however this will not cater for housing diversity, particularly for medium density areas.</p> <p>Noted.</p> <p>Agreed. Council to consider Principle 5 in decision making.</p>

	<p>Principle 5 Housing transition to the Illawarra Escarpment (pg. 27) must ensure - the fringe of conservation areas complies with large lots (5-10 acres to fit landscape contour) then 5 dwellings per hectare, then 10 dwellings per hectare and then R2 zoning with 13-15 dwellings per hectare as per existing Vista Park &amp; Haynes Lane areas.</p> <p>The following amends are requested to the structure plan:</p> <ul style="list-style-type: none"> <li>- On Wollongong Coal Emplacement area adjacent to the conservation area, transitional lands need to be in place as per the majority of the release area and as per Housing Principle 5. Wollongong Coal's neighbourhood plan has no transitional land adjoining the conservation area.</li> <li>- Transitional land adjacent to conservation areas should be made Landscape Management Zone A high concern for Visual Resource.</li> </ul>	<p>Noted – details will be provided in DCP.</p> <p>Council will explore future opportunities to expand transitional areas where possible in implementation.</p> <p>Implementation of the Vision will include review of the DCP in detail. Transitional land management will be considered as part of that process.</p>
<p>Businesses / landholders</p>	<p>Objection to the draft northern transport corridor. Request Council maintain the existing policy alignment of the corridor.</p> <p>Response to issues in writing requested at the meetings.</p> <ol style="list-style-type: none"> <li>1. Impact on existing Business/landowner development.</li> <li>2. Impact of northern corridor on future development.</li> <li>3. Sterilisation of industrial land.</li> <li>4. Amenity of residential lots.</li> <li>5. Environmental degradation.</li> <li>6. Inconsistency of Northern Transport corridor with West Dapto planning principles</li> </ol>	<p>The draft Vision document proposed northern corridor in a refined alignment form is preferred to the existing policy alignment. A refined alignment, post exhibition of the Vision, includes a more efficient, direct main road route with added flood reliability and serviceability for the release area compared to the existing policy alignment.</p> <p>The refined corridor has been informed through improved knowledge in civil road design analysis and costing as well as flood and traffic modelling. The existing policy position of upgrading West Dapto Rd to operate as a main route with flood reliability would present an increased cost burden on development contributions and rate payers.</p> <p>Council's Project delivery team has prepared a refined preliminary route alignment, position exhibition of the Vision, as the basis of Concept design. A contractor has been engaged and is undertaking</p>

		<p>concept design. The refined preliminary route maintains an east – west extent similar to the draft Structure Plan. The corridor is proposed to shift further south providing the following benefits in response to the submission issues:</p> <ol style="list-style-type: none"> <li>1. Avoids existing development operations on parcel.</li> <li>2. Maximise serviceability of the corridor to collect traffic from the release area. Ongoing opportunity to improve efficiency of the corridor through design is available to ensure benefit to future development is maximised and potential impacts are reduced and managed.</li> <li>3. Ensure industrial land would be accessible without the need for private funded riparian crossing, an improvement from existing policy setting.</li> <li>4. Improved proximity to the main access road to the M1 &amp; Princes Hwy for a larger proportion of existing and future residents &amp; businesses. Increasing connectivity, directness &amp; convenience.</li> </ol> <p>Amenity impact considerations of all new infrastructure in West Dapto to be considering on merit through implementation (design, approvals). The serviceability of the future road has the potential to contribute to the desirability of living in this area.</p> <ol style="list-style-type: none"> <li>5. Refined alignment to cross watercourses perpendicularly minimising construction and maintenance impacts &amp; extents. Refined alignment adjacent/outside of the riparian corridor, ease for access and maintenance is preserved as opposed to private ownership, and provides opportunity for passive transportation (pedestrian and cyclists) which increases Council’s commitment to maintenance. Refined alignment to remain in close proximity to the riparian corridor where possible to minimise impacts on developable land.</li> </ol> <p>Refined alignment mainly within cleared and open areas with intent to avoid impact. On improvement in mitigation hierarchy when compared with potential impacts of the draft structure plan alignment. Further consideration will be given to biodiversity and</p>
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		<p>riparian matters through the mitigation hierarchy during concept design, the environmental impact assessment, with final mitigation and/or possibly offsetting committed to following detailed design phase, once all likely direct and indirect impacts can be accurately estimated.</p> <p>Any potential biodiversity impacts may be accounted for as part of the WDURA Biodiversity Certification Opportunity for refinement in design to reduce potential impacts</p> <p>6. Corridor informed by principles. Refined alignment further supports the principles as follows:</p> <p><u>Principle 1 – supportive land use patterns</u> – the refined alignment allows for efficient flood-reliable access for industrial land without isolating pockets.</p> <p><u>Principle 2 – a safe, connected and legible road network for all users:</u> West Dapto Road still part of network and will be upgraded to an urban standard. Traffic to be distributed between two routes. Forecast volumes on western (new) section similar to other collector roads in the release area.</p> <p>Improved pedestrian/cyclist amenity and accessibility at Darkes Town Centre (encouraging short trips to services) while still maintaining exposure.</p> <p><u>Principle 3 – design roads to complement the environment</u> – the engineering works required to achieve a flood reliable West Dapto Road would have significant riparian area impact and would include likely flooding impacts. The refined northern corridor alignment is higher in the catchment with less flooding impact while minimising impact on sensitive environmental areas.</p> <p><u>Principle 4 – quality infrastructure:</u> refined alignment is more direct, legible without 'kink' as is the case with existing policy.</p> <p><u>Principle 5 – road network to support sustainable transport</u></p>
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		<p><u>outcomes</u></p> <p>Refined alignment would provide improved directness and efficiency for traffic heading north to the M1 &amp; Princes Hwy.</p> <p>Refined alignment distributes traffic over two routes meaning there is more network resilience during incidents such as flooding, accidents, road works, breakdowns etc. Refined alignment provides additional options for sustainable transport including bus routes, cycling and walking.</p>
Business/ landowner	Objects to the draft northern corridor. Request Council maintain existing policy alignment of the corridor.	Council responded to the business owner confirming receipt of submission, acknowledging the issues <u>raised</u> . Council has considered all issues <u>raised</u> . See detailed considerations above.
Health NSW Illawarra Shoalhaven Local Health District	<p>Support for the Vision &amp; articulation that "communities will be healthy, sustainable and resilient", integrated &amp; connected communities, active &amp; passive open spaces accessible by walkways, <u>cycleways</u> &amp; public transport, high quality suburbs with diverse housing choices, long-term strategy to oversee the timely implementation of infrastructure.</p> <p>Supports the planning principles.</p> <p>ISLHD constructing Health One for Dapto to increase capacity for services (integrated primary &amp; community health initiative). Recommendations:</p> <ul style="list-style-type: none"> <li>- Neighbourhood Plan preparation and need to consult with community service (Health) to ensure health outcomes achieved;</li> <li>- Centre based community facilities designed for colocation of services; large catchment based neighbourhood plans to promote strategic outcomes and reduce cross boundary issues;</li> <li>- Active transport links to Dapto and Health One;</li> <li>- Link with regional walk alliance;</li> </ul>	<p>Support noted.</p> <p>Many of the recommendations are to be considered in a comprehensive review of the Wollongong DCP, 2009 including but not limited to Chapter D16 West Dapto Release Area.</p> <p><u>Council supports continues</u> promotion of healthy outcomes in the planning and implementation of urban release development / communities at West Dapto.</p> <p>Establishment of Health One welcomed.</p>



	<ul style="list-style-type: none"> <li>- Equity of access to reduce barriers to access facilities &amp; services;</li> <li>- Ensure fresh drinking water in all public spaces;</li> <li>- Separate pedestrian &amp; cyclists on main network connections;</li> <li>- Planting edible landscapes;</li> <li>- Allocate land for community landscapes;</li> <li>- Ensure shade through broad leaf trees;</li> <li>- UV protection open space &amp; facilities design;</li> <li>- Consider safety by design (night / lighting)</li> <li>- Fiscal incentives to increase fresh food outlets in new developments;</li> <li>- Discourage overabundance of fast food;</li> <li>- DA should align with vision &amp; principles;</li> <li>- Support supply of healthy food at community education facilities;</li> <li>- Minimise alcohol &amp; gambling outlet density;</li> <li>- Allocate benchmark, at least 10% of new housing stock affordable.</li> </ul>	
<p>Housing Industry Australia</p>	<p>Supports Vision particularly delivery of infrastructure &amp; creation of diverse housing choices.</p> <p>Supports revised structure plan.</p> <p>Supports planning principles identifying housing &amp; town centres principles as highest priority.</p> <p>Specific comments regarding principles provided encouraging implementation actions by Council to deliver the principles outcomes.</p> <p>HIA <a href="#">GreenSmart</a> program sustainable housing outcomes referred to.</p> <p>Clear centres hierarchy should be promoted.</p>	<p>Support noted.</p> <p>Importance of the role of clear DCP controls to ensure Vision outcomes are implemented is agreed.</p>

	<p>Importance of clear DCP controls to provide certainty has been highlighted by HIA as an implementation action Council should recognise.</p> <p>HIA supported use of appropriate <del>land use</del> zones to reflect constraints identified on the structure plan such as water management or conservation outcomes.</p> <p>Encourage State and Council to work together on infrastructure contributions, collection and allocation.</p> <p>HIA encourage Council urban release team to continue to engage with HIA and their members</p>	
Business	Supports the Vision and Centres principles including centres hierarchy & role of Wollongong as Regional City and Dapto as Regional Centre.	Support noted.
Community member	<p>Vision doc clearly sets out future direction</p> <p>Agree with Vision statement</p> <p>Principles should include a goal</p> <p>Structure Plan should provide schools.</p> <p>Structure Plan should provide for infrastructure roads, residential estates</p>	<p>Noted.</p> <p>Noted.</p> <p>Principles promote desired outcomes, which could be considered goals.</p> <p>Council agrees certainty required regarding future school sites. NSW Government is responsible for public school provision. Indicative locations of future schools will remain in Chapter D16 of Wollongong DCP. Council to continue to work with Government and private providers to promote sufficient education opportunities for West Dapto.</p> <p>Council will continue to ensure adequate infrastructure planning primarily through ongoing review of the West Dapto S94 (now Section 7.11) Local Contributions Plan</p>

	No gaol.	Council agrees no gaol. State no longer investigating.
Community member	<p>Good job at laying out plans for the region</p> <p>Supports no plans for gaol. Agree with Vision</p> <p>Supports principles</p> <p>Structure good</p> <p>Walking track into escarpment with lookout would be great could be in conservation land and provide education</p> <p>Need additional road out of West Dapto between Bong Bong and Darkes Rd</p> <p>Improve Dapto Town Centre</p>	<p>Support noted.</p> <p>Valuable comments to be considered in implementation actions such as open space planning, and transport network optimisation.</p> <p>An additional east west connecting road has many engineering constraints. Council staff have tested the road network using Council's TRACKS traffic model. The proposed network is considered to be the most efficient to meet the needs of the whole release area.</p> <p>Council has recently prepared and adopted the Dapto Town Centre Plan 2017-2027. This sets vision and strategies to guide the future of the centre and is supported by an implementation plan</p>
Community Member / Landowner	<p>The alignment of the northern transport corridor could be improved if it connected direct with the Shone Avenue intersection along the alignment of the existing ponds at the Sanctuary Ponds development to the west.</p> <p>It is important that proposed infrastructure does not sterilise useable land on his property.</p> <p>The structure plan identifies that the eastern extent of Community member / landowner land is flood prone (land currently zoned RU2 Rural Landscape &amp; E3 Environmental Management). Community member / landowner considered this land is not flood prone.</p>	<p>Council's project delivery team is coordinating concept design of the northern transport corridor which will look at specific issues raised by the Community member / landowner including efficient layout while maximising serviceability of future residential land.</p> <p>Flood extents on the Structure Plan were informed by the Mullet Creek Flood Model update report. Council adopted the study in June 2018. The information on the Structure Plan is considered to be</p>

<p>Community member</p>	<p>Supports overall vision/principles</p> <p>Requests additional items be incorporated:</p> <ul style="list-style-type: none"> <li>- Minimal changes to escarpment vistas, with land verging on conservation areas to mirror already developed suburbs, in line with Housing Principle 5 &amp; land use structure of conservation areas with equal importance in bio-certification areas</li> <li>- Housing Principle 5 must ensure large lots 5-10 acres at fringe, then 5 dwellings/hectare, then 10 dwellings/hectare, then R2 zoning with min 450m<sup>2</sup> blocks</li> <li>- Wollongong Coal land adjacent to conservation areas should be transitional lands as per rest of URA (in line with Housing Principle 5) and also classified as Landscape Management Zone A (DCP)</li> </ul>	<p>reliable in reflecting up to and including the 1% AEP flood event. Noted.</p> <p>Agree – no change to Structure Plan as addressed through principles. But transitional lands mapped on the structure plan could be modified in the future as part of further work on conservation strategy (refer P18 of Vision). Also LMZs in DCP (p39) may be reviewed as a result of this (implementation).</p> <p>Stages 1-2 already zoned. Opportunities to consider in Stages 3 &amp; 4. Implementation issue.</p> <p>See point 1 above. Further work to be done re conservation priority areas, possible to amend transitional lands in future</p>
<p>Community member</p>	<p>Draw up a detailed plan for land between Cleveland Rd and Bong Bong Rd showing plan and artistic elevation views for a public accessible botanic gardens and parkland on such land. With such a plan, crowd funding local groups and individuals may be engaged to help implement such a grand vision.</p>	<p>Noted.</p>

Part D – Locality Based DCPs / Precinct Plans  
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<b>Document Control</b>			
Document ID: Wollongong DCP 2009 – D16 West Dapto Release Area			
Rev No	Adoption Date	In force date	Revision Details
1	14/12/10	17/12/12	Adopted
2	27/7/11	3/8/11	Incorporate Shone Ave Neighbourhood Plan
3	26/11/12	8/12/12	Update Wongawilli North Neighbourhood Plan
4	27/5/13	1/6/13	Incorporate Sheaffes Rd Neighbourhood Plan
5	9/12/13	14/12/13	Incorporate Reddalls Rd Industrial Neighbourhood Plan
6	24/3/14	2/4/14	Incorporate Darkes Rd South West Neighbourhood Plan and updated road network diagrams
7	3/8/15	12/8/15	Incorporate Avondale Road North, Huntley Neighbourhood Plan
8	24/8/15	9/9/15	Incorporate Shone Avenue / West Dapto Road Neighbourhood Plan
9	19/10/15	24/10/15	Incorporate West Dapto Rd / Sheaffes Rd (south) Neighbourhood Plan
10			Draft May 2018
11	19/11/18	20/12/2018	Incorporate Bong Bong South Neighbourhood Plan
12	10/12/18	20/12/2018	Incorporate the West Dapto Vision, Structure Plan 2018 and planning principles

## 1 INTRODUCTION

This chapter is intended to implement the development structure of the West Dapto Release Area as outlined in the West Dapto Structure Plan (Figure 4.1) and to provide guidance on the future development of the land at West Dapto. It is aimed at achieving the vision for West Dapto which is:

*West Dapto will grow and develop as a series of integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.*

*The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.*

*West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices.*

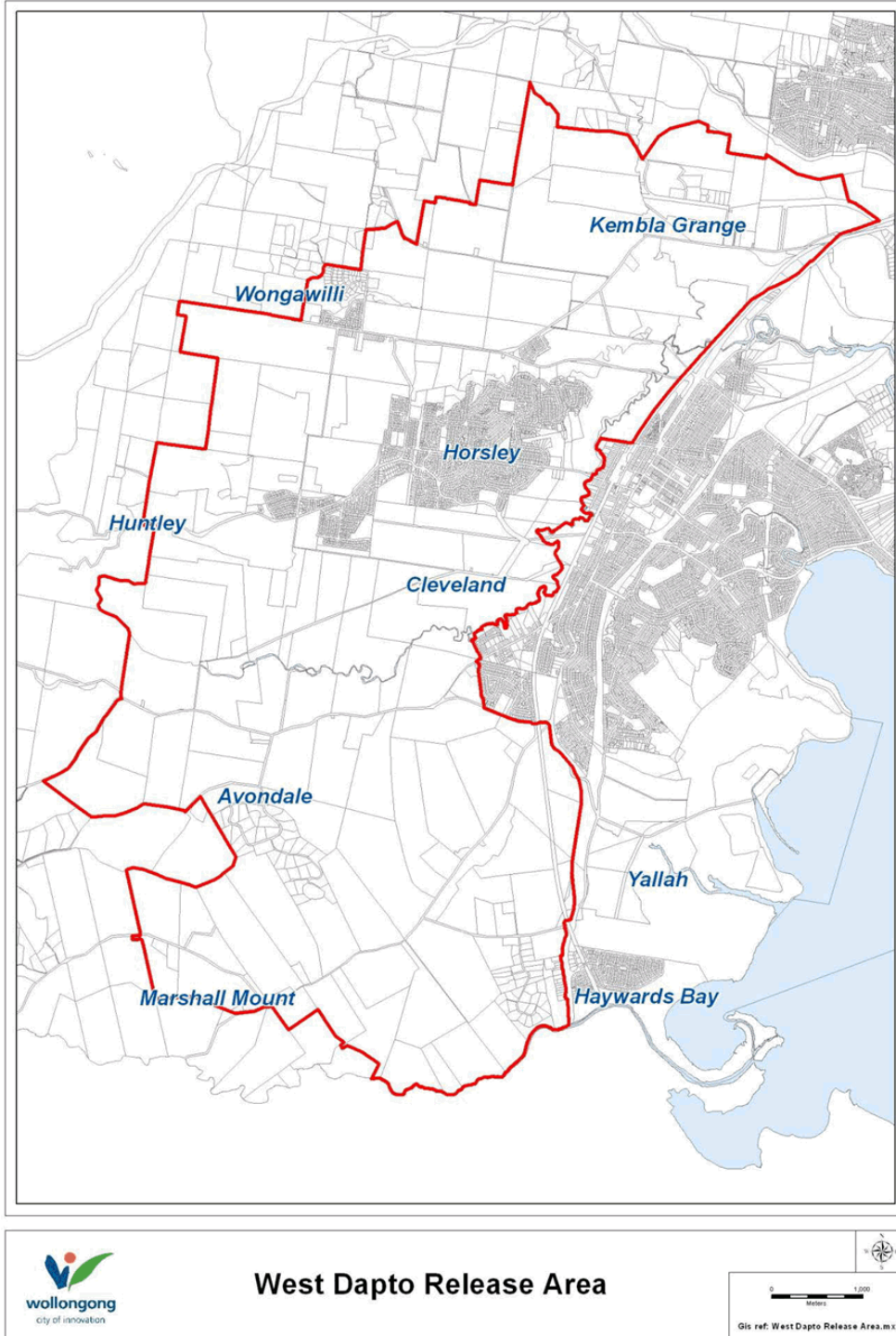
Other parts of this DCP continue to apply to the West Dapto Release Area in conjunction with this chapter. In this regard Part A of the DCP contains the Introduction and Part B Land Use Based Planning Controls. Part C provides Specific Land Use Controls and Part E General (City Wide) Controls.

## 2 LAND TO WHICH CHAPTER APPLIES

This chapter applies to all land within the West Dapto Release Area (Figure 2.1).



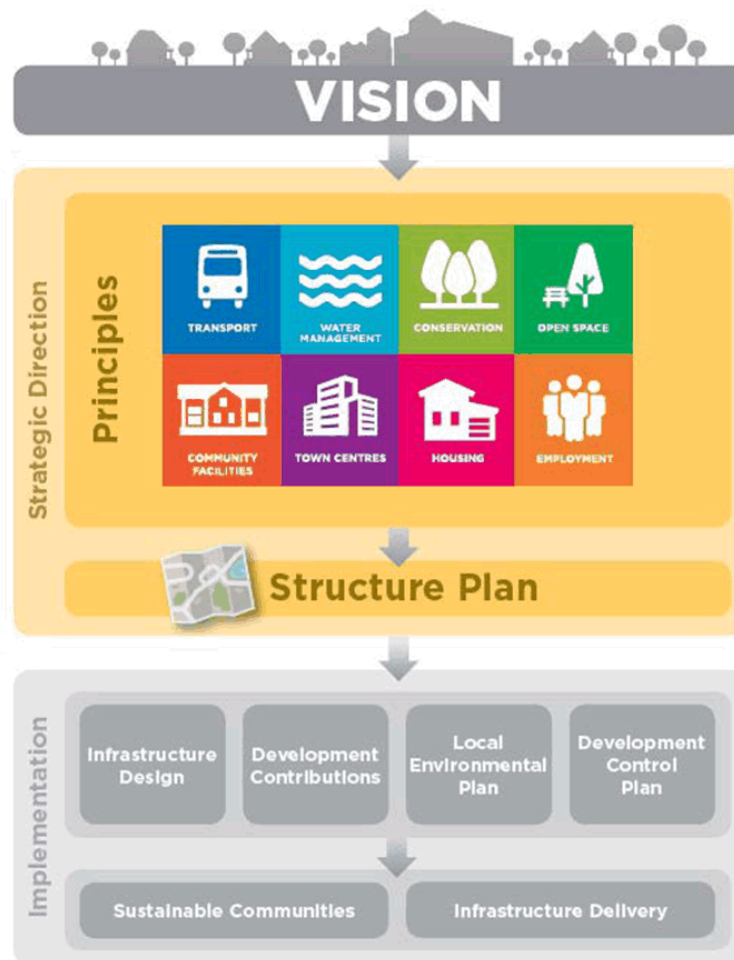
Figure 2.1 West Dapto Release Area



### 3 PLANNING PRINCIPLES

The West Dapto Planning Principles are intended to guide landuse planning decision associated with the release area. Each Planning Principal is detailed in the West Dapto Vision document 2018. **Figure 3.1** outlines the principles and their key components.

**Figure 3.1 Structure and relationships of principles to planning tools**



## 4 OBJECTIVES

The controls within this chapter are designed to deliver a development strategy for the West Dapto Release Area which will guide the growth of new suburbs and neighbourhoods, protect the environment and integrate with existing communities.

The objectives of this chapter as follows:

- (a) To enable the development of the West Dapto Release Area for residential, employment, industrial and environmental conservation areas in a manner consistent with the Wollongong LEP 2009 the West Dapto Vision document 2018 and the West Dapto Structure Plan (Figure 4.1).
- (b) To ensure the development of the West Dapto Release Area is carried out in an environmentally, economically and socially sustainable manner.
- (c) To provide for the retention and enhancement of the environmental qualities of the area whilst allowing for the appropriate development of land to support the economic and social needs of the community.
- (d) To provide for a range of dwellings to increase housing choice and availability in the Illawarra region (Refer to Figure 7.6).
- (e) To ensure that housing is of a high design standard, ecologically sustainable and energy efficient.
- (f) To improve employment opportunities and economic growth in the Illawarra region whilst ensuring that commercial and industrial development is of a high design standard, ecologically sustainable and energy efficient.
- (g) To ensure new development is consistent with the desired future character for the area as stated within the LEP and this chapter.
- (h) To ensure the creation of safe, secure and liveable environments.
- (i) To support the provision of safe and efficient public transport services which link the surrounding areas and release area, for the use of residents and workers within the region.
- (j) To protect, conserve and enhance riparian and environmentally sensitive areas and only allow for development which is compatible with the conservation values of these areas.
- (k) To ensure that development in the Darkes Road, Bong Bong and Marshall Mount town centres contributes to the creation of retail, business, commercial and community hubs and provides significant local employment opportunities.
- (l) To preserve the environmental, cultural and built heritage of West Dapto.
- (m) To protect development in the area from flooding and the threat of bushfires.
- (n) To protect areas of high scenic value.

## 5 URBAN STRUCTURE

The West Dapto Structure Plan (Figure 5.1) has been prepared to guide the development of the release area.

The future urban structure is shown in Figures 5.1. It is characterised by a series of residential precincts generating around 19,500 dwellings. It may be appropriate for development to occur simultaneously within several separate sites of Stages 1, 2 and 5. The residential precincts will be separated by an extensive system of riparian/open space corridors. The release area will also include protection and integration of heritage landscapes and items into the urban structure.

The approval of the Wollongong LEP (West Dapto) 2010 released the potential for 6,676 dwellings and 175 hectares of employment land in Stages 1 & 2 of the release area. The release of Stages 3 & 4 of the release area have been deferred pending further review. Stages 1 & 2 are characterised by:

- Development potential for approximately 6,676 dwellings representing lot supply to cater for the predicted demand of the next 15-20 years.
- The expansion of the Dapto Town Centre to a major regional centre, acting as the primary retail destination within West Dapto to provide higher order goods, regional community facilities, employment opportunities, higher density housing and a transport interchange, serving both the existing and future communities.
- Bong Bong Town Centre to service the southern part of the release area comprising approximately 15,000m<sup>2</sup> of floor space providing for retail needs, local services, community facilities and the like.
- Darkes Road Town Centre comprising approximately 7,500m<sup>2</sup> of floor space to provide for a range of shops, to meet local convenience needs, local services, community facilities and the like.
- Integration of Horsley into the overall urban structure for West Dapto by providing direct access from new development to the west through Horsley via Bong Bong Road and providing a new north-south link to the east of Horsley.
- The Kembla Grange employment area, containing 175 hectares of new employment land.
- Protection and rehabilitation of conservation areas, including remnant vegetation areas

Stages 3 & 4 which will be the subject of further review and are currently deferred will ultimately include:

- Further development potential for approximately 8,749 new dwellings.

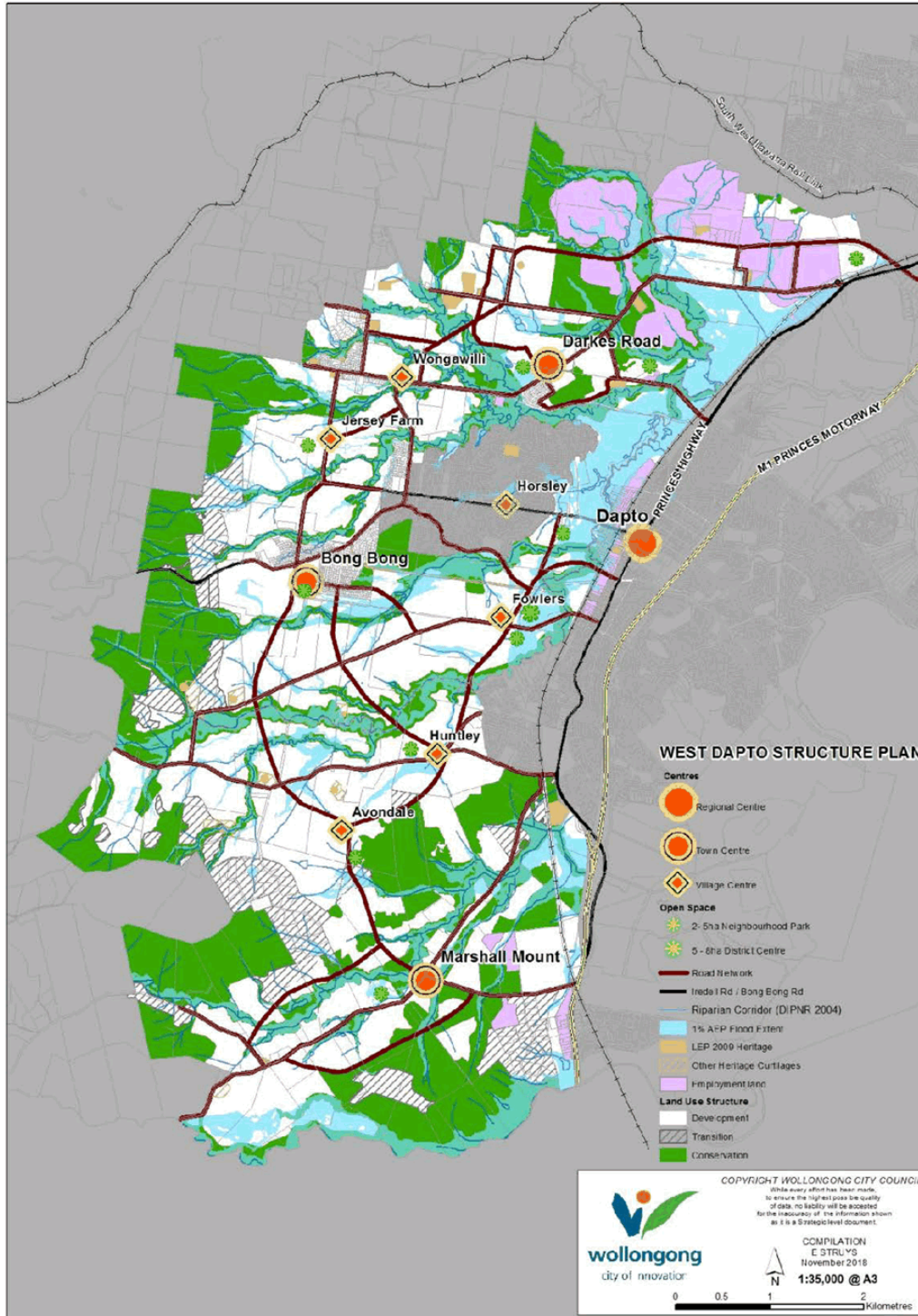
Stage 5, Yallah-Marshall Mount precinct is characterised by:

- 4,000 new dwellings.
- Marshall Mount Town Centre comprising approximately 3,500 sqm floor space in a traditional main street format to provide for retail shops, local convenience needs, local services, community facilities and the like.
- Integration of the precinct into Cleveland, with access via an extension of Yallah Road (Road No. 8) as part of the overall West Dapto road hierarchy.
- Protection of significant vegetation and landscape areas.
- Utilisation of Duck Creek as a focal feature of the community.

The Yallah-Marshall Mount precinct will utilise traditional urban design principles, with relatively high densities around the town centre and concentrated along the main access roads. The precinct will have a diverse range of housing types and densities.

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Figure 5.1 West Dapto Structure Plan 2018



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Development of the West Dapto Release Area could potentially take over 40 years to develop, depending on the rate of lot take up. If the take up is slow, this is likely to have major implications in terms of the provision of social and physical infrastructure to service the area. It is critical that development does not occur on multiple fronts as this will result in the early years in a fragmented urban structure and insufficient mass of people in any one area to support the provision of services.

Land will be released according to a logical and progressive land release program which builds upon existing infrastructure and services and which avoids multiple development fronts.

The development front will commence in the north of the release area where existing water and sewer are available without the need for extensive augmentation. Starting from the north will also facilitate the early upgrading of West Dapto Road and consolidation of Kembla Grange as a major employment precinct.

Stages 1 and 2 of the release will be rezoned initially as this area provides a lot supply that caters for the predicted demand over the next 15-20 years. Later stages of the release will be subject to further review and will be rezoned over time as work is completed and demand requires. The potential staging of the Yallah Marshall Mount precinct in the south of the site will be subject to adequate servicing.

## 6 NEIGHBOURHOOD PLANS

A Neighbourhood Plan is an immediate step between the West Dapto Structure Plan and a Development Application. The Neighbourhood Plan allows issues to be considered on a neighbourhood/precinct/ catchment scale.

A Neighbourhood Plan enables adjoining land owners to jointly consider common constraints and design issues. The Neighbourhood Plan will be exhibited as an amendment to this Chapter and should be in place prior to the determination of the development application.

### 6.1 Requirement for a Neighbourhood Plan

A Neighbourhood Plan is required:

- To be consistent with the West Dapto Vision, Planning Principles and Structure Plan detailed in the West Dapto Vision document 2018.
- To confirm the defined neighbourhood consistent with Figure 6.1 or as agreed with Council officers if the area is not defined in Figure 6.1.
- To supplement the information prepared by Council to support the rezoning of West Dapto. Council did not have sufficient resources to consider every property in detail and Council's consultants were not granted access to all properties. Copies of the studies undertaken by Council are available on CD (Note the West Dapto Aboriginal Heritage Study is not a public document).
- To consider issues, mitigate impacts or propose solutions on a precinct / neighbourhood / catchment scale, rather than property by property.
- To ensure adjoining land owners consider the proposals, concepts and development timeframes of each other.
- To encourage the integration of development sites, development sequencing and economies of scale.
- To provide more detailed neighbourhood specific information guided by the West Dapto Structure Plan (Figure 6.1).
- To avoid problems of other release areas, where development on adjoining lots is not integrated.

After the exhibition and adoption of a Neighbourhood Plan, Development Applications can be lodged by individual landowners (or their consultants), for development in their part of the neighbourhood. A Development Application can be submitted on behalf of a number of landowners, provided owners consent is obtained. Any proposed variation to the agreed Neighbourhood Plan will require justification and any variation on or near a property boundary will require agreement of the adjoining owner.

The Neighbourhood Plan process:

1. Discuss site with Council's Land Use Planning Team

2. Prepare draft Neighbourhood Plan
3. Council officers review and report draft Neighbourhood Plan to Council as an amendment to the Wollongong DCP 2009 – Chapter D16 West Dapto Release Area
4. Exhibition
5. Council officers review submissions, consult with landowner / consultant over any amendments and report submissions and revised Neighbourhood Plan to Council
6. Council adopts Neighbourhood Plan as an amendment to the DCP (including where relevant update of Figure 6.1)
7. Lodgement of Development Applications

## 6.2 Matters to be addressed in a Neighbourhood Plan

A Neighbourhood Plan should include:

1. Site location and description
2. Land capability assessment, addressing issues such as:
  - Existing land use.
  - Wollongong LEP 2009 provisions (including Zoning, Minimum Lot Size, FSR, Building Height, Flooding, Heritage, Acid Sulfate Soils, riparian corridors etc).
  - Any other relevant legislation (eg any SEPPs, Illawarra Regional Strategy).
  - The neighbourhood's setting within West Dapto, eg proximity to commercial centres, main roads, community services.
  - Flooding.
  - Bushfire.
  - Topography, known Geotechnical constraints, known Contamination constraints.
  - Biodiversity (EECs, bushland, significant trees, habitat).
  - Known or likely Heritage sites, including Indigenous Heritage cultural issues.
  - Existing road network.
  - Available utilities & services and existing easements.
  - Need for community and recreation facilities.
  - Visual character.
  - Noise impacts (e.g. from the main roads, industrial areas or public & private railways).
3. A Neighbourhood concept plan, and supporting documentation, showing proposed:
  - Residential, retail, employment, recreation and conservation areas.
  - Road layout & hierarchy.
  - Indicative dwelling density & yield.
  - Public transport, bicycle and pedestrian routes.
  - Drainage management concepts (water quantity & quality).
  - Note – where a drainage/water quality solution is developed at a catchment or neighbourhood level, Council will acquire the agreed detention basin site through the West Dapto Section 94 Plan.
  - Buffers to heritage items.
  - Riparian corridors, buffers and proposed future use.
  - Location of schools, community facilities, recreation facilities and parks, including any proposed public land.

### 6.3 Matters to be addressed in Development Applications

The documentation accompanying the Development Application for subdivision will have to provide more detailed site specific information and specialist reports, addressing issues such as:

- Detailed site survey by a registered surveyor.
- Development plans – lot layout, road design.
- Flora and fauna assessment and future management (Chapters E18, E23).
- Drainage/flooding/water quality modelling (Chapters E13, E14, E22).
- Land contamination assessment (Chapter E20).
- Bushfire management (chapter E16).
- Traffic assessment (Chapter E3).
- Aboriginal heritage assessment (Chapter E10).
- Noise assessment (where relevant) (Chapter E4).
- Pedestrian and bicycle routes, including accessibility for persons with a disability (Chapter E1).
- Crime Prevention through Urban Design (Chapter E2) etc.

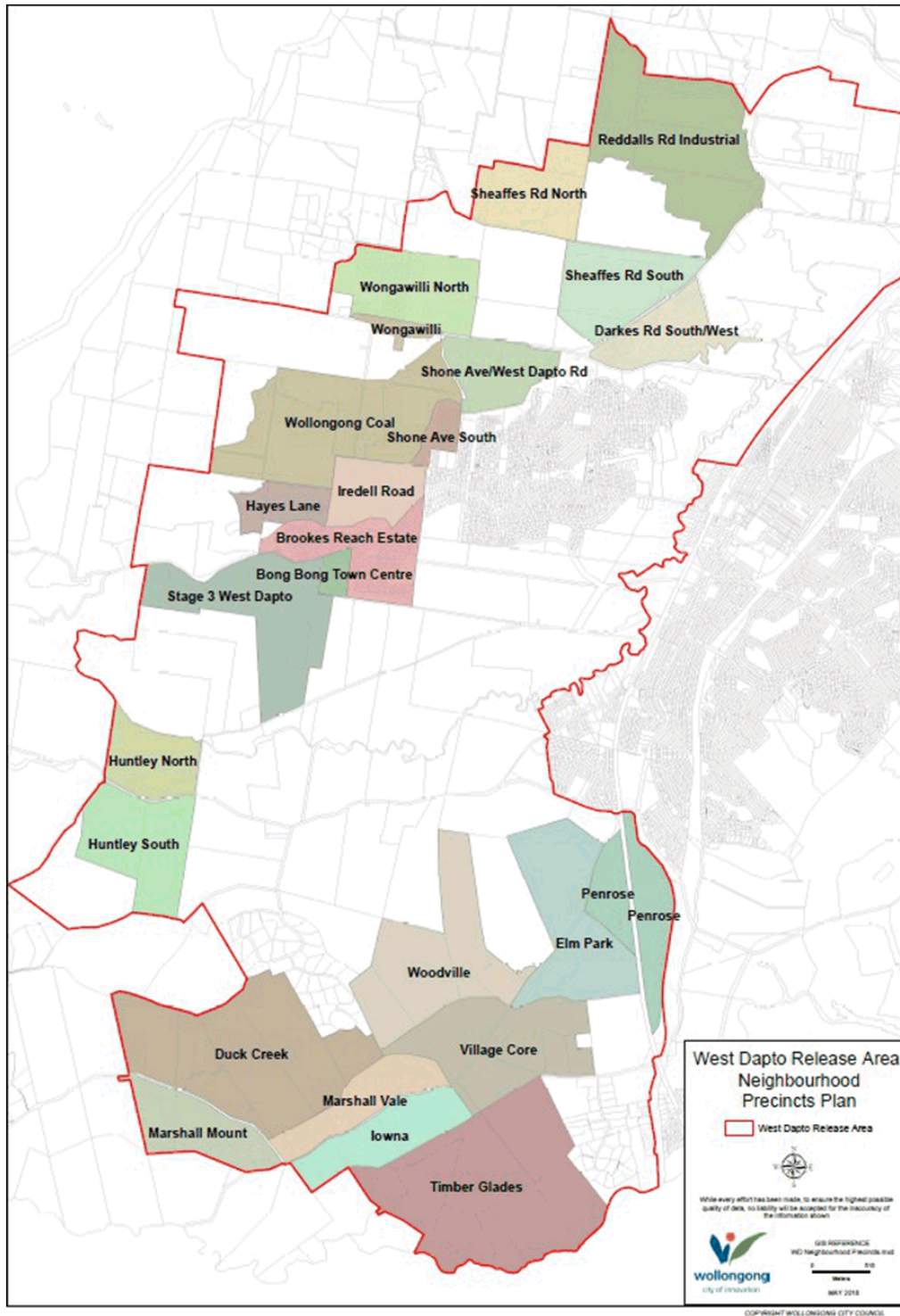
The documentation accompanying a Development Application for a Dwelling House on a newly subdivided lot should have regard to Part A and B1 (Dwelling Houses) of this DCP and any variations to the generic controls under this chapter (e.g. the standard setbacks in individual neighbourhoods may have been varied).

An application for a Dwelling House can also be undertaken in accordance with the requirements of SEPP Exempt and Complying Development, which can be assessed by Council or a Private Certifier.



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Figure 6.1 Defined Neighbourhoods



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**Adopted Neighbourhood Plans**

The following Neighbourhood Plans have been adopted for the purposes of this Part:

<b>Neighbourhood Plan</b>	<b>Submitted by</b>	<b>Adoption Date</b>
6.3.1. Bong Bong East and north	Stockland	14 December 2010
6.3.2. Bong Bong Town Centre (draft – see chapter 6.1.2)	Vinta Group / Bong Bong Town Centre	14 December 2010
6.3.3. Wongawilli north (excluding the village area)	Cardno Forbes Rigby and Jones Flint and Pike.	26 November 2012
6.3.4 Shone Avenue south	KF Williams	26 July 2011
6.3.5 Reddalls Road Industrial	Beadnell	9 December 2013
6.3.6 Sheaffes Road North	SMEC Urban	8 April 2013
6.3.7 Darkes Road South West	Don Fox Planning	24 March 2014
6.3.8 Avondale Road North, Huntley	Urbis	3 August 2015
6.3.9 Shone Avenue / West Dapto Road	KF Williams	24 August 2015
6.3.10 West Dapto Road / Sheaffes Road (south)	Watts Consulting for Wollongong City Council	19 October 2015
6.3.11 Bong Bong South	Stockland	19 November 2018

### 6.3.1 Bong Bong East and North

Figure 6.3.1.1 Neighbourhood Plan 1 - Bong Bong East and North



The following variations to development standards have been accepted:

**Chapter B1 Residential Development - Section 4.5 Front setbacks** – controls 1 and 2 are replaced with:

1. The following setback requirements apply from the primary street frontage to the front façade of the building:
  - (a) Front building line: 4.5 metre minimum setback, except for garages which must be setback at least 5.5 metres from the property boundary on the primary road.
  - (b) Articulation zone: An articulation zone up to a maximum of 1.5 metres measured from the foremost edge of the building line may be incorporated within the front setback zone. The following building elements are permitted in the articulation zone:
    - i) an entry feature or portico,
    - ii) a balcony, deck, patio, pergola, terrace or verandah,
    - iii) a window box treatment,
    - iv) a bay window or similar feature,
    - v) an awning or other feature over a window,
    - vi) a sun shading feature.
  - (c) A building element must not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house.
  - (d) The maximum area of all building elements within the articulation zone, other than a building element listed in (v) or (vi) above, must not be more than twenty five percent of the area of the articulation zone, measured through the horizontal plane of the elements.
2. For corner allotments the following setback requirement applies from the secondary street frontage to the façade of the building:
  - (a) Secondary building line: 2 metre minimum setback.

**Chapter B1 Residential Development - Section 4.6 Side and rear setbacks** – controls 1 to 3 are replaced with:

1. A dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house with a building height at any point up to 3.8 metres on an allotment with an area greater than or equal to 450m<sup>2</sup> must have a setback from a side boundary of at least 900mm. This control does not apply to a secondary street frontage.
2. Any part of a dwelling house that has a building height in excess of 3.8 metres and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to a dwelling house on an allotment with an area greater than or equal to 450m<sup>2</sup> must have a setback from a side boundary of at least the sum of 900mm and an amount that is equal to one quarter of the additional building height above 3.8 metres. This control does not apply to a secondary street frontage.

N.B. A two storey dwelling house may have its ground floor component (up to 3.8 metres in height) setback 900mm from the side boundary with the second storey setback further as required by the formula in (2).

A dwelling house that is part two storey and part single storey may have the single storey portion of the dwelling house (up to 3.8 metres) setback 900mm from the side boundary and the two storey portion of the dwelling house setback further as required by the formula in (2).

3. On an allotment with an area less than 450m<sup>2</sup> and a lot width 10m or less, where an easement for access and maintenance as well as driveway crossing locations (which are located so as no to adversely impact on-street parking capacity) are provided on title, a zero side setback may be applied to one side for the single storey component of the dwelling. The two storey component of the dwelling is to be setback further as required by the formula in (2). This control does not apply to a secondary street frontage.

The following additional controls to apply:

1. A dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house with a building height at any point up to 3.8 metres must have a setback from the rear boundary of at least 3 metres.
2. A dwelling house with a building height of more than 3.8 metres and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house must have a setback from the rear boundary of at least 3 metres, plus an amount that is equal to three times the additional building height above 3.8 metres up to a maximum setback of 8 metres.
3. Despite (6) and (7), an allotment that has a rear boundary with a laneway may have a building line that abuts that boundary for up to 50 per cent of the length of that boundary.

**Chapter B2 Residential Subdivision – Section 13 Cut and Fill land reshaping works** – does not apply to master planning of land and precinct subdivision applications.

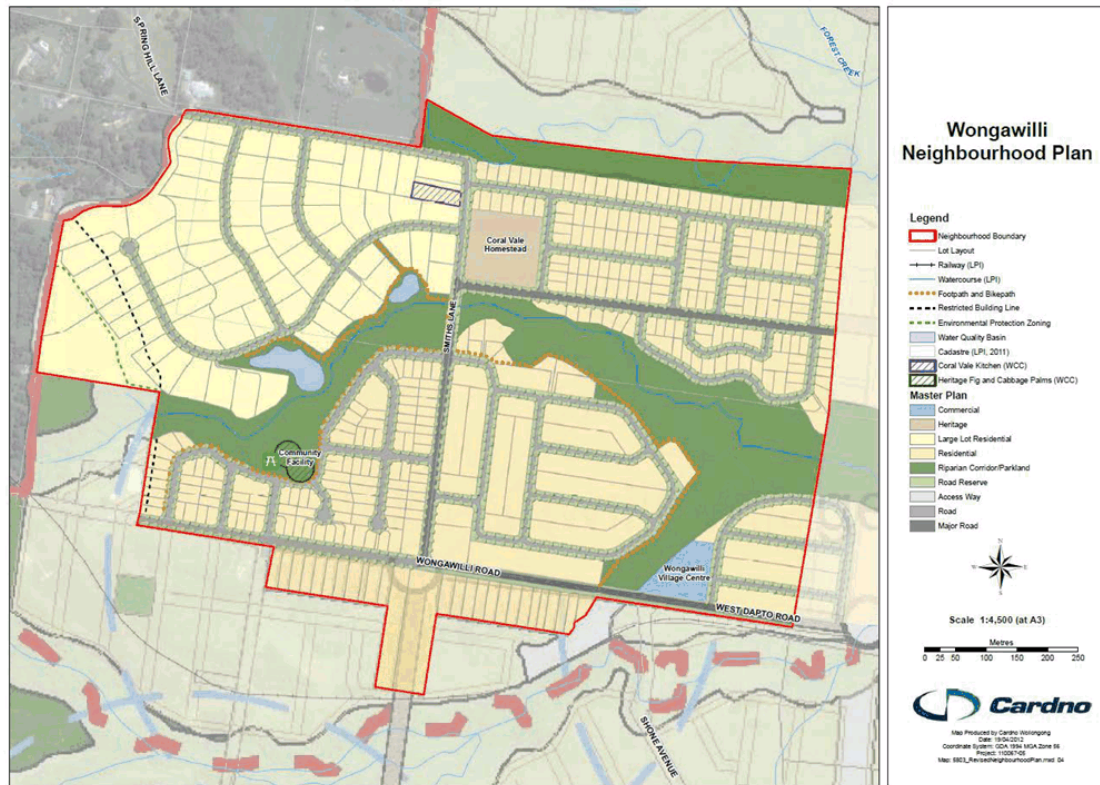
### 6.3.2 Bong Bong Town Centre

Refer to Section 6.1.3.

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### 6.3.3 Wongawilli - North

Figure 6.3.3.1 Wongawilli north Neighbourhood Plan



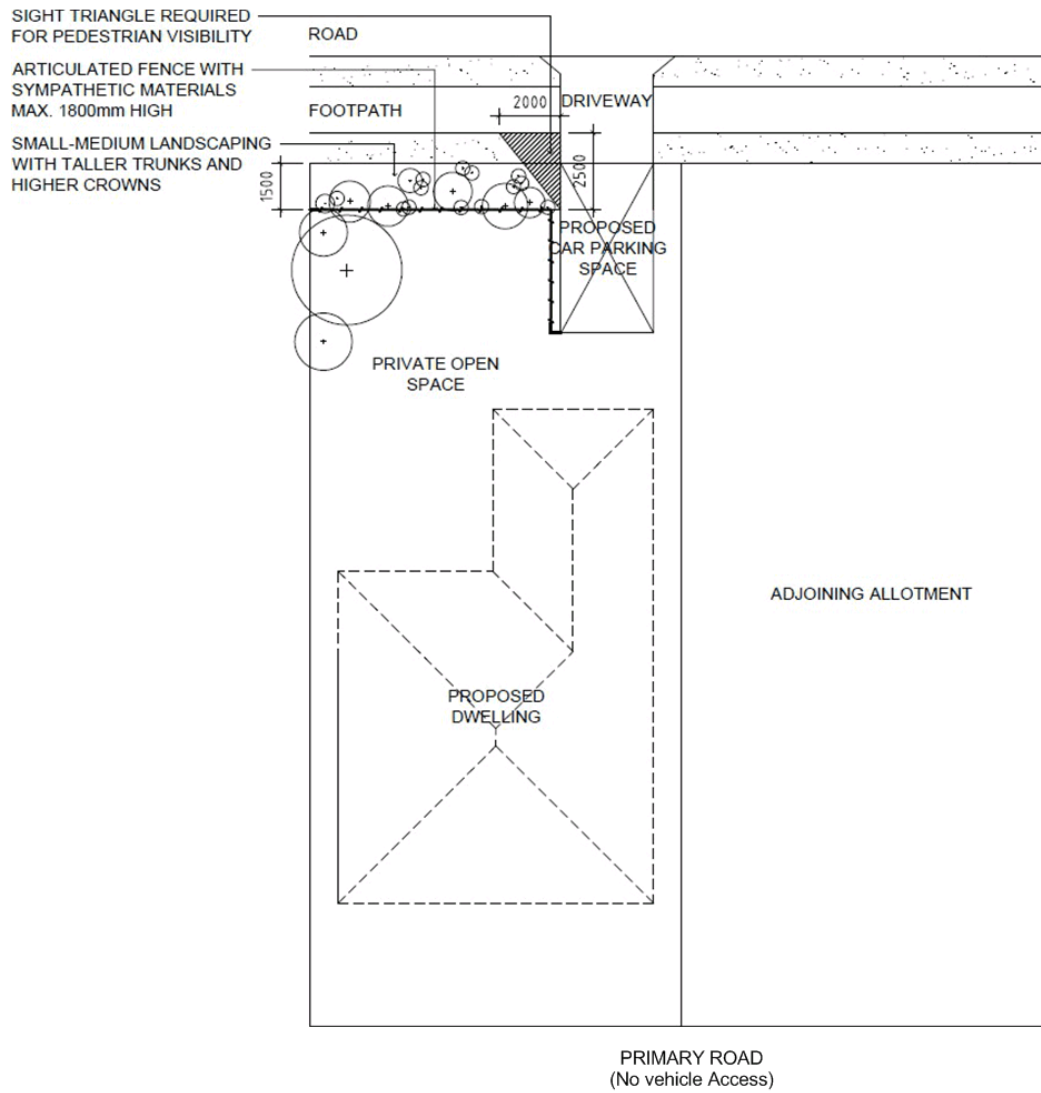
The following modified and additional controls to apply:

1. Minimum Lot width fronting Wongawilli Road and Smiths Lane of 15m;
2. Minimum front building line setback of 4.5m for all lots fronting Wongawilli Road and Smiths Lane;
3. The maximum length of cul-de-sacs that provide access to lots fronting Wongawilli Road Should not exceed 130m;
4. For Lots with a dual road frontage:
  - (a) Wongawilli Road and Smiths Lane is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
  - (b) All dwellings must face, address and activate the primary road frontage of Wongawilli Road and Smiths Lane;
  - (c) Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;
  - (d) Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure 6.3.3.2;
  - (e) Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 5.3.3.2. Examples of Articulated fencing include, but are not limited to:
    - i) Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
    - ii) Timber Lap and Cap;
    - iii) Colourbond solid to 1.2m with Colourbond lattice style top sections.
5. For Lots backing onto or adjoining the Rural Fire Service (RFS) Property:

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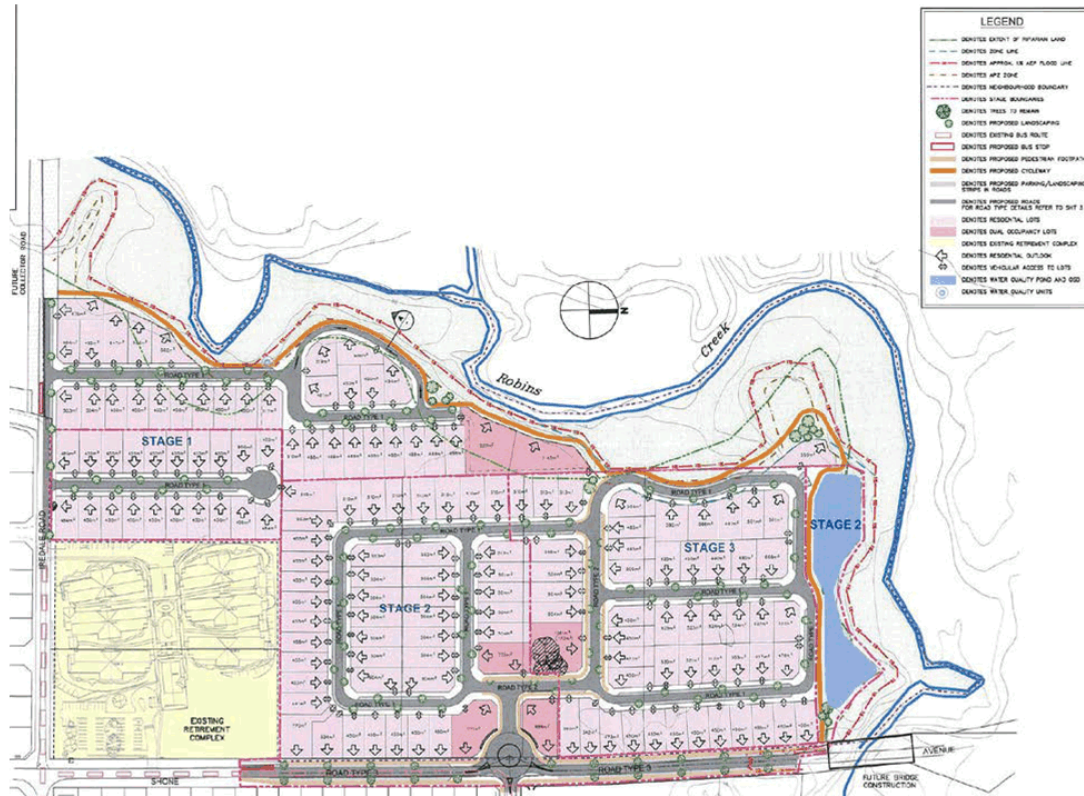
- (a) Dwelling house, secondary dwelling and any habitable areas must be setback at least 10m from the rear or common property boundary that adjoins the RFS property;
- (b) Outbuildings and garages must be setback at least 5m from the rear of common boundary that adjoins the RFS property.

Figure 6.3.3.2 Dual frontage property secondary frontage treatment



### 6.3.4 Shone Avenue - South

Figure 6.3.4.1 Shone Avenue south Neighbourhood Plan

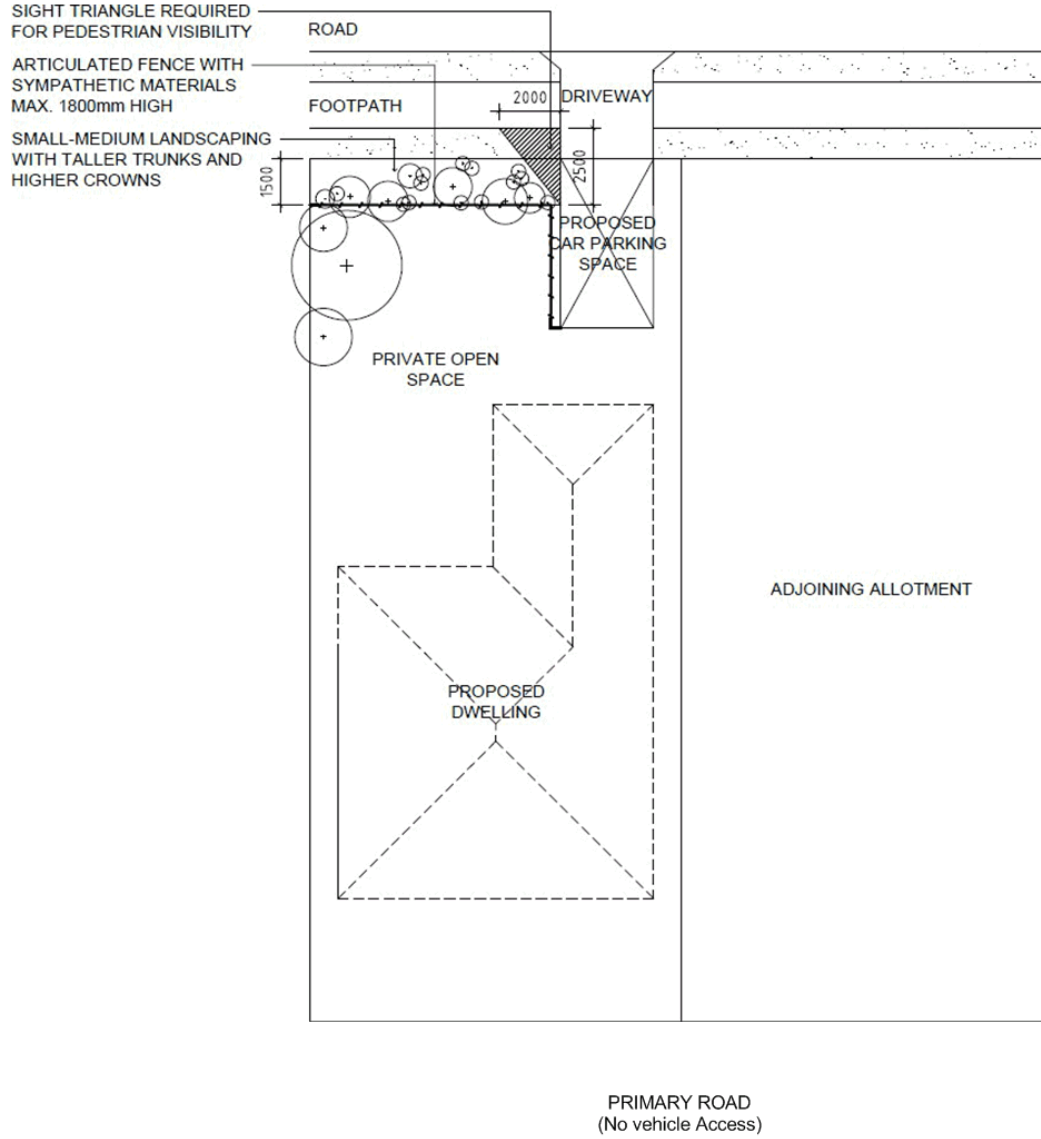


The following modified and additional controls to apply:

1. For Lots with a dual road frontage:
  - (a) Shone Avenue and Iredell Road are considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
  - (b) All dwellings must face, address and activate the primary road frontage of Shone Avenue and Iredell Road;
  - (c) Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;
  - (d) Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure 6.3.4.2;
  - (e) Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 6.3.4.2. Examples of Articulated fencing include, but are not limited to:
    - i) Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
    - ii) Timber Lap and Cap;
    - iii) Colourbond solid to 1.2m with Colourbond lattice style top sections.

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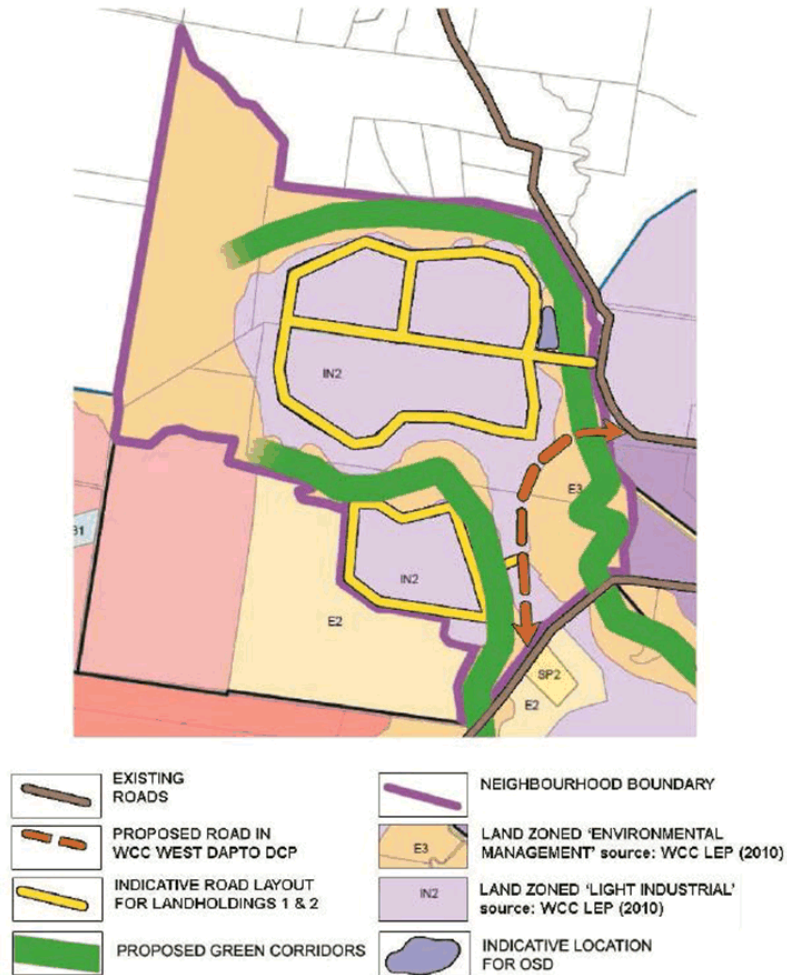
Figure 6.3.4.2 Dual frontage property secondary frontage treatment





### 6.3.5 Reddalls Road Industrial

Figure 6.3.5.1 Reddalls Road Industrial Neighbourhood Plan



The following additional controls to apply:

1. The proposed cycleway must have adequate passive surveillance to ensure safety by design.
2. Indicative future bus stop locations should be identified and shown on road types capable of handling bus routes. A minimum number of stops should be located in a manner to ensure that the majority of lots are within 400 metres of a bus stop.
3. Any proposed development of the neighbourhood will require the applicant upgrading the relevant section of Reddalls Road to a standard that is suitable for the normal range of Heavy vehicles at no cost to Council. These upgrade works would also include any required intersection treatment to Reddalls Road and the new proposed Access Road as well as any necessary road safety works.

### 6.3.6 Sheaffes Road North

Figure 6.3.6.1 Sheaffes Road North Neighbourhood Plan

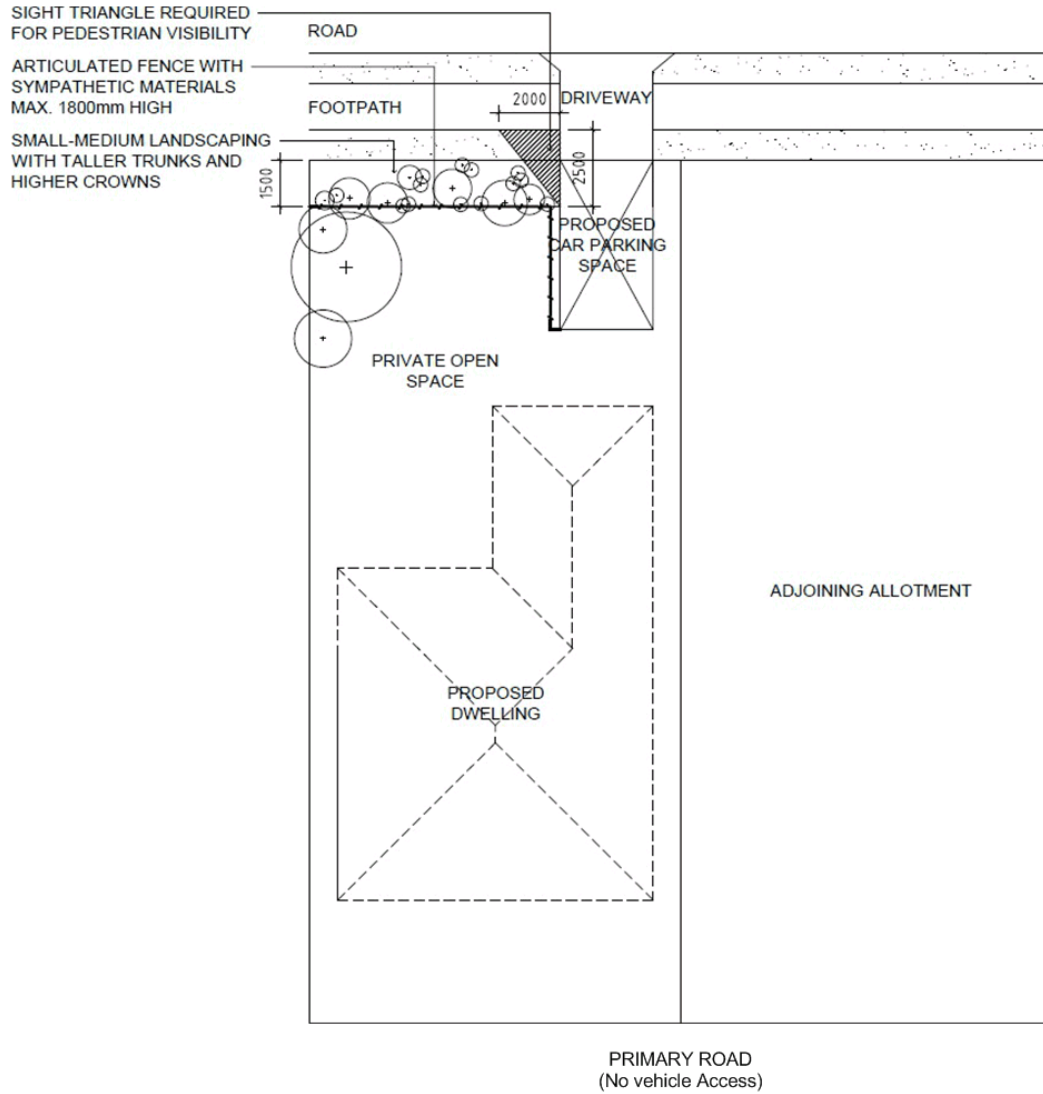


The following modified and additional controls to apply:

1. For Lots with a dual road frontage:
  - (a) Sheaffes Road and Paynes Road is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
  - (b) All dwellings must face, address and activate the primary road frontage of Sheaffes Road and Paynes Road;
  - (c) Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;
  - (d) Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure 6.3.6.2;
  - (e) Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 6.3.6.2. Examples of Articulated fencing include, but are not limited to:
    - i) Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
    - ii) Timber Lap and Cap;
    - iii) Colourbond solid to 1.2m with Colourbond lattice style top sections.

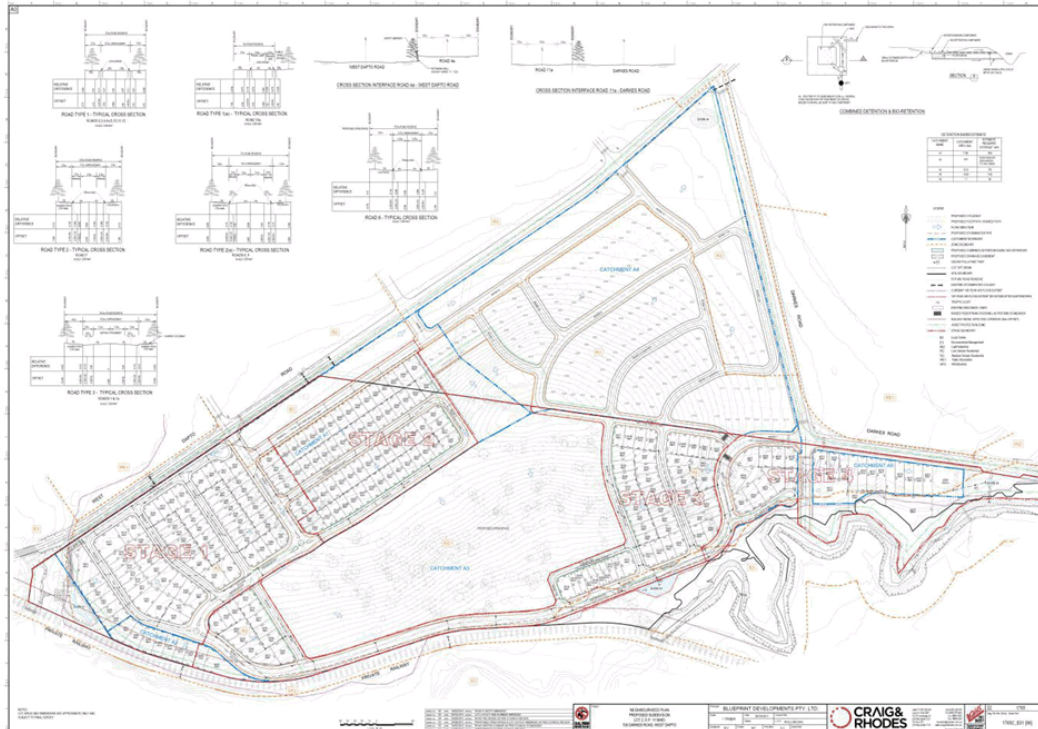
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Figure 6.3.6.2 Dual frontage property secondary frontage treatment



### 6.3.7 Darkes Road South West

Figure 6.3.7.1 Darkes Road South West Neighbourhood Plan



The following modified and additional controls to apply:

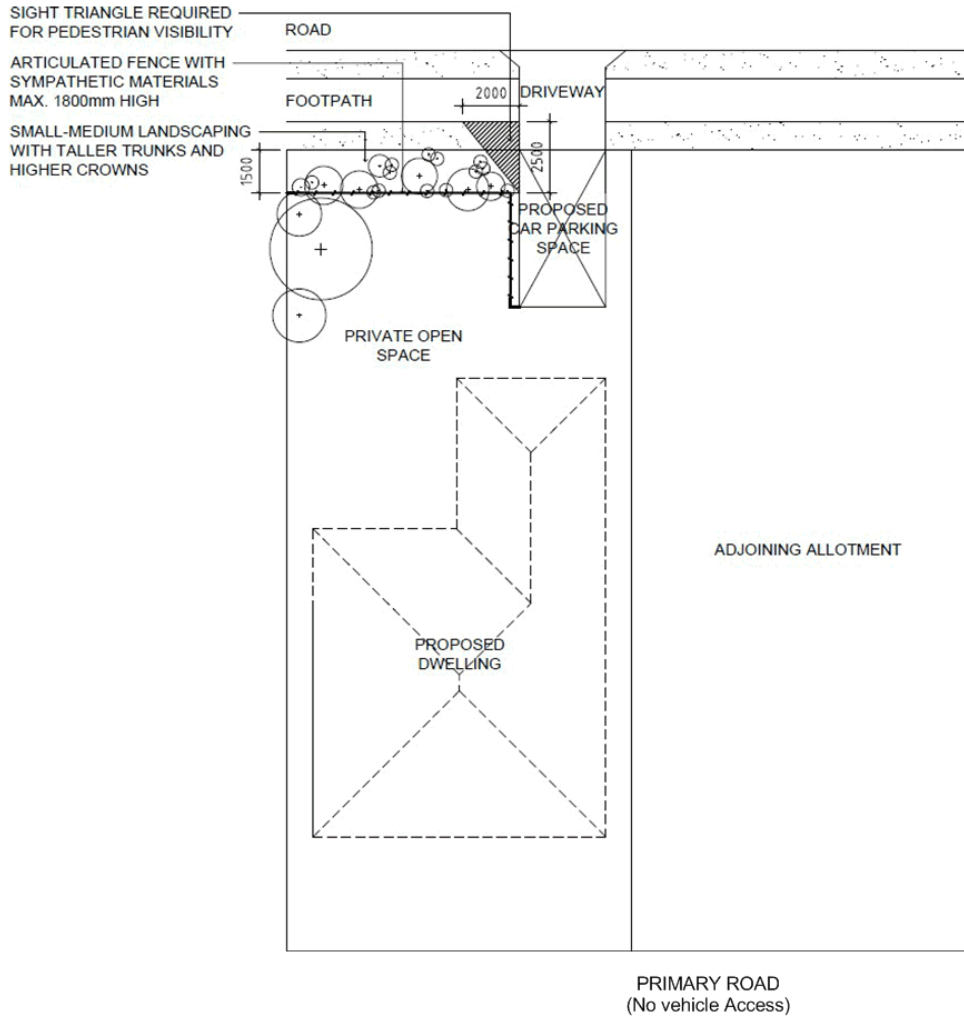
1. Lot Width, Depth and Aspect are to be in accordance with Figure 6.3.7.1 above and are not required to comply with Chapter B2 Section 6 Subdivision Lot Layout – Aspect & Solar Access Orientation as well as Section 8 Lot Width & Depth Requirements. The relevant issues have been considered and the lot layout and details shown are considered acceptable. Should the lot layout depart substantially from that shown then compliance with Chapter B2 is required unless variation is sought in accordance with Chapter A1.
2. On an allotment with an area less than 450m<sup>2</sup> and a lot width 10m or less, where an easement for access and maintenance as well as driveway crossing locations (which are located so as not to adversely impact on-street parking capacity) are provided on title, a zero side setback may be applied to one side for the single storey component of the dwelling. The two storey component of the dwelling is to be setback further as required by the formula in (2). This control does not apply to a secondary street frontage.
3. For Lots with a dual road frontage:
  - (a) West Dapto Road and Darkes Road is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
  - (b) All dwellings must face, address and activate the primary road frontage of West Dapto Road and Darkes Road;
  - (c) Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;
  - (d) Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure
  - (e) 6.3.7.2 below;
  - (f) Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 6.3.7.2. Examples of Articulated fencing include, but are not limited to:

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- i. Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
- ii. Timber Lap and Cap;
- iii. Colourbond solid to 1.2m with Colourbond lattice style top sections.

Figure 6.3.7.2 Dual frontage property secondary frontage treatment

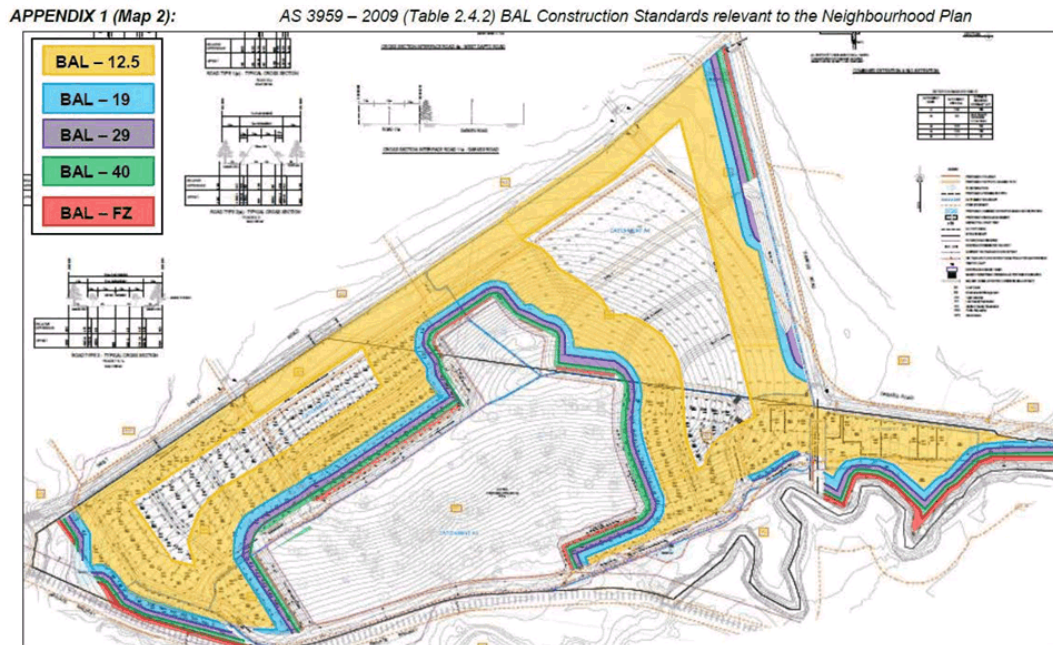


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1. For all development applications outside of the area denoted as Stage 1:
  - (a) An Aboriginal Heritage Assessment is to be undertaken in accordance with the Wollongong Development Control Plan 2009 Chapter E10.
  - (b) Additional archaeological investigations are required to be undertaken to the previously recorded archaeological sites and three (3) potential archaeological deposits (PADs) identified. This work is required in order to better determine the significance and extents of these areas.
  - (c) In-principle support for the intended mitigation or Aboriginal Heritage Impact Permit (AHIP) proposals is to be gained from the NSW Office of Environment and Heritage (OEH) prior to the determination of the associated development application.
  - (d) Further consultation with Local Aboriginal Groups is to be undertaken within the assessment of any future Development Applications.
  - (e) Consideration of the impacts of the proposal on identified Non-Indigenous Archaeological Deposits located on the site during the preparation of the Heritage reports and which are subject to Section 140 of the NSW Heritage Act 1977.
  - (f) Conservation planning related to any retained structures or features on the site (e.g. The Silo and gardens).
  - (g) Interpretation planning relating to the history and heritage significance of the development area.
2. Bushfire Matters
  - (a) Certain construction standards apply for development on Bushfire Prone Land. The applicable Construction Standards for proposed development are to reflect the Bushfire Attack Level (BAL) as identified at Figure 6.3.7.3 below.
  - (b) Given that the site is identified as Bush Fire Prone Land, when a development application for subdivision is made, the development will require a Bush Fire Safety Authority to be issued by the NSW RFS under Section 100B of the Rural Fires Act 1997. The RFS has indicated that it is likely that by condition of the Bush Fire Safety Authority, restriction on the titles of the lots requiring the provision and maintenance of the necessary APZ's will be required.

Figure 6.3.7.3 BAL Construction Standards relevant to the Neighbourhood Plan

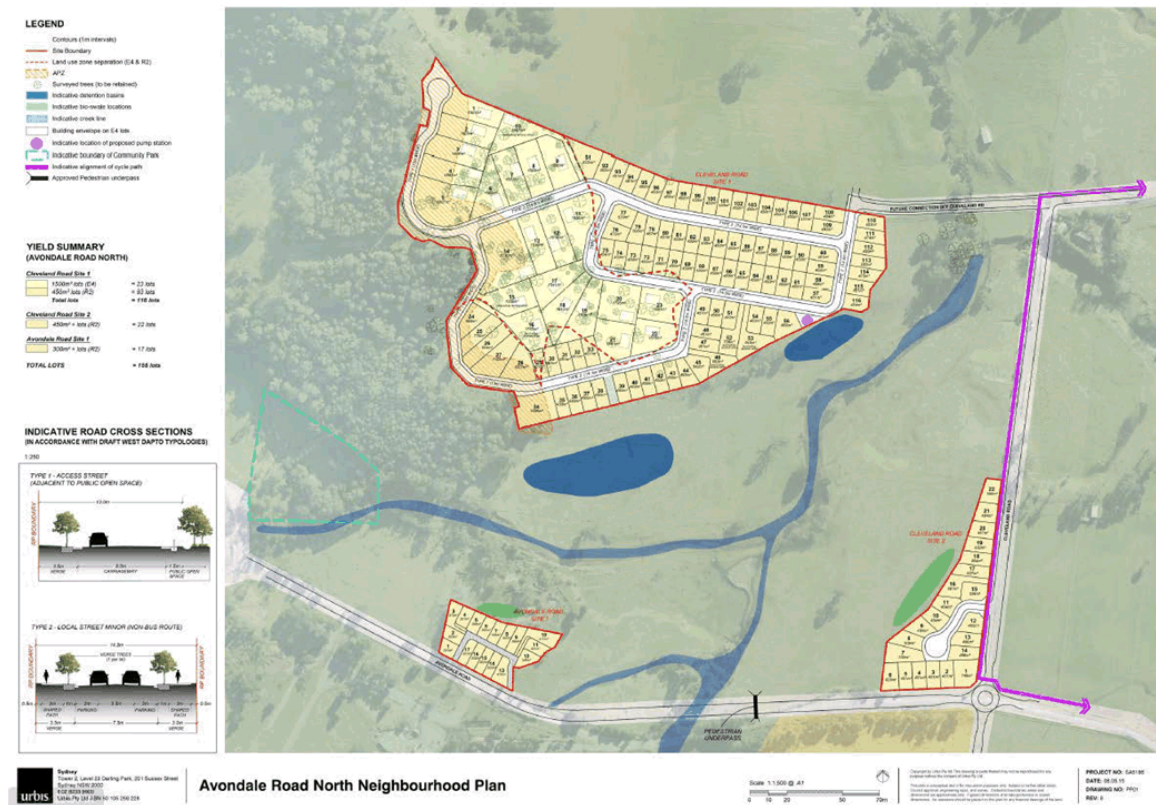


1. Access
  - (a) An appropriate access track is to be provided to the Detention Basin A1 to facilitate sufficient maintenance access for Council.
  - (b) Appropriate access is also to be provided to the Wongawilli Rail Spur Line from the Detention Basin A1 and from Road 01.
  - (c) The final form of the access track is to be determined in conjunction with Council Engineering Officers within the assessment of future Development Applications. Hardstand access will be required.
2. There may be scope to amend the current Council Drainage Acquisition Maps to reflect more up to date flood mapping of the area. This is to be further investigated within future Voluntary Planning Agreements (VPAs) and assessment of Development Applications.

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6.3.8 Avondale Road North, Huntley

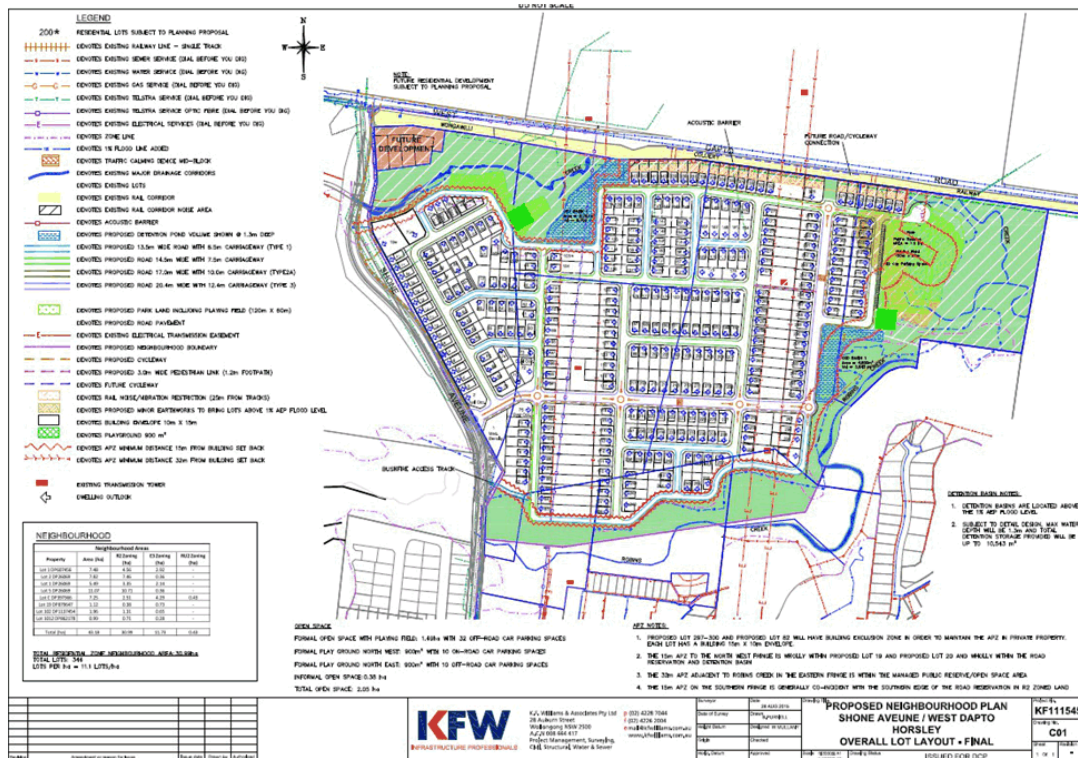
Figure 6.3.8.1 Avondale Road North, Huntley Neighbourhood Plan





### 6.3.9 shone Avenue / West Dapto Road

Figure 6.3.9.1 Shone Avenue and West Dapto Road Neighbourhood Plan



The following modified and additional controls apply:

1. For Lots with a dual road frontage:
  - (a) Shone Avenue is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
  - (b) All dwellings must face, address and activate the primary street frontage of Shone Avenue – this is the main address of the dwelling;
  - (c) The minimum front setback on Shone Avenue is 4m (being a greenfield site) and the minimum setback from the secondary road is 4m;
  - (d) No car access to residential lots is permitted from Shone Avenue (ie lots are access denied). Carports or garages must be located and accessed from the secondary road frontage rear of the lots;
  - (e) Garages and carports must be setback a minimum of 5.5 metres from the property boundary on the secondary road to enable a vehicle to park or stand in front of the garage or carport (ie allow off street parking that does not impede the footpath) and in order to be a non dominant component of the streetscape;
  - (f) Fencing controls for the primary street frontage of Shone Avenue are outlined in Chapter B1: Residential Development and are designed to complement the objectives of passive surveillance;
  - (g) Fencing and landscaping treatment of the secondary road frontage must ensure that clear lines of sight are maintained for motorists and pedestrians to and from the lot, and ensure the design complements the objectives of passive surveillance. To help soften the visual impact and improve the streetscape appearance of the fence, and allow visual connection between the dwelling and the street, any fence will be required to be well articulated and landscaped with appropriate planting. Articulated fencing should be provided to a maximum height of 1.8 metres. Examples of articulated fencing include, but are not limited to:

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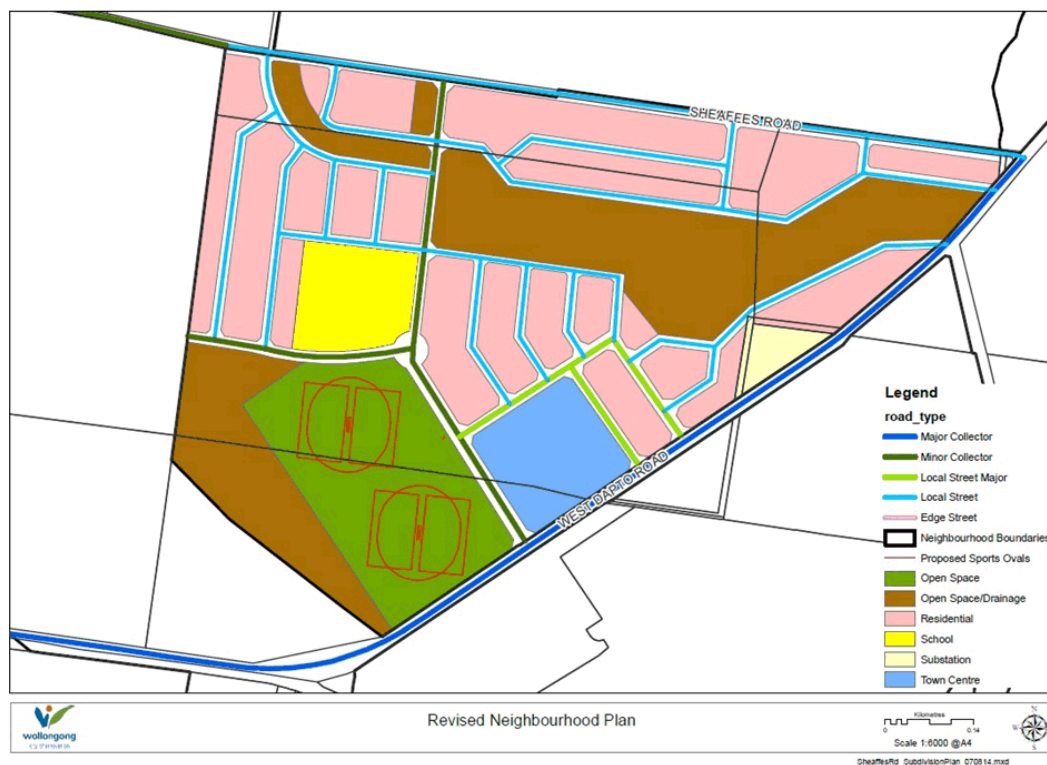
- i) Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
- ii) Timber Lap and Cap;
- iii) Colourbond solid to 1.2m with Colourbond lattice style top sections.

**NB.** Fences in bush fire prone areas shall be of a metal or masonry construction only.

- (h) Any gates associated with the secondary street fence should open inwards so as to not obstruct the road reserve.
  - (i) Where garage door openings face the secondary road they shall be a maximum of 50% of the width of the dwelling. Refer to Chapter B1: Residential Development for other car parking and access controls.
2. For Lots backing onto West Dapto Road:
- (a) An acoustic building exclusion zone of 25 metres applies along the length of the rail corridor to reflect Noise Report recommendations;
  - (b) A sound wall is to be erected by the developer along the length of the rail corridor, as indicated in the Neighbourhood Plan.

**6.3.10 West Dapto Road / Sheaffes Road (south)**

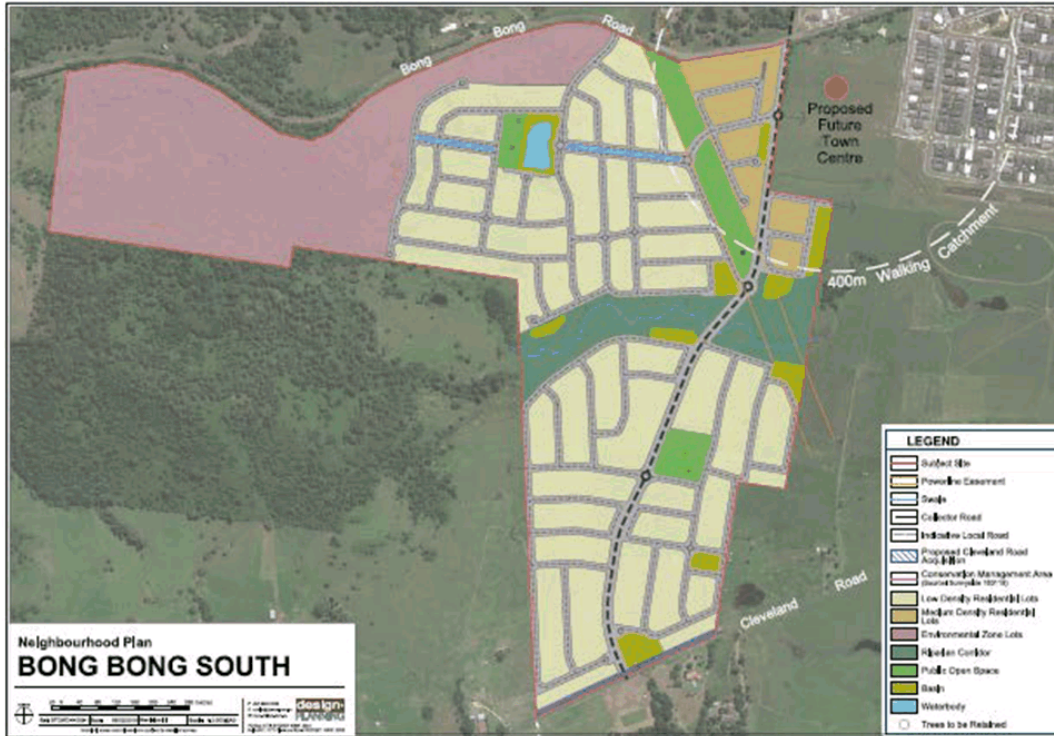
**Figure 6.3.10.1 West Dapto Road / Sheaffes Road (south) Neighbourhood Plan**



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6.3.11 Bong Bong South

Figure 6.3.11.1 Bong Bong South Neighbourhood Plan



## 7 DEVELOPMENT CONTROLS

### 7.1 Town Centres

#### 7.1.1 Town Centres and Villages

Dapto major regional centre, Bong Bong Road district centre, Darkes Road village centre and the three village centres are key elements in the overall structure of West Dapto, providing focal points and contributing to the “legibility” of the urban framework, particularly as important nodes in the bus network.

A district centre (~15,000m<sup>2</sup>) is planned within the central western (Bong Bong Road) part of the release area and a village centre (~7,500m<sup>2</sup>) planned in the northern (Darkes Road) area to service the release area. These are intended to create local retail, business, commercial and community hubs providing significant local employment opportunities. They will complement rather than compete with the higher order major regional centre of Dapto.

The Town Centres will form the most urban parts of West Dapto and have a variety of building typologies with urban characteristics such as increased height, minimal or zero street setbacks and street level awnings and verandahs. The public domain is intended to reflect an urban character, with high quality hard and soft landscape and paved footpaths with advanced planting of shade trees. Parking will be at the rear of blocks and underground as well as good on street provision of kerbside parking – building setbacks to accommodate front parking lots will not be permissible, as these detract from the street qualities sought in these centres.

In addition three small village centres are planned (Wongawilli, Avondale and Yallah) to meet local shopping needs. They are to comprise a few local shops (like the existing Horsley shops), as well as providing opportunities for local business, a bus stop, community facilities such as a primary school and a choice of housing types. These would take on the role of the local centre and be the focus for the new communities at West Dapto in addition to convenience stores to be co-located with service stations if demand requires.

Controls for Neighbourhood Plans must give consideration to the ability to develop adjoining areas including linkages to those areas. New town centres are encouraged to prepare a Workplace Travel Plan and Travel Access Guides.

#### **Objectives:**

- (a) To ensure that the residents of West Dapto have access to well designed, attractive town and village centres which act as retail, business, commercial and community hubs consistent with the overall centre hierarchy for West Dapto.

#### **Controls:**

- (b) Development Applications for the development of including town centres are to be consistent with the matters contained in sections 5.1, 5.2, 5.3 and 6 of this chapter in relation to centres.

#### 7.1.2 Design Principles

Town Centres are to be designed to comply with the following principles:

1. Establish streets with at least two storey buildings where possible. Taller buildings of 4-6 stories are encouraged in the core of the town centre.
2. Active retail street frontages are encouraged. Upper floors can be commercial or residential uses.
3. Create a lively mix of uses within the centres, providing opportunities for employment, commerce, retailing, living, entertainment and community activities.
4. Early stages of development are likely to focus on Supermarket and associated small specialty shops, therefore these should be designed as complete compositions which create places within their own right.
5. Buildings are to present urban characteristics to the street in relation to setback, form and streetscape/building design.
6. Residential densities in and around the centres are to be increased in line with density requirements at Section 2.3.1 in order to create a choice of housing opportunity within the West

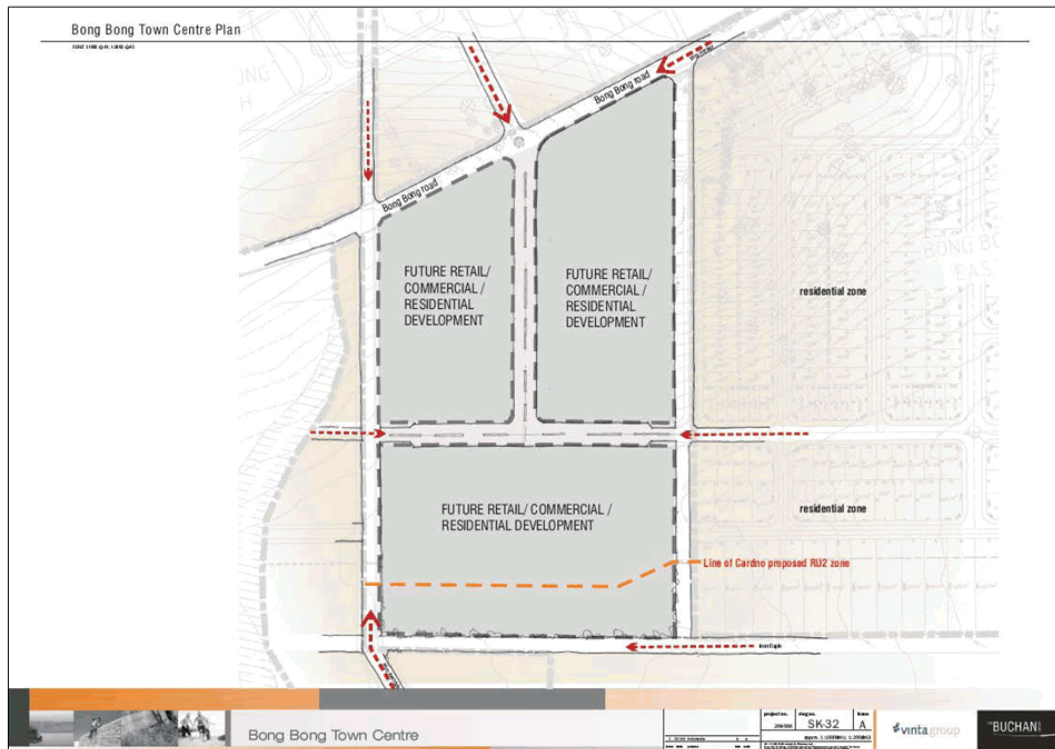
Dapto development area at locations with high amenity which are well serviced.

7. Parking lots and areas are generally not to be visible from the streets, allowing built form to perform its correct street defining urban function.
8. Establish a high quality, high value public domain with strongly urban characteristics and design.

### 7.1.3 Bong Bong Town Centre

In the area where Bong Bong Road adjoins the north-south arterial route a new district town centre is to be established, based on a north-south running main street. The Bong Bong Town Centre is to be the primary town centre in the release area being centrally located and at a greater distance to Dapto Town centre than the proposed Darkes Road Town Centre. The Bong Bong Town Centre is to be a supermarket based centre with a range of shops and would accommodate around 15,000m<sup>2</sup> of retail floor space.

Figure 7.1 Bong Bong Town Centre – Conceptual layout



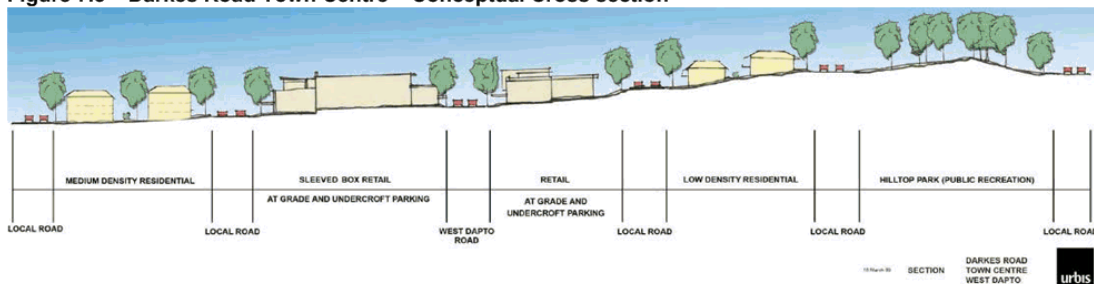
### 7.1.4 Darkes Road Town Centre

Along West Dapto Road a smaller secondary town centre (large village centre) is to be established based on the east–west route becoming a main street. While activity in terms of residential and business use is expected along the length of the centre, only the core part will contain the primary retail and commercial functions. It is envisaged that this centre would accommodate around 6,000m<sup>2</sup> of retail floor space to support the employment lands.

**Figure 7.2 Darkes Road Town Centre – Conceptual layout**



**Figure 7.3 Darkes Road Town Centre – Conceptual Cross section**



### 7.1.5 Development Controls

Development in the Town Centres is to comply with the following development controls:

1. Taller buildings of 4-6 stories are encouraged in the core of the town centre. Lower scale buildings up to 3 stories in height should surround and support the in the centre core.
2. The street wall height should have a 2-3 storey building form.
3. Single storey buildings should have a 2 storey front façade.
4. Building setbacks on main streets to be nil (zero) while other streets are generally to have a setback of between 0 – 2.5 m.

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5. Side and rear building setbacks are as follows:

Setbackk	Distance
Side	Zero
Rear	Zero where adjoins allotment zoned B2 Local Centre or 5-6m where adjoins allotment zone R3 Medium Density Residential

6. No requirements for on site open space / landscaping in the 'core' area.

7. Provision of a shared parking facilities area is encouraged with access via laneways of minor streets.

### 7.2 Village Centres / Local Nodes

Three small villages are proposed totalling ~7,500m<sup>2</sup> of floor space possibly at Wongawilli, Avondale and Yallah. These, in addition to 2,000m<sup>2</sup> spread through the release area in convenience stores attached to petrol stations and the like, will cater for local convenience shopping throughout the release area.

Village and local centres are to develop as localised business and higher density residential opportunities at key places / intersections where bus stops, community facilities and local open space come together to create an urban focal point for the local community.

Figure 7.4 Wongawilli Village Centre – Conceptual design



### 7.2.1 Design Principles

1. Establish a strong urban form that clearly distinguishes the village centre / local node from surrounding areas.
2. Create a lively mix of uses and building types within the village centre / local node that creates the opportunity to meet the daily convenience needs of surrounding communities. Village centres should accommodate a 1,000-1,500m<sup>2</sup> supermarket and variety shops.
3. Parking lots and areas are generally not to be visible from the streets, allowing built form to perform a clearly street defining urban function.
4. Positive Interface with the street and activation of the street is important.
5. Establish a high quality, high value public domain with strongly urban characteristics and design.
6. Ensure a focus on amenity taking into consideration factors such as prevailing winds, shade and shelter. Ensure positive interface with any adjacent open space or water body as an attractive feature.

### 7.2.1 Development Controls

1. Building setbacks can be either street aligned (zero) or setback up to 5m to create commercial forecourts or residential courts to the street.
2. Variation of setback is encouraged to create an informal organic character.
3. Building height of up to 2 storeys is encouraged to create an urban village character with upper floor uses including small scale commercial and residential developments.
4. Parking to be provided at the rear of buildings in the form of rear laneways and parking areas accessed from the rear laneways / car courts.
5. All shops should address street and be entered by front from the major street where possible or secondary street.
6. Size of shops is limited to 1500m<sup>2</sup>.
7. Community congregation areas to be north facing and where possible take advantage of escarpment views.
8. Major and Secondary street parking to be maximised.

### 7.3 General Development Controls

Development controls in this chapter are closely linked with and cross reference other chapters of the Wollongong Comprehensive Development Control Plans.

Development controls applying to development in the West Dapto Urban Release Area should also address the following chapters:

- E1: Access for People with Disability
- E2: Crime Prevention through Environmental Design (CPTED)
- E6: Landscaping
- E16: Bush Fire Management

Variation control – Bushfire Management Activities should not occur in land zoned E2 Environmental Conservation which aim to protect Endangered Ecological Communities or significant bushland. Bushfire Management Activities can occur within the floodplain and riparian land management areas, to maximise residential development in the Residential zones for West Dapto.

- E20: Contamination
- E22: Erosion and Sediment Control

#### 7.3.1 Flora and fauna

##### **Environment Protection Areas**

The intrinsic West Dapto environment has formed the basis for the creation of a new urban structure



and a backdrop to the creation of new communities. Areas of sensitivity have been included in environmental protection zones and will be subject to stringent development controls with rigorous controls applying in the most sensitive areas.

Areas of highest sensitivity have been, or will be in future stages, zoned Environment Conservation with minimal development allowed in these areas. This includes the main development interfaces with the escarpment on the western edge of the release area and interfaces with the predominantly west-east running creek corridors. Environment Conservation land will form a transitional development edge with lower densities of development adjacent to these areas. Increased opportunity for planting will be accommodated to complement the wooded slopes and riparian corridors.

Areas which have high conservation values and where revegetation and ongoing management is required have been, or will be, zoned Environment Management. Limited compatible development is allowed in these areas.

Areas of lesser environmental significance, but which still require sensitive design and siting have been, or will be, included in the Environmental Living zone. In these areas residential development will be allowed but on large lots and having regard to environmental criteria.

Elsewhere, areas of significant remnant vegetation will be conserved and enhanced and incorporated into the open space network as areas for passive recreation.

1. Refer to Chapter E17: Preservation and Management of Trees and Vegetation, Chapter E18: Threatened Species.

### **7.3.2 Indigenous and European Heritage**

#### ***Heritage***

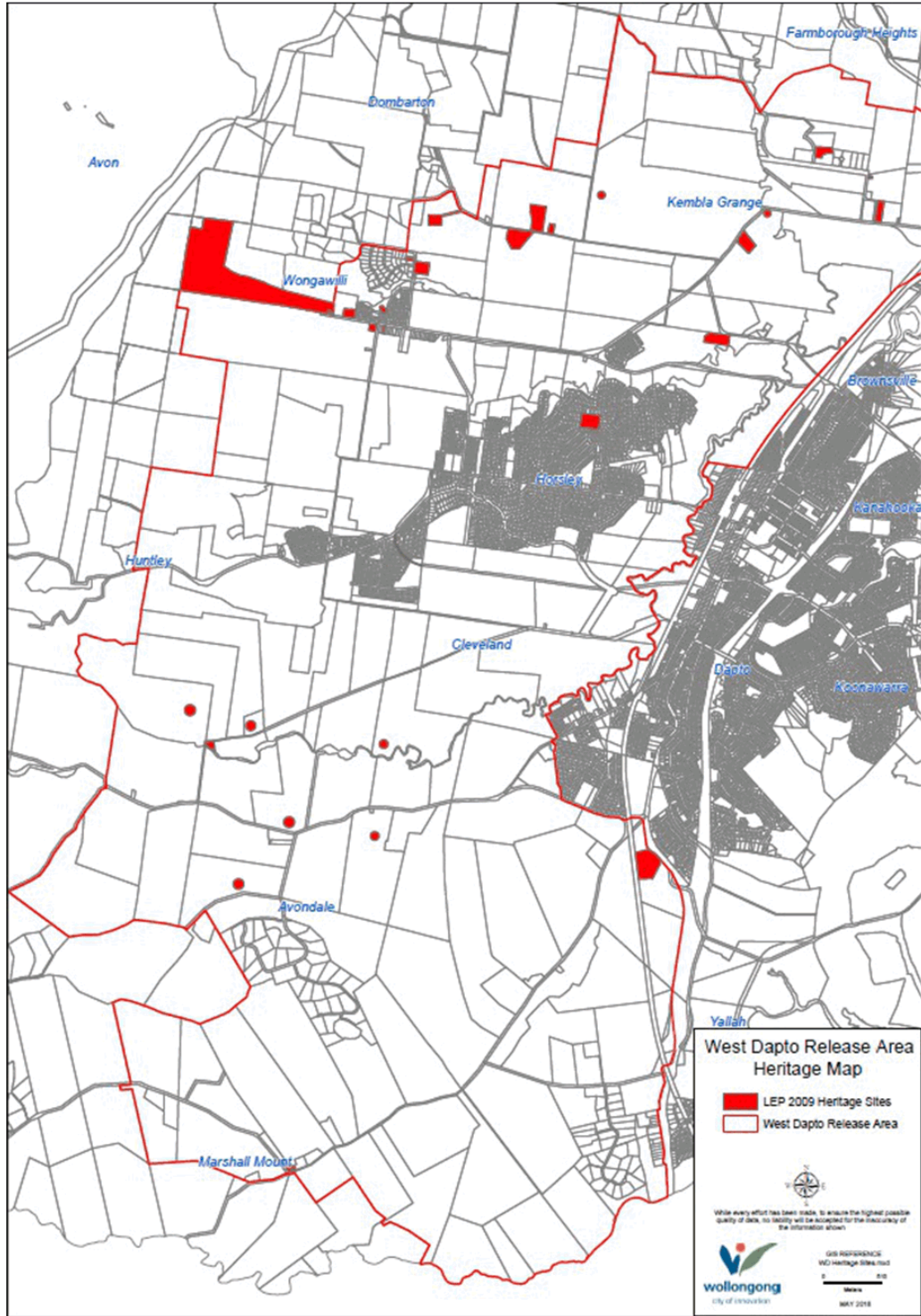
The West Dapto area has strong links to the past, both in the recent history of pastoralism and mining, and the prehistoric and post-contact Aboriginal occupation of the coastal hinterland. As well as the presence of known archaeological sites within the study area, the coastal floodplain has been identified as having potential to demonstrate further archaeological evidence of Aboriginal occupation.

This chapter aims to conserve the heritage significance of West Dapto. The identification of heritage items has been factored in to the formulation of the development structure. As a result, a number of heritage items are identified to be retained in the future development of West Dapto and have been identified as items of environmental heritage under West Dapto LEP. These have been selected for their level of significance, physical condition and integrity, contribution to the cultural landscape and character of the area, interpretive value and ability to represent a key historic theme. Figure 4.7 identifies relevant items within the West Dapto Release area. In addition to the statutory controls contained under the LEP this DCP contains requirements in relation to these items.

1. Refer to Chapter E10: Aboriginal Heritage for specific controls relating to Aboriginal Heritage.
2. Refer to Chapter E11: Heritage Conservation, "NSW Heritage Manual" and the heritage provisions of West Dapto LEP.

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Figure 7.5 Heritage Map



### 7.3.3 Views and Vistas

Land within the release area has been assessed for visual quality. Land falls into three categories of visual sensitivity, as indicated on Figure 6.5 and in the following table:

Zone	Objective
Zone A: High Concern for Visual Resource	Development within areas of high scenic quality must be sympathetic to that visual quality as the ability of the area to absorb change is low.
Zone B: Moderate Concern for Visual Resource	Changes to landforms, final contouring and revegetation programs will significantly contribute to reduce the visual impact and therefore must be minimised wherever possible.
Zone C: Low Concern for Visual Resource	Proposed development within this zone should remain visually subordinate to the characteristic existing landscape  (note figure 6.5 does not show any land as Zone C)

**Objectives:**

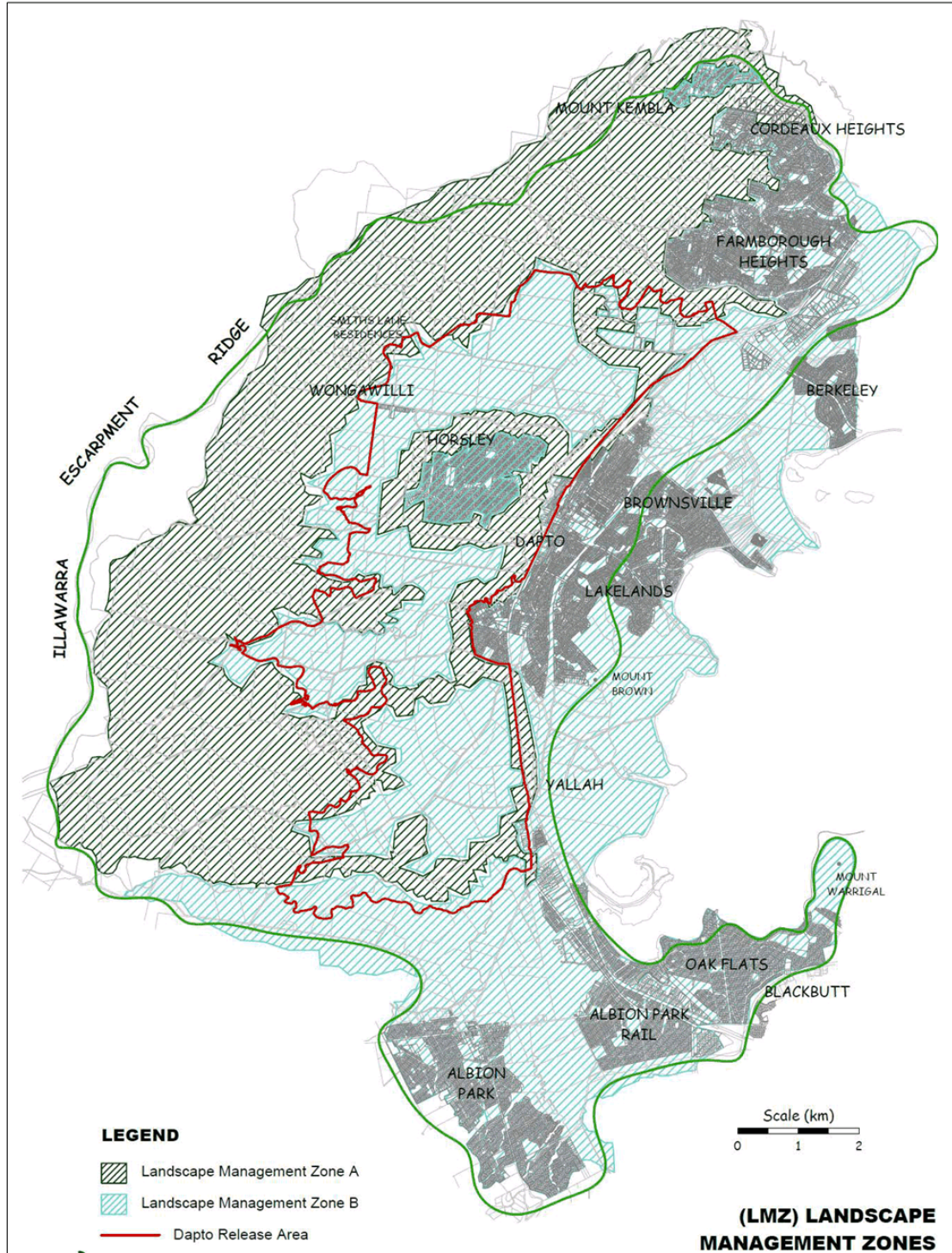
- (a) To minimise the impact of development on the scenic quality of the release area and surrounding visual catchment.
- (b) To ensure development within the visual zones identified above is consistent with the objective for that zone.

**Controls:**

1. A visual impact assessment is to be prepared by the applicant and submitted with any Development Application. The visual impact assessment is to demonstrate how retention of the visual quality of the area in which development is proposed has been considered in the design of the proposal particularly having regard to the visual zone in which the land is located.
2. Subdivision patterns and road layouts are to have regard to the retention of view corridors and vistas through, and to, areas of high scenic quality.
3. Primary Street planting is to be undertaken and established prior to the commencement of individual lot development or housing construction to minimise the visual impacts of proposed development.
4. In areas of high visual scenic quality (Zone A), development is to have a maximum height of 2 storeys and a maximum site coverage of 50%.

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Figure 7.6 Views and Vistas



### 7.3.4 Water Management

West Dapto is bisected by a series of watercourses that form part of the Mullet Creek and Duck Creek catchments. During heavy rain they can experience intense floods of short duration (rapid rise & fall of the creek levels). The residential areas of West Dapto have been designed to be above the 1% Annual Exceedence Probability (AEP) flood level. Larger flood events could occur which could result in inundation in residential areas.

To manage the increase in runoff due to increased hard surfaces, Stormwater detention is proposed to be managed within Neighbourhood planning precincts which will take into account either individual or multiple Mullet Creek sub catchments to reflect existing conditions. In addition, each neighbourhood plan will need to address water quality requirements which may or may not be a function of the proposed basin. The location of each basin will be determined as part of the Neighbourhood Plan for each precinct.

To support the neighbourhood planning process in achieving an efficient stormwater system and address the potential inequity (that only some not all land owners within a Neighbourhood precinct will lose potential developable land area) Council will provide section 94 contributions funding. This will be equivalent to the land value for approved detention basins constructed in accordance with approved Neighbourhood plans or within individual developments considered sufficiently large enough to warrant their own detention basin. The funding is available provided that the location and design of the individual basin is not done so to the detriment of the applicable Neighbourhood precinct.

To provide for long term drainage management, Council will acquire the watercourses and provide for enhanced storage areas as sites are developed, through the section 94 contributions.

**Objectives:**

- (a) To create a network of interconnected multi-functional creek corridors within the West Dapto release area which act as creeks, flood ways, flora and fauna habitat, water quality treatment areas, cyclist and pedestrian access, and drainage corridors.
- (b) To conserve and restore remnant native vegetation along creek lines, escarpment vegetation to provide linkages and "stepping stones" for wildlife movement.
- (c) To introduce wildlife corridors and establish riparian vegetation within natural creeklines, providing a functioning habitat for birds, fish and diverse native flora.
- (d) To protect and restore a range of aquatic habitats within the creeks.
- (e) To enhance long-term environmental protection of the receiving waters and Lake Illawarra.
- (f) To facilitate the provision of an integrated approach to Water Management development within West Dapto.
- (g) To ensure the integration of various functions into the multiple use drainage systems of West Dapto to achieve aesthetic, recreational, environmental and economic benefits.
- (h) To provide appropriate landscape treatments that enhance the required functions of the riparian corridors and reduce the impact of utilitarian drainage structures on the amenity of the open space.
- (i) To ensure that development is designed to minimise the risk posed by flooding.
- (j) To protect the environment of Lake Illawarra.

**Controls:**

1. A water cycle management report is to be submitted with Development Applications for subdivision in accordance with the Water Cycle Management Study (URS, 2004) and the Floodplain Risk Management Study and Plan (Bewsher Consulting, 2006). The report must address water cycle management, water quality management, watercourse and corridor management, conservation and rehabilitation of aquatic habitat, and floodplain management. It must also address the requirements of the NSW Department of Environment, Climate Change and Water (DECCW).
2. Land that remains below the 1% AEP flood level after flood management works, approved by the consent authority, is not suitable for urban development.
3. Subdivision of land is not to create any additional flood affected residential allotments. A flood affect allotment is defined as being wholly or partly below the Flood Planning Level (FPL) (i.e. the

1% AEP flood level plus a freeboard of 500mm).

4. There is to be no net removal of flood plain storage capacity.
5. Residential dwellings are to be located clear of the effect of the FPL with floor levels above the FPL (i.e. the 1% AEP flood level plus a freeboard of 500mm).
6. Subdivisions are to be design according to Water Sensitive Urban Design principles. Development applications are to include a statement indicating how the proposed design complies with these principles. Refer to Chapter E15: Water Sensitive Urban Design.
7. Detention basins are required for each sub-catchment to control the increase in runoff. Consideration will be given to proposals for larger basins that serve multiple sub-catchments or other innovative design. The location of basins needs to be agreed to by adjoining land owners as part the Neighbourhood Plan. Where a basin is on an adjoining property, owners consent and the creation of an easement is required. The design of detention basins shall enable the colonisation by native fish species moving upstream from Mullet and Duck Creeks.
8. Refer to Chapter E13: Floodplain Management and Chapter E14: Stormwater Management for additional controls relating to floodplain and stormwater management.

Note: Flood events may be larger than the Flood Planning Level of 1% AEP which may impact on properties and dwellings.

### 7.3.5 Riparian Corridors

#### Open Space and Riparian Corridors

West Dapto is dissected by fast flowing creeks and extensive areas of flood prone land. These areas are not suitable for residential development but instead offer an opportunity for recreation, visual separation and conservation. The corridors will result in significant amounts of open space creating wider landscapes within easy reach of all parts of the new development areas, meaning walking, cycling, recreation and nature will form a part of daily life. These riparian corridors have been, or will be, zoned for Environment Protection with limited development being allowed in these areas.

Adjacent to this land certain land is, or will be, zoned Rural Landscape. The intention of these areas is to provide a buffer to the riparian corridors where the land is either not suitable for residential development or has environmental values. The outdoor recreational facilities will be located outside of the core riparian area to protect the environmental values.

Open space is to be provided throughout the development area in the form of local parks and district parks for primarily passive recreation, larger formal areas for active recreation, environmental reserves of retained bushland habitats, and riparian corridors which link the escarpment to the wide floodplains. These will be combined with avenues of intensive planting and water management running through the urban street pattern to create a connected web of open space. This will encourage walking and create a sense of nature interacting with urbanity.

Existing parks and recreational facilities have been zoned through the LEP and new parks will be designed into new neighbourhoods.

To provide for long term drainage management, Council will acquire the main watercourses as sites are developed, through the section 94 contributions. Land between the watercourse and the 1% Annual Exceedence Probability flood level can either be:

1. Retained in private ownership and used for grazing, recreational activities or other permissible uses, or
2. Dedicated to Council at no cost to Council, for use as bushland, agricultural purposes or recreational purposes. There is no Section 94 off-set for the dedication / transfer of this land.

#### Objectives:

- (a) To conserve and rehabilitate riparian corridors within the West Dapto release area having regard to the significant environmental and other values of this land.
- (b) To ensure that revegetation of riparian corridors is consistent with the Flooding Strategy.

#### Controls:

1. Development Applications shall identify the proposed land use and ownership of the riparian land.

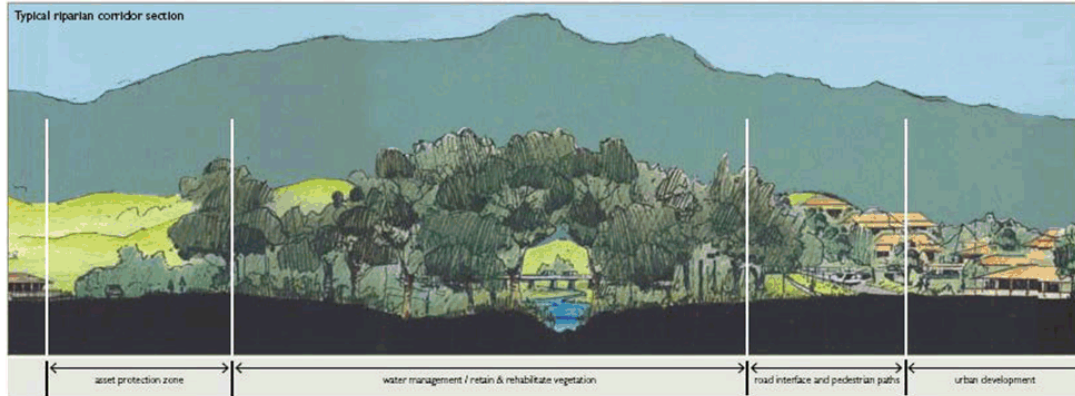
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2. Revegetation of riparian corridors shall not increase the flood risk to surrounding residential land.
3. Refer to Chapter E23: Riparian Land Management for controls relating to riparian lands.

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4. The extent of riparian management activities is limited to the width of the 1% AEP flood level, which has been typically mapped as the boundary of the E3 Environmental Management and R2 Low Density Residential zone.
5. The Riparian Land Management Area can include land used for bushfire mitigation activities.



### 7.3.6 Open Space and Recreation

**Objectives:**

- (a) To ensure the future residents of West Dapto have access to a range of high quality, functional areas for passive and active recreation.

**Controls:**

1. Development Applications must include facilities and open space areas that are unique, either in design or characteristic, and which fit into the overall hierarchy of the West Dapto release area.
2. Playing fields should be located to take advantage of reasonably level land that may intersect with riverine corridors (maybe partially flood liable or filled) environment land (e.g. tree stands), senior schools or village nodes.
3. Neighbourhood Parks are to be generally located with a 1-2km radius (overlapping) and be 2-4ha in area. Neighbourhood Parks are to provide for an even mix of active and passive recreational opportunities across the release area. They will be designed for formal and informal sports, walking, picnic / barbeque areas, retained vegetation particularly shade bearing canopy trees and where size permits, opportunity for safe dog off leash areas.

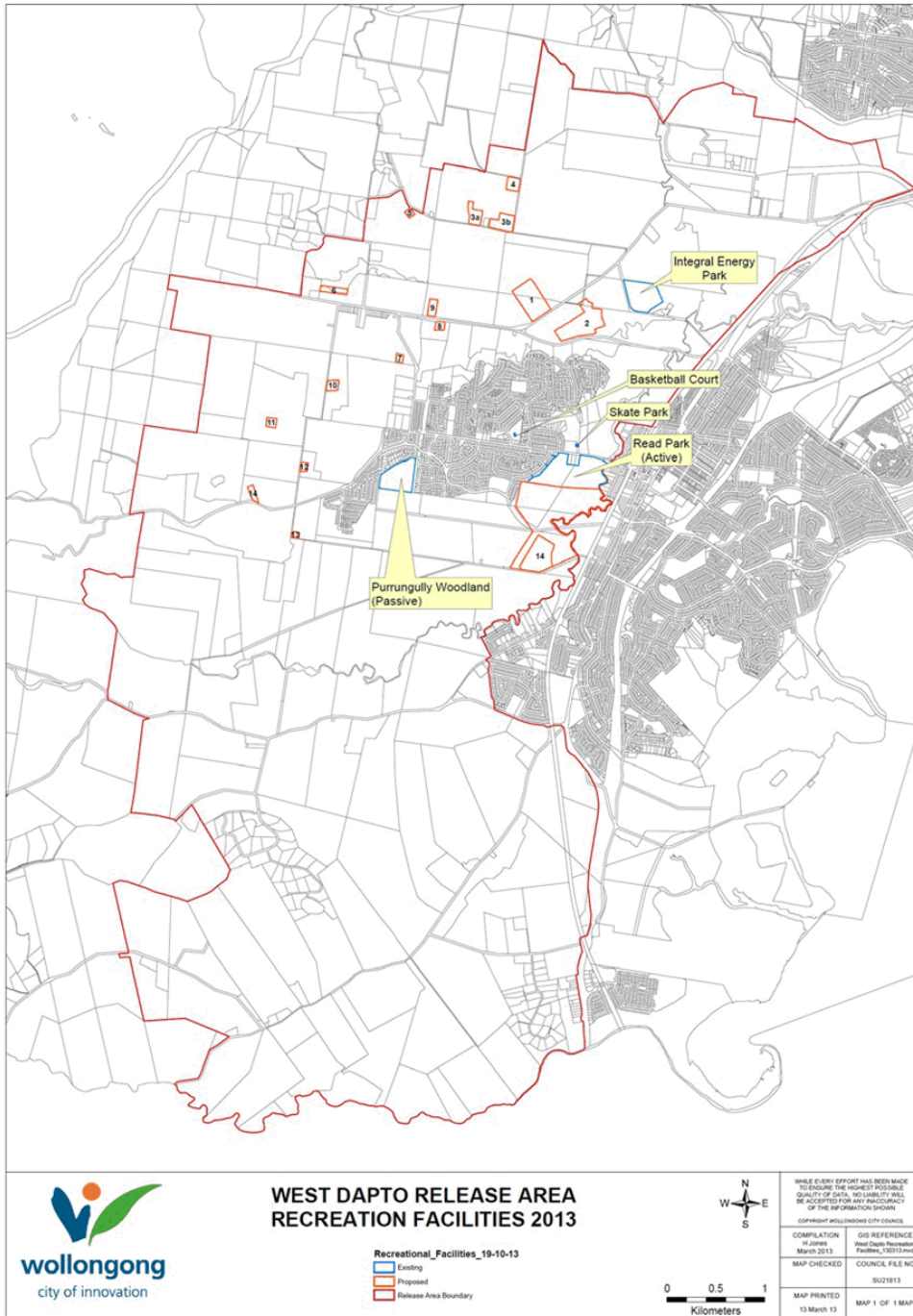


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- Local parks are to be generally located within 400m of all residential uses (i.e. parks located with a 400m radius) and be generally 0.5ha or larger in area. Local parks should preferably incorporate stands of trees or environmental features to create a strong landscape character. They should also provide children’s play areas, pavilions and kick around areas.

**Figure 7.6.1 Recreation Facilities 2013**

NB: Refer to West Dapto Section West Dapto Section 94 Plan – “Figure 4.2.1 Existing and proposed open space facilities” for details of each proposed facility



### 7.3.7 Acid Sulfate Soils

Certain land in West Dapto is subject to Acid Sulfate Soils (refer to the maps in the Wollongong LEP (West Dapto) 2010). If not correctly managed, the soils can adversely impact on the environment and development.

**Objectives:**

- (a) To ensure that development is designed, constructed and maintained to minimise and contain the risk posed by acid sulfate soils.
- (b) To protect downstream receiving waters and Lake Illawarra.

**Controls:**

1. Land which is subject to Acid Sulfate Soils shall be accompanied by an Acid Sulfate Soils Management Plan which demonstrates that the subject land is suitable for the proposed purpose, or will be suitable following remediation.

### 7.3.8 Services

**Objectives:**

- (a) To ensure adequate services are provided to facilitate new development.
- (b) To minimise the visual impact of services on neighbourhoods and land requirements for the provision of essential services.

**Controls:**

1. All services, including telecommunications, cable television, and the National Broadband Network (where appropriate) are to be provided underground.
2. Common trenching of services is encouraged, and consideration must be given to the location of underground services and landscape planting.

### 7.3.9 Subdivision Layout

**Residential Density Distribution**

The urban structure is predicated on providing for varying housing densities. In particular, medium density housing is proposed around the regional, district and village centres. Medium residential densities are essential to make the provision of efficient public transport viable and to provide support for viable and vibrant centres.

Housing areas will enable the provision of a range of housing products, including 3-4 storey apartments, 2-3 storey townhouses and single storey villas and courtyard homes. A range of housing types are to be provided to ensure that the housing needs of all household types are met. A diverse demographic profile will help ensure a sustainable and vibrant community in the long term.

In the early stages of the release the areas of lower residential density (R2 Low Density Residential zone), should provide an average of 13 dwellings per hectare and then in later stages, 15 dwellings. In the more sensitive areas, the structure plan proposes around 5 to 10 dwellings per hectare to enable protection of environmental values and minimize visual impact.

The areas of medium residential density (R3 Medium Density Residential zone) should provide an average of 20 to 25 dwellings per hectare.

**Walking and Cycling Networks**

The urban structure has been designed around the notion of walkable villages, with a series of town centres, village centres, and local nodes providing bus stops, local shops and amenities, community facilities and schools, denser housing types and mixed use job opportunities. By locating facilities close to people and by co-locating them the aim is to reduce vehicle kilometres travelled (VKT) and to increase the proportion of local trips made on foot or by bicycle. This is a traditional approach to 'townmaking' which resulted in a series of places of character, as opposed to the placelessness of urban sprawl.

The riparian corridors are to be designed to promote walking and cycling through extensive pathway systems, and will clearly link to key destinations such as schools to promote walkability. The walkways and cycleways should be located outside of the 'core' riparian areas.

To promote cycling, key routes have been identified for on-road and on-footpath cycle provision. These link key places and destinations, and will connect with the east-west running cycle routes running along the riparian corridors (Figure 4.6). This will create a web of cycling opportunities to encourage a sustainable and healthy approach to local travel.

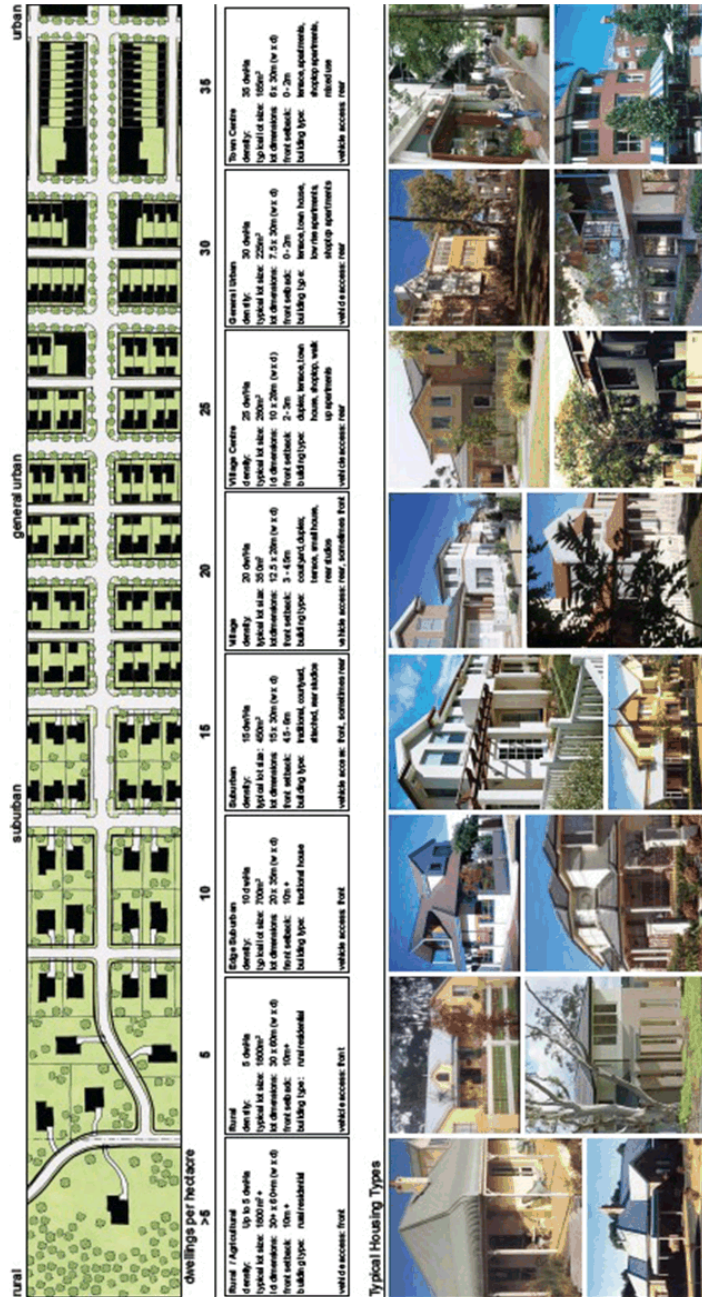
**Objectives:**

- (a) To achieve a superior design of development.
- (b) To maximise solar access and microclimatic benefits to residential lots.
- (c) To have regard to topographical features, site characteristics and constraints, and special features within a sector.
- (d) To meet a range of housing needs and provide housing diversity and choice.
- (e) To facilitate surveillance of public open spaces.
- (f) To encourage non-motorised modes of transport and accessibility within the development.
- (g) To develop and maintain an ecologically sustainable environment, reduce use of fossil fuels and encourage use of renewable energy.

**Controls:**

1. Lot size and layout must respond to the physical characteristics of the land, such as slope and existing significant vegetation, and site constraints including bushfire risk.
2. A variety of lot sizes and dimensions must be provided to achieve the density requirements for residential development (Refer to Figure 6.6).
3. The subdivision layout is to incorporate adequate pedestrian, cycle and vehicle links to the road network, public transport nodes, pedestrian/cyclist network, and public open space areas. The street and subdivision layout should minimise fuel use by reducing travel distances and maximising public transport effectiveness. Connectivity within neighbourhoods is essential to ensure the majority of dwellings are within 400 metres walking distance to bus stops.
4. Lot design is to facilitate housing fronting onto creek line corridors and other areas of public open space, to incorporate these spaces into the living environment, facilitate surveillance, and prevent isolation and degradation of these spaces.
5. The subdivision layout provides for a neighbourhood in which a range of basic retail services are within easy walking distance of a large proportion of residents.
6. The majority of lots should achieve a 5 star rating with the remainder achieving a minimum 4 star rating, as defined by an analysis determined from the Sustainable Energy Development Authority's (SEDA) "Solar Access For Lots" document.
7. Lots must have the appropriate area and dimensions for the siting of dwellings, canopy trees and other vegetation, private outdoor open space, rainwater tank, and vehicular access and on-site parking.
8. Lots must be of sufficient size and orientation with the main living room(s) able to receive northern sunlight in winter.

Figure 7.7 Housing choice transect



### 7.3.10 The Road System

#### Road Network

West Dapto is to have a strong structure or 'skeleton' to create easy movement routes and to help with way finding. This is called a 'legible' street pattern and provides a clear street hierarchy. The hierarchy of different streets is clearly demonstrated by their design, width as well as a number of other attributes.

The existing routes of West Dapto Road, Shone Avenue, Bong Bong Road, Cleveland Road, Avondale Road, Huntley Road, Marshall Mount Road and Yallah Road have all been incorporated into the new pattern, both as reminders of the past and as key routes in the future.

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The necessary road network will be implemented in stages and will incorporate a package of networks which will provide a timely and affordable response and ensure that there is adequate flood free access to Horsley and the greater release area.

**Public Transport**

The structure of the West Dapto release area gives primacy to accessibility and in particular accessibility by public transport.

To this end the existing railway station at Dapto will be linked to the developing suburbs by local and feeder bus routes using Bong Bong Road, Fowlers Road, Darkes Road and a new access link running north south to the west of Mullet Creek.

The Kembla Grange Station will continue to serve the employment area and Kembla Grange race track and may also contain a bus interchange and commuter parking facilities.

In order to create a sustainable development outcome for West Dapto an effective bus transport system is one of the keys to reducing the use of private vehicles for all trips. The main road structure has been designed with this in mind, whereby a primary bus loop has been created for express services, linking key centres within the new pattern. Secondary routes link all other centres to this, meaning that the majority of residents will be within a five minute (400m) walk of a local bus stop.

**Objectives:**

- (a) Sustainable transport and travel to, from, and within West Dapto together with less use of private motor vehicles, fewer motor vehicle kilometres travelled, and improved air quality.
- (b) Safety for all road users, particularly pedestrians, cyclists, children and older people.
- (c) Safe, convenient and direct access by non-motorised means from residences to public transport, employment areas, adjoining sectors, open space, community facilities and other services.
- (d) To encourage travel by pedestrians, cyclists and public transport rather than travel by private motor vehicle.
- (e) To become less car dependent and reduce the private motor vehicle kilometres travelled (vkt).
- (f) To provide a range of traffic and transport routes throughout the area.

**Controls:**

1. Development Applications must include a traffic analysis and road master plan, prepared by a suitably qualified professional, and demonstrate that the objectives and controls in regard to the roads will be achieved.
2. Streets are to be designed in accordance with the Street Hierarchy identified in the West Dapto Master Plan as amended and shall have regard to function. The road hierarchy is as follows:
  - (a) Arterial Road – These streets are to be the main structural routes connecting the West Dapto development area together. They also serve to link to the surrounding areas and are the primary public transport routes. Street based uses fronting the road with generous footpaths (on both sides where appropriate) and street trees typify these streets especially in town and village centres.
  - (b) Collector – Along key connecting streets between local centres and containing bus routes will be the main avenues. These will be attractive tree lined routes for buses, private vehicles and pedestrians to share. They will contain a footpath on one side or both sides where appropriate.
  - (c) Local Streets – Neighbourhood streets with good landscape/verges and on-street parking to limit speeding. They will contain a footpath on one side or both sides where appropriate.
  - (d) Edge Streets – Along bushland and open space edged, low key streets which front open space are intended. These help in managing water and fire and give good outlook to houses on the edge. They will contain a footpath on one side or both sides where appropriate.
  - (e) Rear Lanes – Where denser housing occurs, for instance around local centres, rear access allows good street frontages for attached or smaller dwellings. Lanes and car courts can have garages with studies above for security and housing choice. They will contain a footpath on one side where appropriate.

See Figures 6.9 Road Types Plan and Figure 6.10 Road Sections below, for more detail.

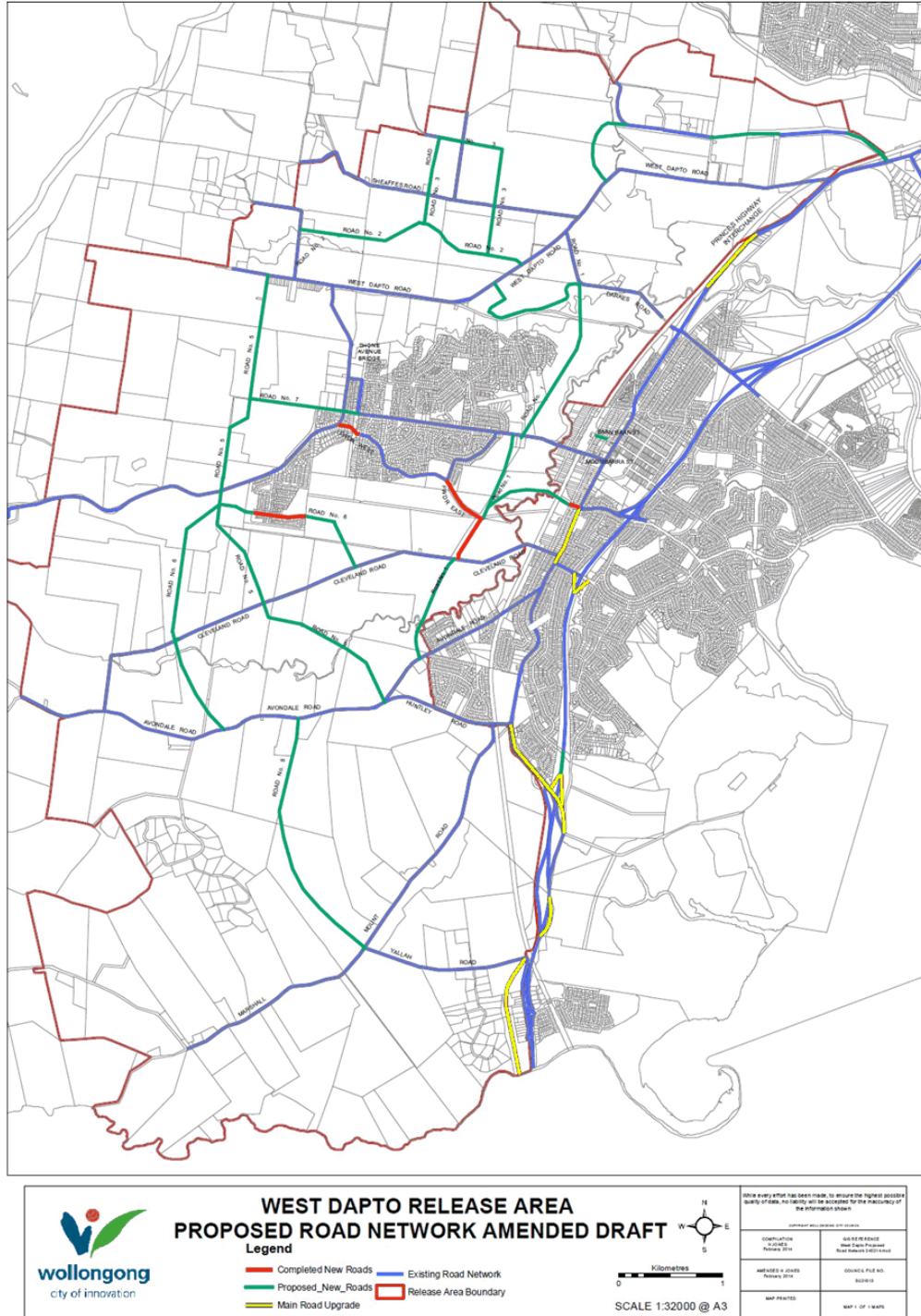
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3. Land to create road reserve of sufficient width to enable the construction of the typical road cross section is required to be dedicated to Council.
4. The street pattern must provide direct, safe, and convenient pedestrian and cyclist access from housing and employment areas to public transport stops.
5. Each new neighbourhood is to provide safe and convenient walking and cycling connections to adjoining neighbourhoods, and to adjacent areas of open space, services and other facilities.
6. Connectivity within neighbourhoods is required to ensure the majority of dwellings are within 400 metres walking distance to bus stops.
7. Construction over or within waterways should have regard to the Fish Passage Guidelines developed by NSW Fisheries.

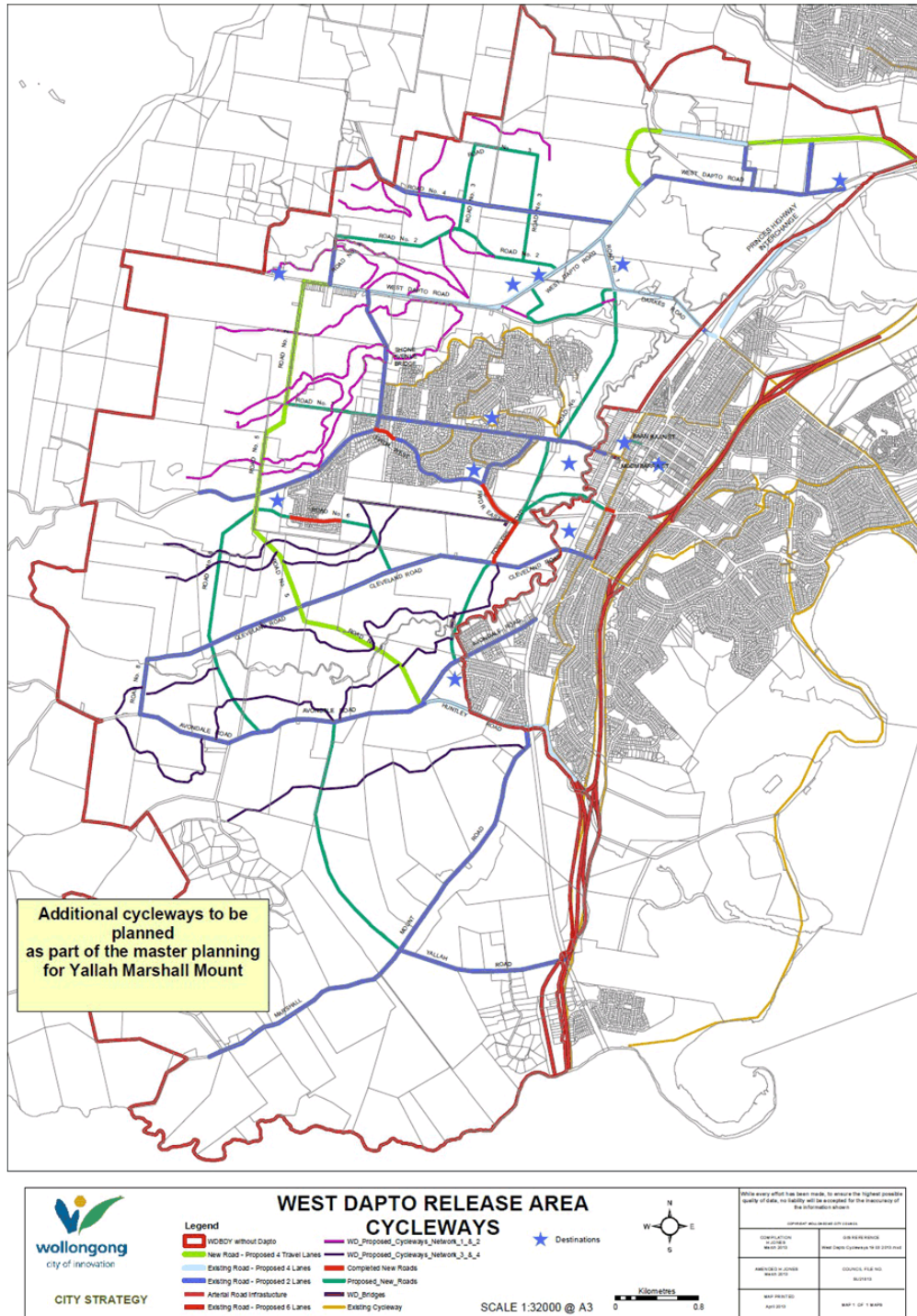
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Figure 7.8 Proposed Road Network



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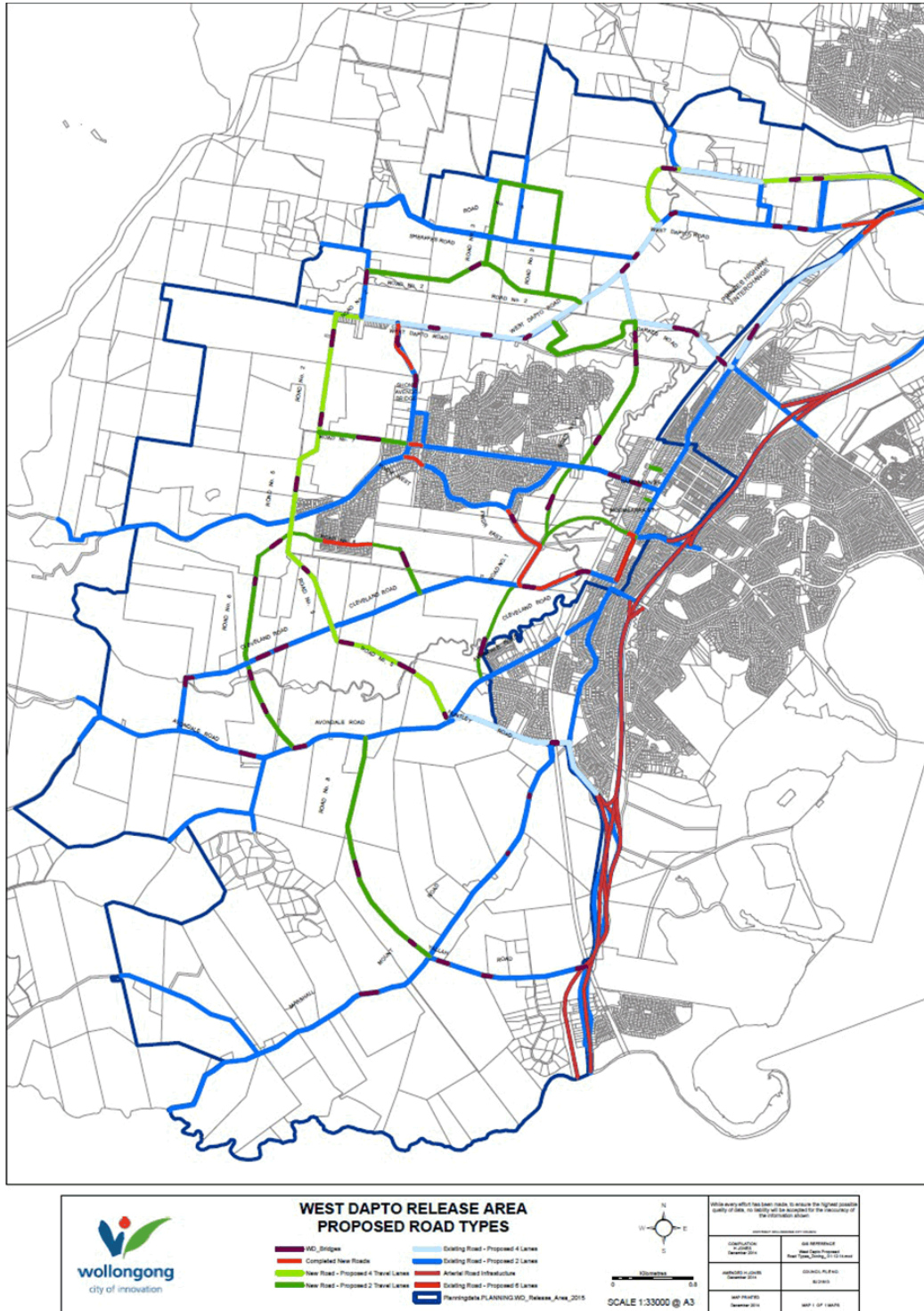
Figure 7.9 Cycleway network





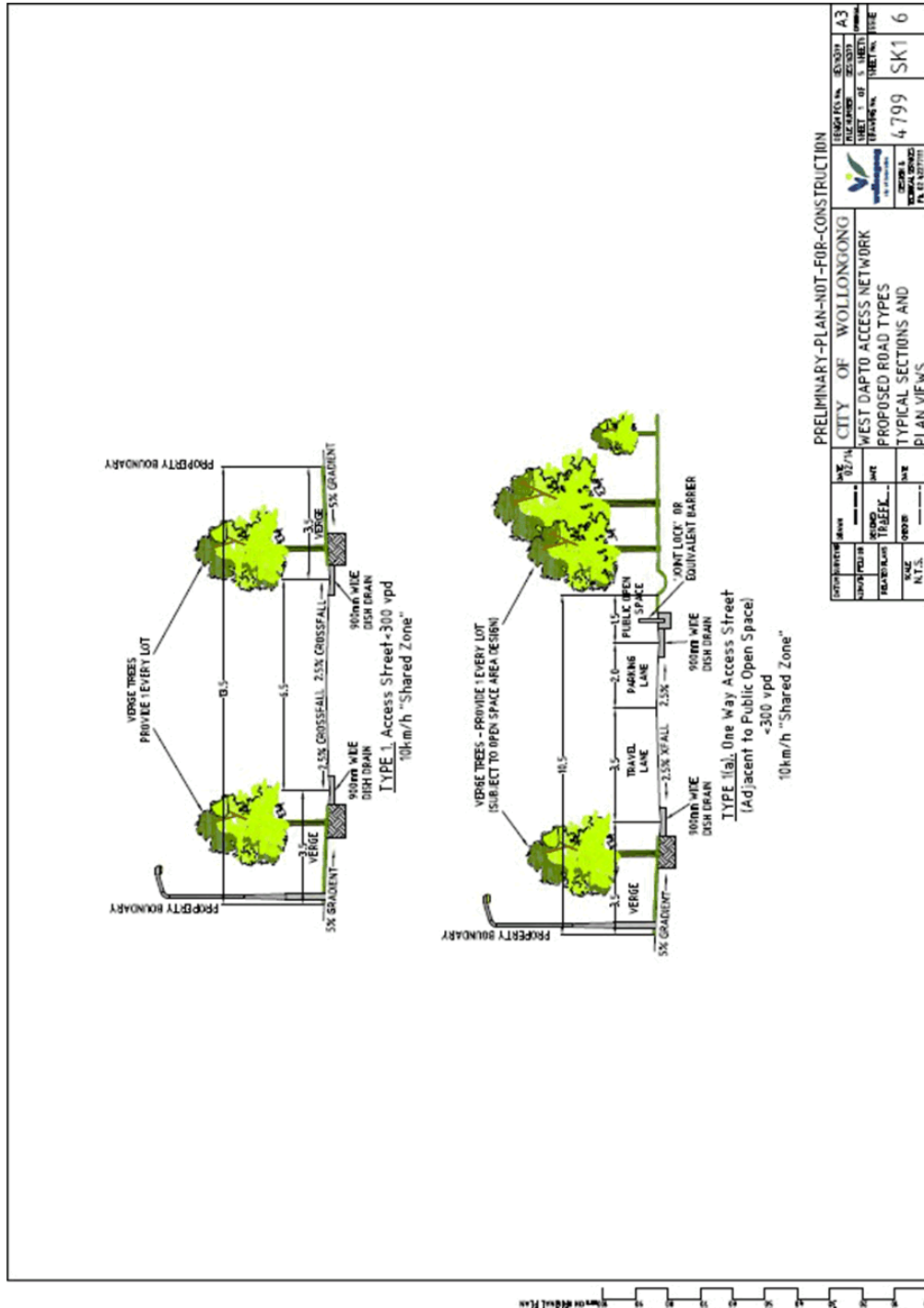
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Figure 7.10 Road Types

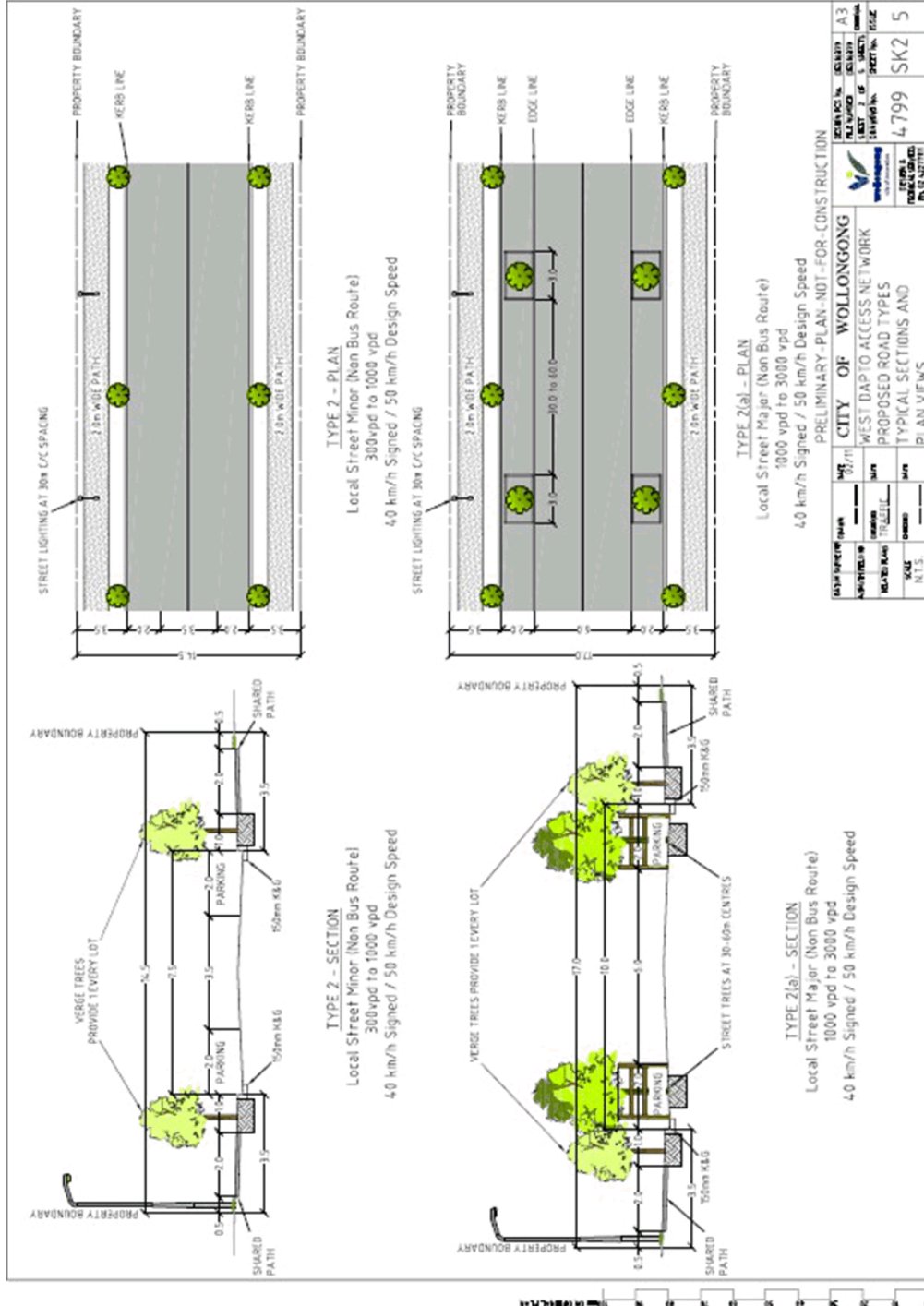


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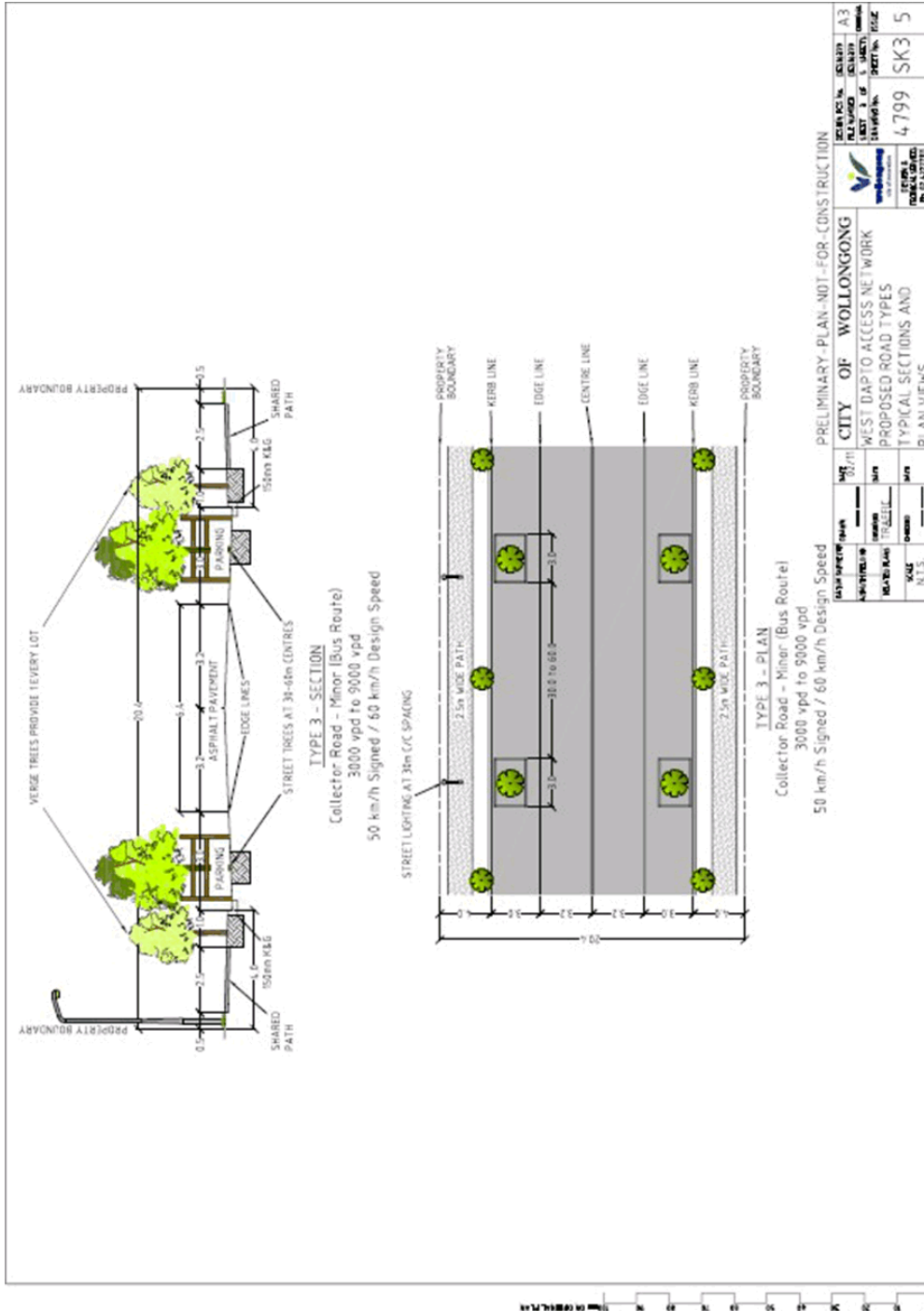
Figure 7.11 Road Cross Sections



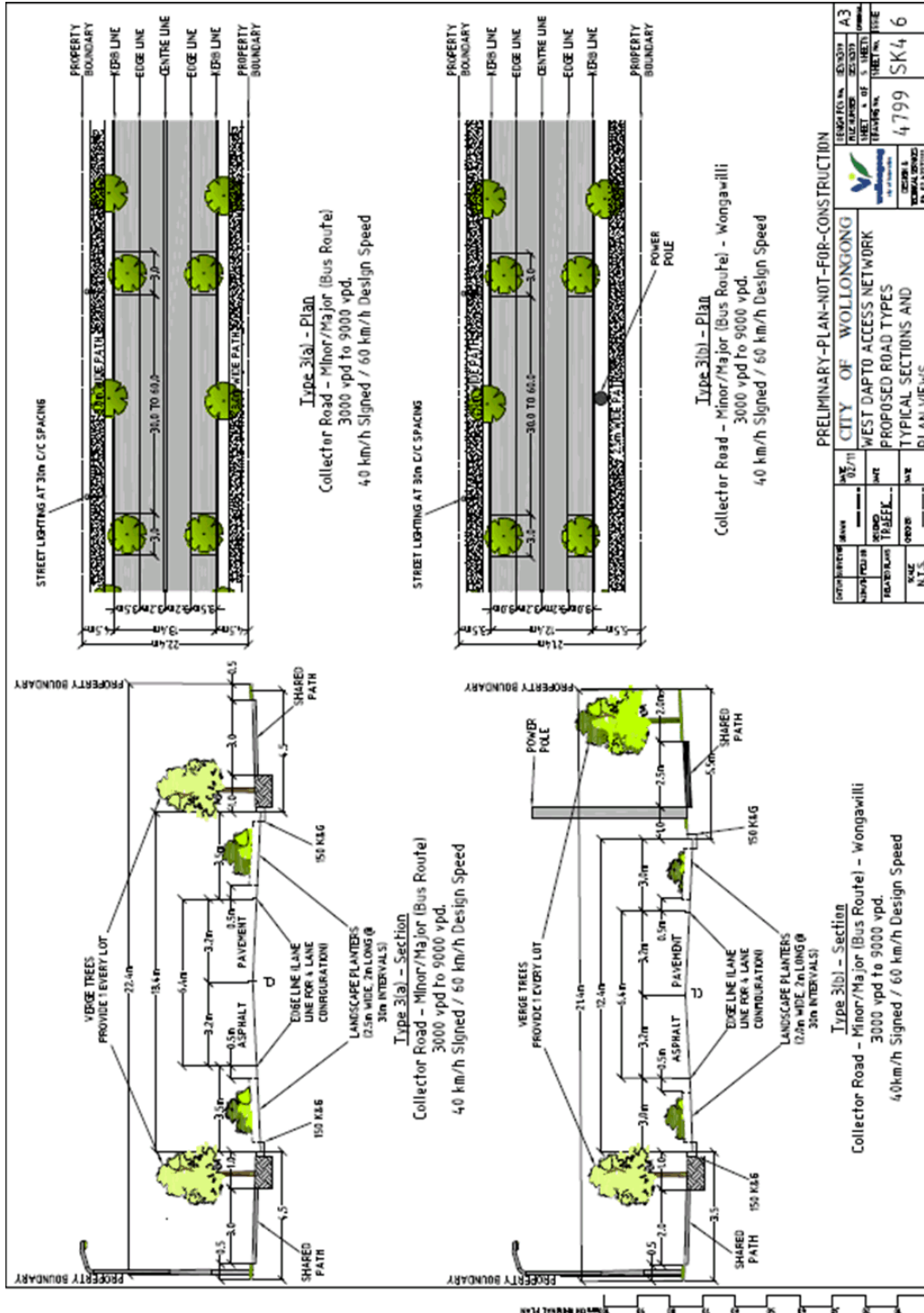
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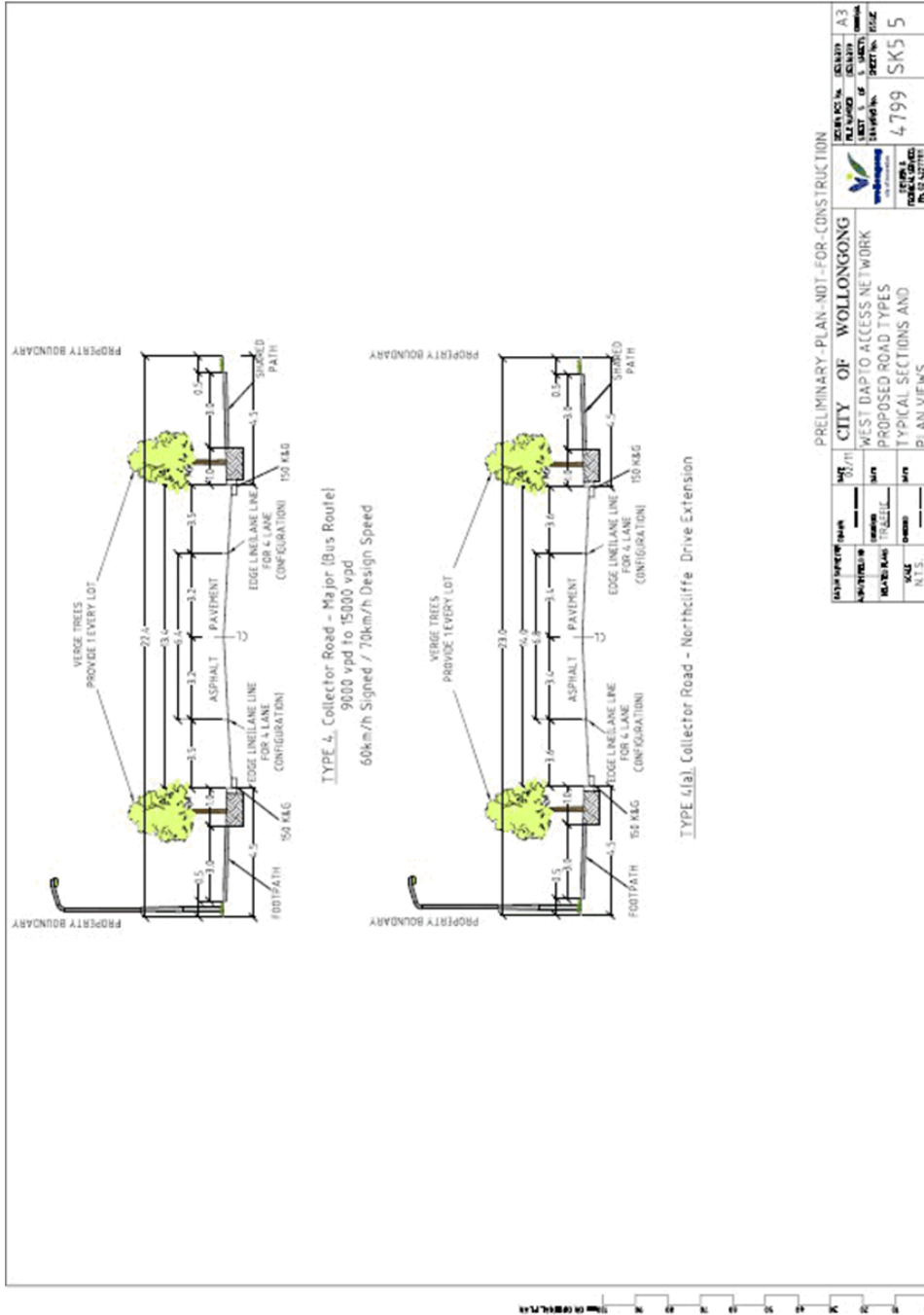


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Chapter D16: West Dapto Release Area



PRELIMINARY-PLAN-NOT-FOR-CONSTRUCTION		CITY OF WOLLONGONG	
DATE	BY	PROJECT	NO.
12/11/17	WJ	WEST DAPTO ACCESS NETWORK	4799
REVISION	DATE	DESCRIPTION	BY
1	12/11/17	PROPOSED ROAD TYPES	WJ
2	12/11/17	TYPICAL SECTIONS AND PLAN VIEWS	WJ
DRAWN BY		CHECKED BY	
WJ		WJ	
DATE		DATE	
12/11/17		12/11/17	
SCALE		SCALE	
N.T.S.		N.T.S.	
PROJECT NO.		PROJECT NO.	
4799		4799	
SHEET NO.		SHEET NO.	
SK46		SK46	
TOTAL SHEETS		TOTAL SHEETS	
4		4	

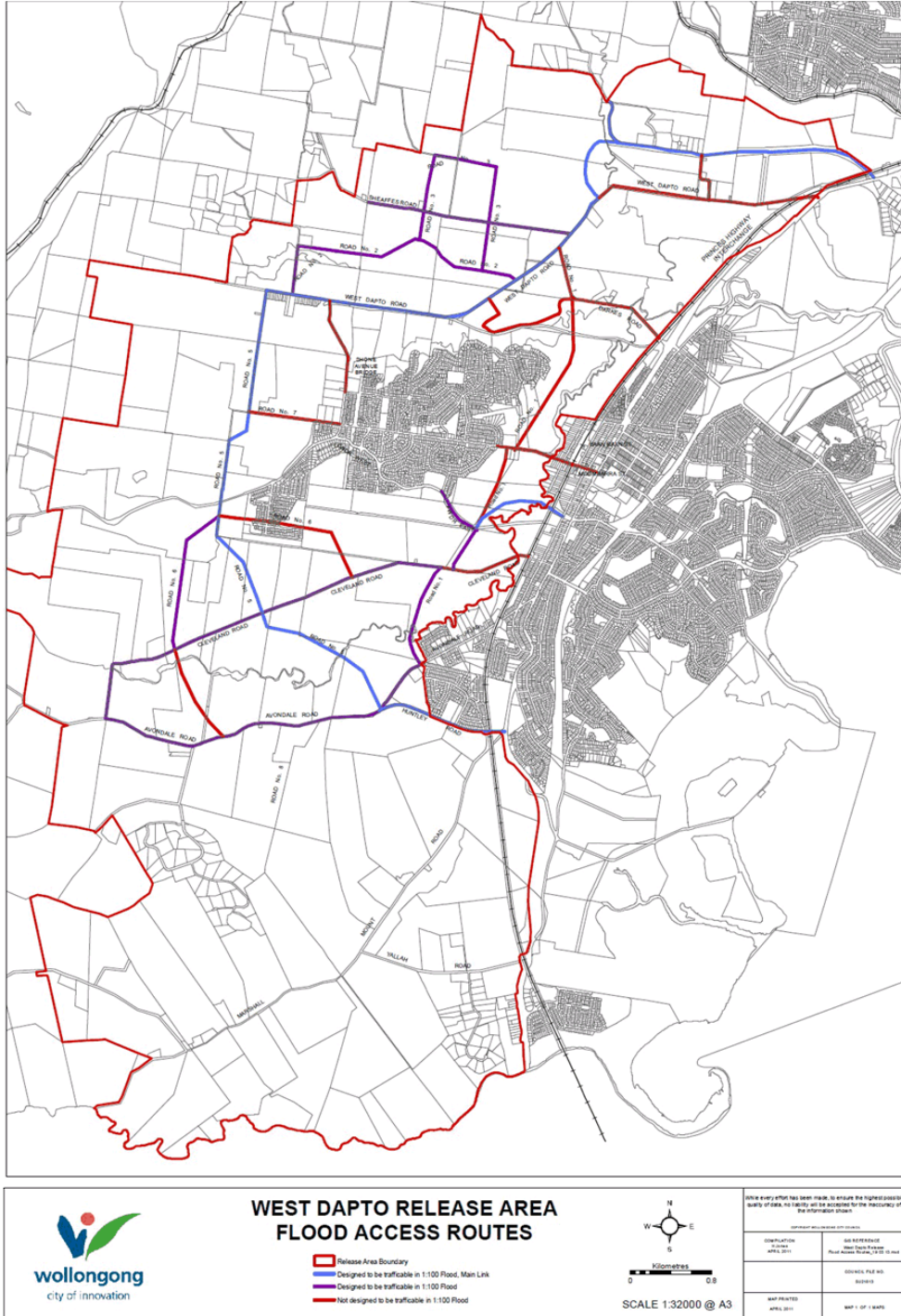
Part D – Locality Based DCPs / Precinct Plans  
Chapter D16: West Dapto Release Area



PRELIMINARY PLAN - NOT FOR CONSTRUCTION		DEVELOPMENT NO.	A3
CITY OF WOLLONGONG		PROJECT NO.	4799 SK5 5
WEST DAPTO ACCESS NETWORK		DATE	2017/06/05
PROPOSED ROAD TYPES		SCALE	AS SHOWN
TYPICAL SECTIONS AND PLAN VIEWS		DATE	N.T.S.

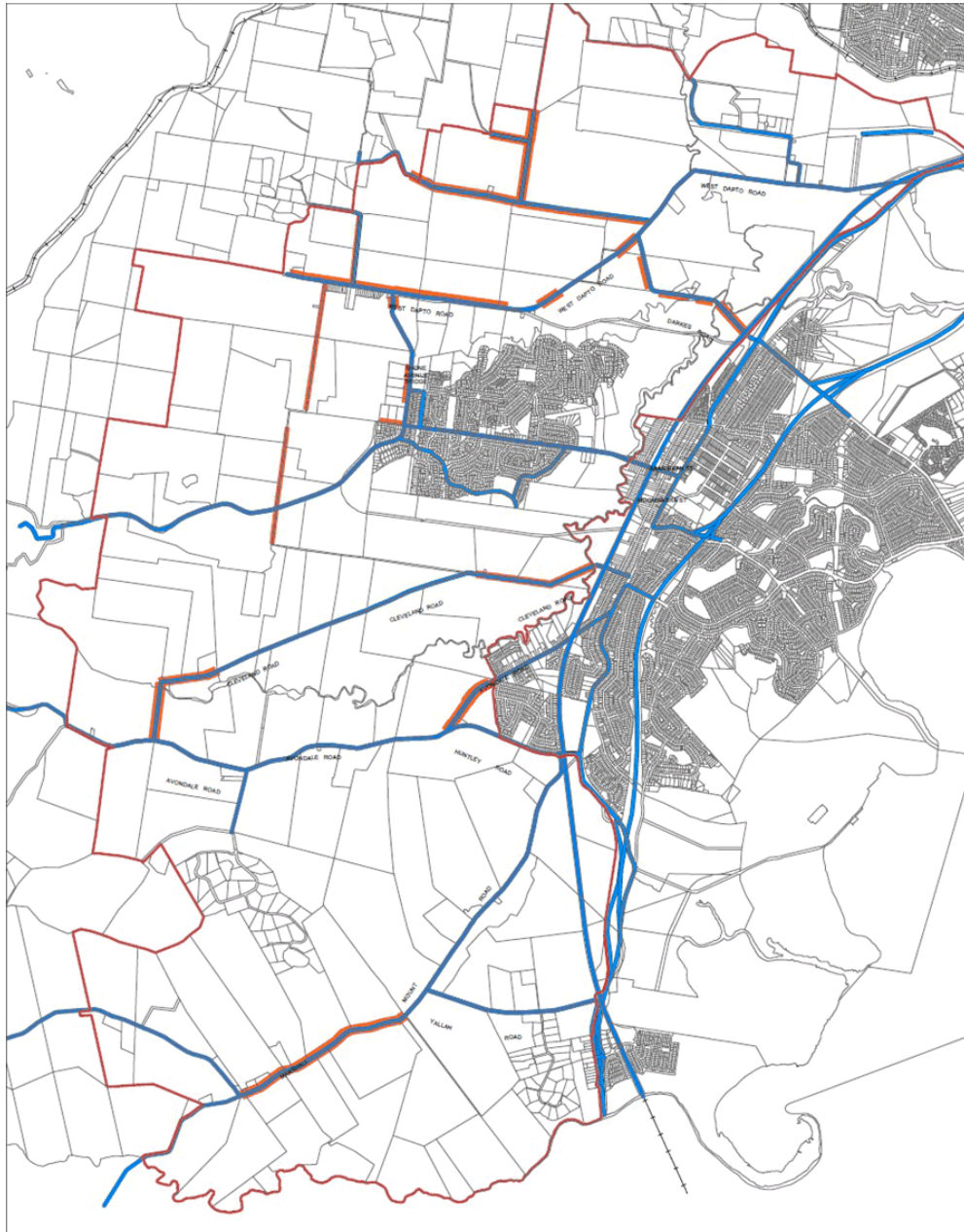
Part D – Locality Based DCPs / Precinct Plans  
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Figure 7.12 Proposed Flood Access Network



Part D – Locality Based DCPs / Precinct Plans  
Chapter D16: West Dapto Release Area


Figure 7.13 Proposed Road Widening





**WEST DAPTO RELEASE AREA  
PROPOSED ROAD WIDENING**

- WDBDY without Dapto
- Existing Road Network
- Proposed Road Widening



**Kilometres**  
0 0.36

SCALE 1:32000 @ A3

While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for the accuracy of the information shown.

<small>COMPILED BY C. JONES OCTOBER 2010</small>	<small>DATA SOURCE COUNCIL RECORDS ROAD WIDENING 1/10/2010 AND</small>
<small>APPROVED BY COUNCIL OCTOBER 2010</small>	<small>COUNCIL FILE NO. 821915</small>
<small>MAP PRINTED OCTOBER 2010</small>	<small>MAP 1 OF 1 MAPS</small>



### 7.3.11 Areas under Easement

**Objectives:**

- (a) To use land under electrical easement for positive urban purposes.

**Controls:**

1. A Development Application shall include the proposed use of all land under easement.
2. Water management can be carried out in electrical easements
3. Landscape planting (low rise) can be established in electrical easements while allowing for necessary service access.
4. More significant planting can happen on the edge of electrical easements to create a visual buffer to electrical infrastructure
5. Recreational uses and open space can be established within easements.
6. Easements can be used for roads, pedestrian and cycle routes subject to approval by the easement authority.
7. Consultation with TransGrid is required to ensure that buffers, road levels and access are adequate.

### 7.3.12 Schools and Community Facilities

**Community Facilities**

Community facilities such as childcare, halls youth/aged centres and recreation facilities will be co-located with schools in or near centres. These will be provided in efficient floor plan buildings which may be mixed use and be two or three storeys high, with ground level community use. The aim is to create these as 'foreground' buildings which are symbols of community aspirations. Flexible floor plans will enable these facilities to evolve over time and hence respond to the needs of the community as it grows.

Local facilities will be developed for individual neighbourhoods as development progresses.

**Educational Facilities**

The Department of Education and Training has indicated that West Dapto will require eight primary schools and two secondary schools. Primary Schools require three developable hectares, special needs schools require 2 developable hectares and secondary schools require six developable hectares.

The distribution pattern for the schools ideally would include a secondary school in proximity to Darkes Road Town Centre supported by three primary schools one being the current Dapto Public School plus two new schools in the vicinities of Darkes Road and Wongawilli.

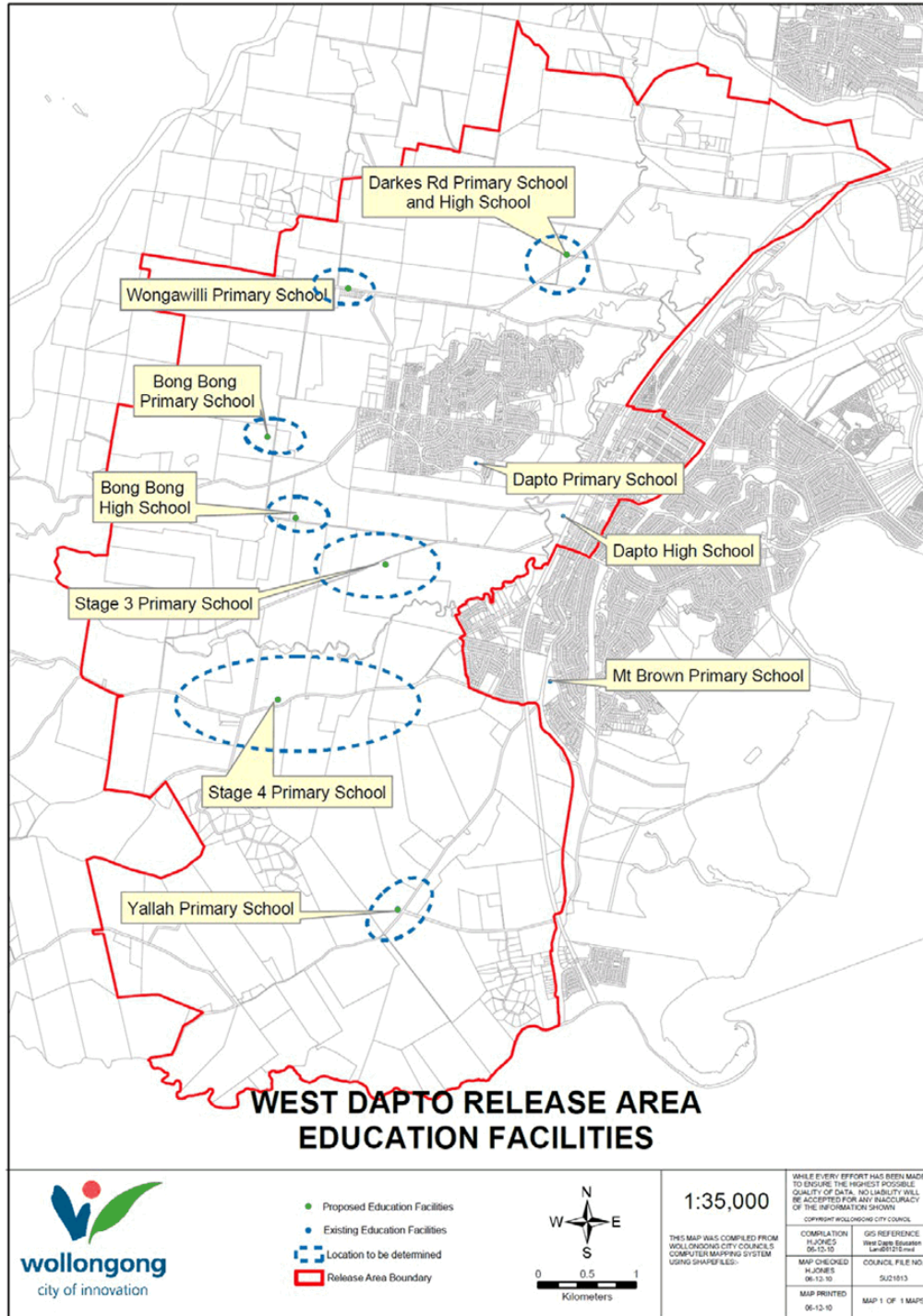
Subject to demand a new secondary school in proximity to Bong Bong Town Centre supported by three primary schools potentially Jersey Farm Robins Creeks, Bong Bong/Cleveland and Avondale/Moorland.

A third secondary school potentially located in Calderwood Urban Release Area (if approved) would service two primary schools in Calderwood and another in the Marshall Mount area.

A special needs school should be either co-located with or separate to a mainstream school.

Part D – Locality Based DCPs / Precinct Plans  
Chapter D16: West Dapto Release Area

Figure 7.14 Proposed Schools



**Objectives:**

- (a) To locate important community facilities to reinforce the role of key places
- (b) To create built form 'foreground' buildings to contrast with residential backdrop.

**Controls:**

- 1. Primary school and community facility buildings are to be located in or adjacent to local centres
- 2. Built form to be urban in character with upper floors where possible and street aligned buildings with minimal setbacks
- 3. Minimise land take and site area of community / school uses
- 4. Dual use of school open space, school halls and other community facilities is encouraged where wider community benefit can be gained.

**7.3.13 Employment Area**

The creation of employment opportunities within and near to West Dapto is a key strategy in enabling people to work close to where they live and thereby reduce the overall traffic generated by the development.

The main employment areas are West Kembla Grange and a small expansion of the Yallah industrial area. In addition employment will be provided in the centres and within community and other services generated by the development.

The West Kembla Grange area will continue as a major industrial precinct. The availability of land within this area and its suitability for development is a key opportunity for West Dapto. West Kembla Grange is likely to benefit from infrastructure upgrading in the early stages of the urban development as it is located in close proximity to areas in the north which are likely to be released first.

An enterprise corridor has also been planned to the north and south of Dapto Regional Centre and between the railway and the F6 in the south adjacent to the Yallah Campus of the Illawarra Institute of TAFE, which will provide additional local employment opportunities.

- 1. All development within land zoned for employment purposes shall be in accordance with the principles contained within the Wollongong LGA Employment Lands Strategy (Hill PDA, 2006).
- 2. Sections 4.2, 4.3 and 4.4 of the Strategy contain specific controls in relation to land for general employment uses, land for heavy industrial uses and land for light industrial uses.
- 3. These principles include preserving large parcels and clusters of light and heavy industrial land and ensuring that business parks are not accommodated in light industrial zones.
- 4. Refer to Chapter B5 Industrial Development for controls relating to development on industrial lands.

**7.3.14 Wongawilli Mine Spur Railline**

It is anticipated that the Wongawilli Mine will continue to operate for the next 30 years, or longer. Coal is transported from the mine to Port Kembla via the rail network. Future urban development should be designed to recognise the continued use of the rail spur line and include measure to mitigate noise and other potential impacts. Division 15 of SEPP Infrastructure 2007, applies to development near the spur line.

**Objectives:**

- (a) To facilitate the transport of coal from Wongawilli Mine to Port Kembla by rail transport.
- (b) To minimise rail noise, vibration and other impacts on dwellings near the rail spur line.

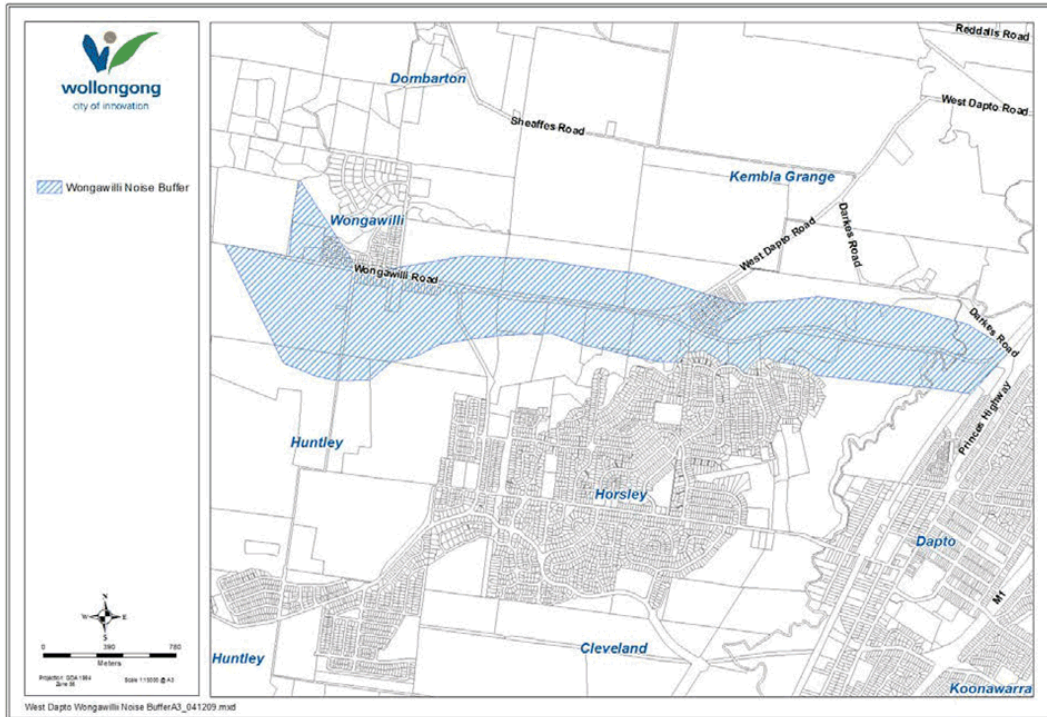
**Controls:**

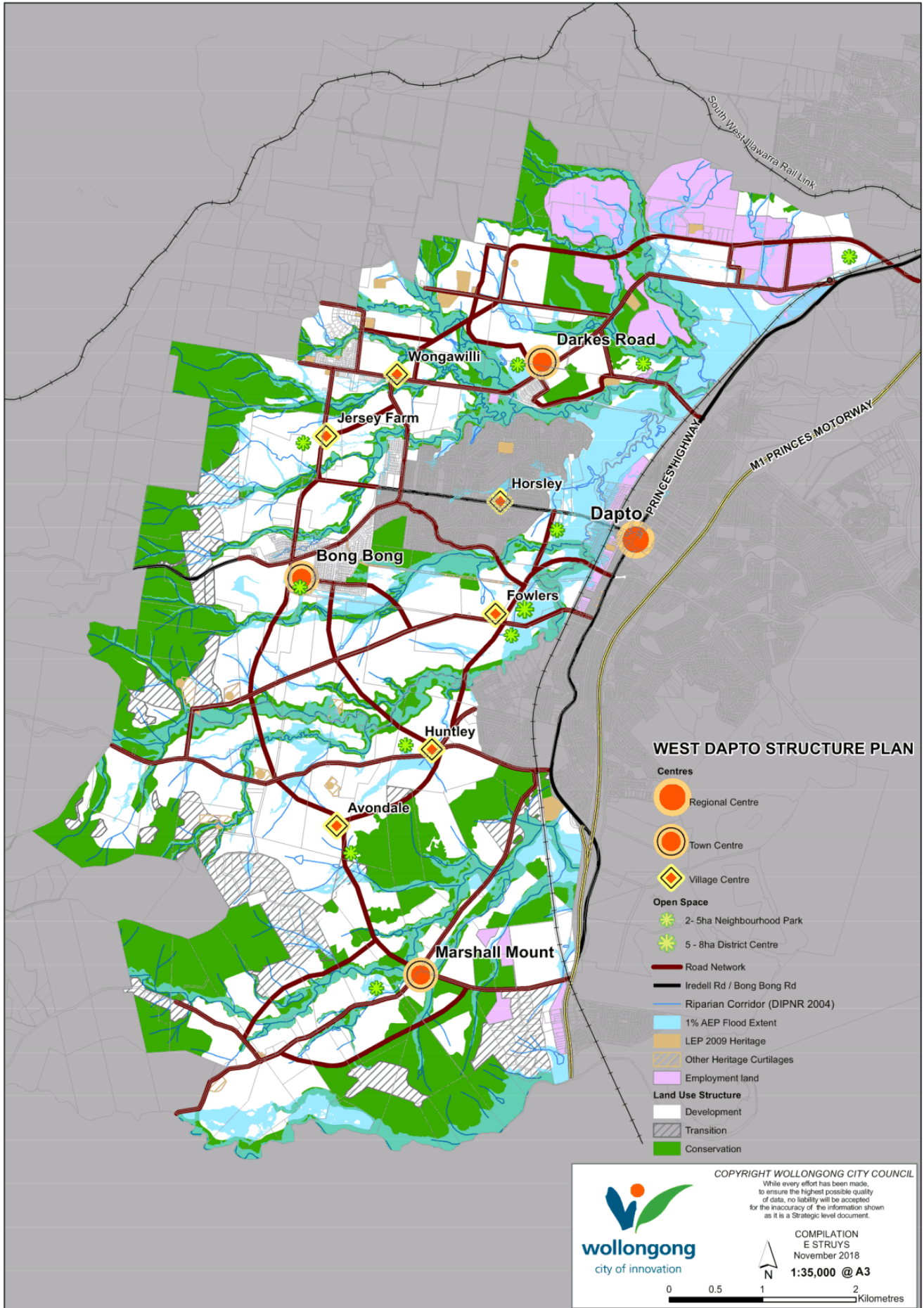
- 1. Development Applications for subdivision and dwelling houses within the rail buffer area (Refer to Figure 7.14), are to include sound attenuation measures that achieve a maximum of 35dBA within the dwelling.
- 2. Development Applications for subdivision and dwelling houses within the rail buffer area, are to include consider vibration impacts and include mitigation measures.

Part D – Locality Based DCPs / Precinct Plans  
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- The development applications must satisfy the requirements of SEPP Infrastructure Division 15.

Figure 7.15 Wongawilli rail noise area





ITEM 8

PROPOSED ACQUISITION OF LOT 7 DP 36010, 123 PRINCES HIGHWAY, DAPTO FOR ROAD PURPOSES - FOWLERS ROAD TO FAIRWATER DRIVE EXTENSION PROJECT

Council at its meeting on 23 July 2018, resolved to award the tender for the construction of Stage 2 and 3 of the Fowlers Road to Fairwater Drive extension project. As part of this project, a number of property acquisitions along the Princes Highway in Dapto are required. The acquisitions will allow for widening of the Princes Highway at the new intersection of Fowlers Road and the Princes Highway.

This report seeks Council approval to acquire Lot 7 DP 36010 being 123 Princes Highway, Dapto for road purposes.

### RECOMMENDATION

- 1 Council acquire Lot 7 DP 36010 for road purposes on the following conditions:
  - a Compensation be paid in the amount of \$825,000 (excluding GST).
  - b The property be provided with vacant possession and in good condition.
  - c Council be responsible for all costs including valuation, transfer and legal costs incurred by the landowners as a result of the acquisition.
- 2 Upon the acquisition, proposed Lot 1 DP 1247567 being the part of the subject property being required for road widening be dedicated as Public Road pursuant to S. 10 of the Roads Act 1993 and the residue portion, being Lot 2 DP 1247567 be classified Operational Land pursuant to the Local Government Act 1993.
- 3 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to the transfer documents and any other documentation required to give effect to this resolution.

### REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

- 1 Proposed Lot 1 to be dedicated as road upon acquisition - Part Lot 7 DP 36010
- 2 Map showing area to be acquired

### BACKGROUND

Council has been heavily involved in the design and construction of the Fowlers Road to Fairwater Drive extension project for many years. In 2014 Council was successful in receiving grant funding of \$22.5M from the Re-Start NSW Illawarra Infrastructure Fund to assist in the delivery of the project. As part of this major project, a number of property acquisitions are required to allow for the ideal intersection design at the point where the extended road will intersect with the Princes Highway in Dapto. The acquisition of this property is critical to the intersection design plan. Any delays in the acquisition will result in Council incurring costs of approximately \$12,000 per day due to contractors being unable to access the land while contractually Council would still be required to pay them.

Council has been in negotiations with the landowners of the subject property for many months, seeking to acquire a portion of the land ie 186.8m<sup>2</sup> to allow for the construction of the intersection. An in-principle offer to acquire the portion of the land required for the road was made to the landowners as per Council's valuation report. At that time, the landowners rejected the in-principle offer advising that the remaining area of the property would not suit their future needs as an investment property and development opportunity. Instead the landowners made a counter offer, requesting Council to acquire the property in its entirety. The landowners advised that they would provide the property with vacant possession as the existing residence was currently leased on a holding over basis.

Due to not having a signed Permit to Enter to access the subject land and at the risk of protracted negotiations impacting on the construction program resulting in Council incurring costs in the order of \$12,000 per day for any delay in construction, Council sought advice from its engaged valuer Walsh & Monaghan on the compensation sought by the landowners for the whole of the property. After further negotiations, agreement was reached for an amount of \$825,000 plus GST and Walsh & Monaghan confirmed this amount to be within an acceptable variation of the assessed market value.

In addition to the monetary compensation, Council, as the acquiring authority, is responsible for all reasonable costs incurred by the landowner as a result of the acquisition, pursuant to the Land Acquisition (Just Terms) Compensation Act 1991. This includes legal, valuation, survey, plan lodgement and any other reasonable costs incurred.

Although the existing residence is not directly affected by the road works, it will be located close to the new road. For this reason, its age and also that the highest and best use of the residue land is as a development site (as advised by Walsh & Monaghan), it is proposed that the residence be demolished while the contractors are on site with the residue area retained by Council for possible future sale. The residue area measures approximately 684m<sup>2</sup> and is zoned R3 Medium Density.

## PROPOSAL

Council acquire for road purposes Lot 7 DP 36010, 123 Princes Highway, Dapto for the sum of \$825,000 plus GST, and be responsible for all reasonable costs incurred by the landowners as a result of the acquisition. Following acquisition, the area shown as Lot 1 DP 1247567 be dedicated as public road and the surplus area, being Lot 2 DP 1247567, will remain in Council's ownership classified as Operational Land.

## CONSULTATION AND COMMUNICATION

Extensive community consultation has taken place in conjunction with the major project of which this acquisition forms part.

The owner of the subject property is agreeable to the offer made within the in-principle negotiations and wishes to proceed.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2028 goal "We have affordable and accessible transport".

It specifically delivers on the strategies:

- 6.1.4 Integrated communities close to public transport and local services and facilities. Focused around existing train stations, and town and village centres are planned for and encouraged."
- 6.1.4.1 Facilitate the integration of public amenities and transport with local communities.

The report also contributes to the goal within Annual Plan for 2018/2019 "complete the construction of Fowlers Road extension to Fairwater Drive".

## FINANCIAL IMPLICATIONS

The funding for all costs associated with the acquisition, including costs of demolition of the dwelling, will be via the 2018-2019 Capital Budget (B281319).

Options:

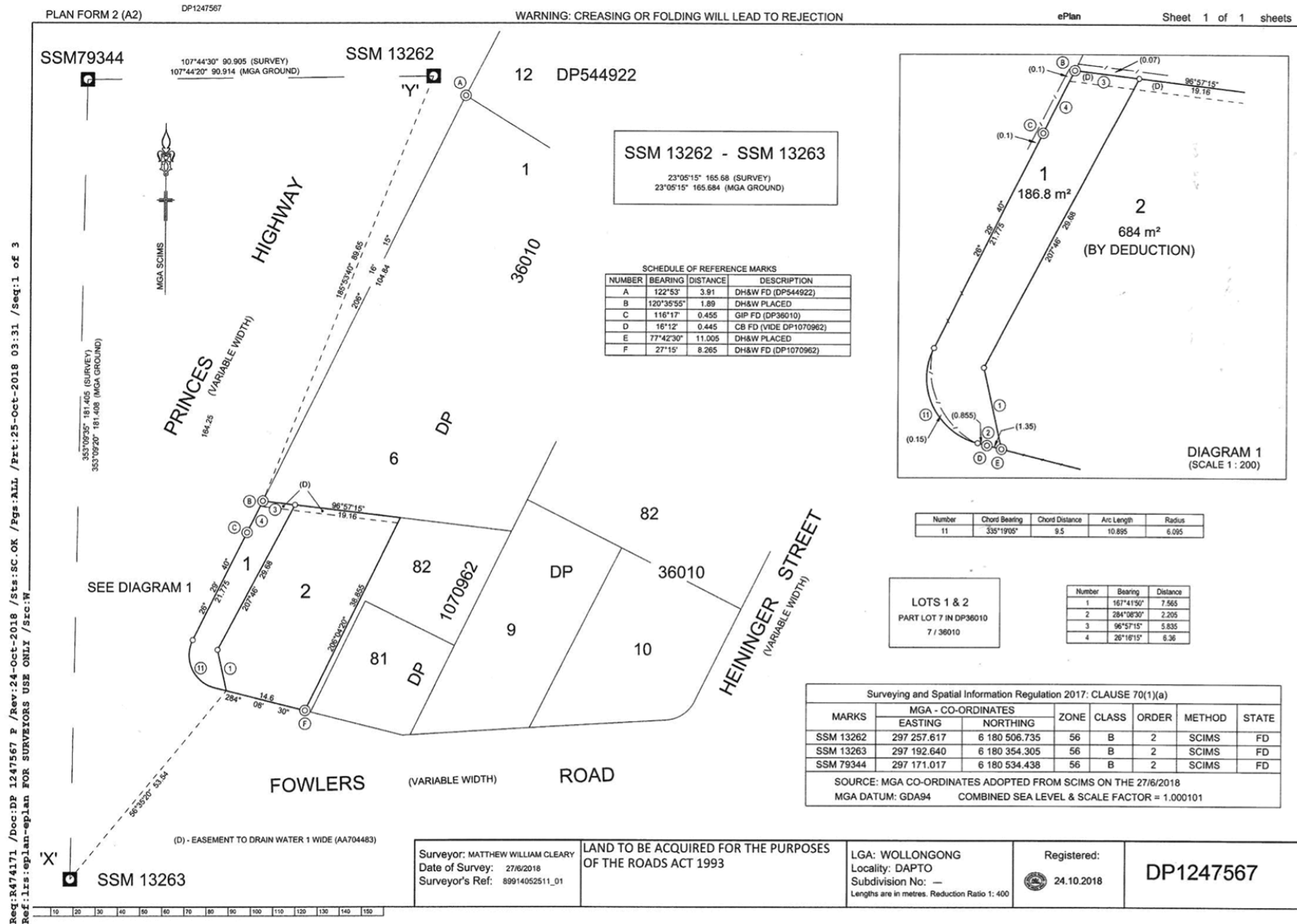
- 1 Council proceed with acquisition of Lot 7 as recommended.
- 2 Council proceed with acquisition of Lot 7 and resolve to classify the surplus area as Community Land with a view of retaining ownership of the surplus lot. However, there is no strategic value in retaining this area due to its location and size and this option is not recommended.

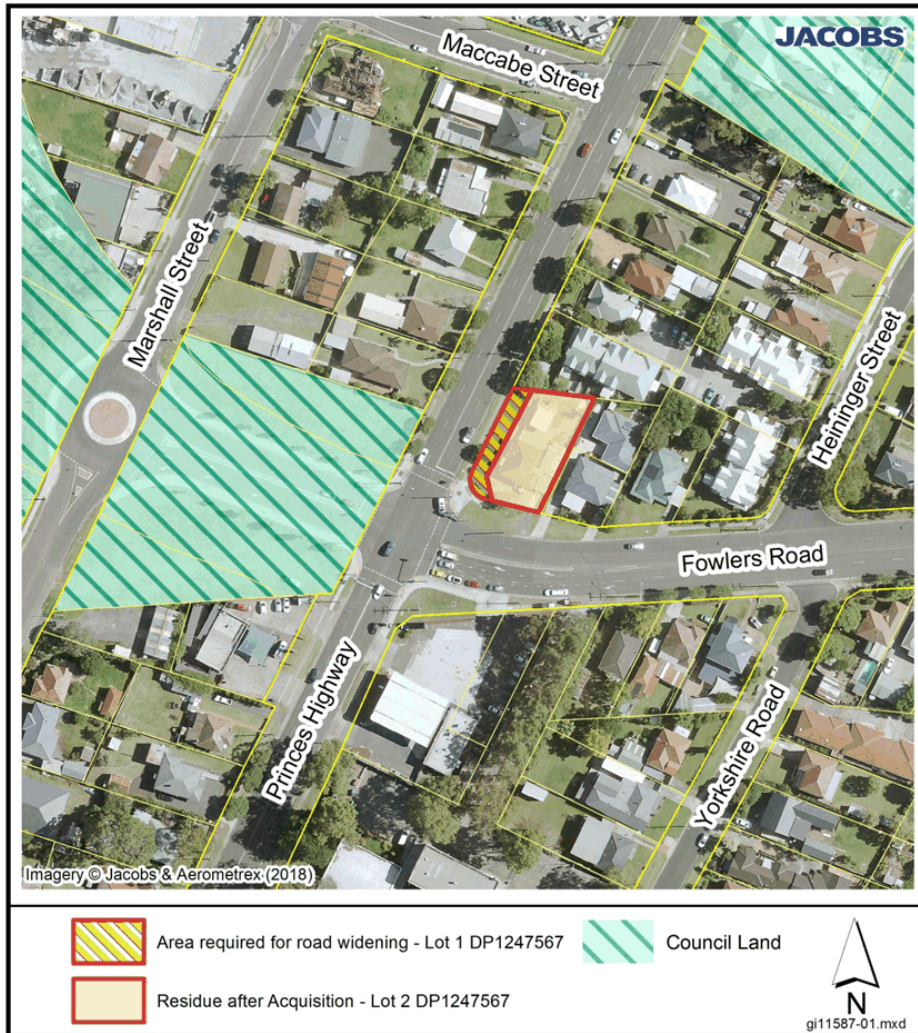
- 3 Council resolve to only acquire the area of Lot 7 affected by the road widening. This option is not recommended as agreement has not been reached with the property owners for this option and any delay in finalising this acquisition may result in disruption to the works program and Council incurring financial costs in the order of \$12,000 a day payable to the contractor undertaking the road works.

## CONCLUSION

As the acquisition of the subject land forms a fundamental part of the Fowlers Road to Fairwater Drive project, it is recommended Council resolve as recommended. The subject property is within a critical position for the new Fowlers Road to Fairwater Drive intersection with the Princes Highway and as such any delay to the construction programme for this area will incur delay costs of \$12,000 per day.







## ITEM 9 DELEGATIONS OVER THE CHRISTMAS PERIOD

Delegations were last reviewed by Council at its meeting of 3 September 2018, in accordance with the requirements of the Local Government Act 1993. This report recommends a temporary amendment to delegations to allow for the acceptance of tenders satisfying the necessary legislative criteria from 11 December 2018, through to 28 January 2019.

### RECOMMENDATION

- 1 Council note the report on Delegations over the Christmas Period.
- 2 Council delegate to the General Manager and the Lord Mayor or Deputy Lord Mayor the authority to accept, or otherwise, tenders under Request for Tender processes between 11 December 2018 and 28 January 2019, with a report on the exercise of such delegation to be provided to the Ordinary Meeting of Council in February 2019.

### REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Governance & Customer Service  
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

### ATTACHMENTS

There are no attachments for this report.

### BACKGROUND

In accordance with the requirements of the Local Government Act 1993, specifically in relation to the requirement for Council to review its delegations during the first 12 months of its term, Council considered and confirmed delegations to the General Manager at its meeting of 3 September 2018. Council resolved unanimously, that:

- 1 *Council delegate to the General Manager all of the delegable functions of the Council, but excluding:*
  - a *Those functions specified in clauses (a) to (u) of section 377(1) of the Local Government Act 1993.*
  - b *The granting of leases of Council property where the total lease rental payable to Council for the term of the lease is more than \$1 million (including GST).*
  - c *The granting of leases of Council property where the term of the lease is for 10 years or more.*
  - d *The acceptance of tenders required to be invited pursuant to section 55 of the Local Government Act 1993 as at the date of this delegation.*
- 2 *Council fix the amount of \$3,000 as the amount above which any individual rate charge or debt owed to the Council may be written off only by resolution of the Council pursuant to clauses 131(1) and 213(2) of the Local Government (General) Regulation 2005.*

This report seeks a temporary amendment to delegations to allow continued progress of project delivery across the Christmas/New Year period.

### PROPOSAL

There is a seven-week period between the December 2018 Ordinary Meeting of Council, and the first Ordinary Meeting scheduled for 2019. At the present time, tenders in-progress across the December/January period are anticipated to be:

T18/29 - Provision of a Panel for Façade Cleaning Services to Wollongong City Council.

T18/41 - 21 Railway St, East Corrimal Building works.

T18/42 - Replacement Retaining Walls at Central Road Unanderra and Towradgi Beach Surf Life Saving Club Car Park.

T18/45 - Construct, Supply, Delivery and Installation of Two (2) Transportable Cabins to Bulli Beach Tourist Park.

T17/47 - Russell Vale Community Hall Refurbishment.

It is recommended to delegate to the General Manager, in conjunction with the concurrent approval of the Lord Mayor and Deputy Mayor (or their respective nominees), the authority to accept these tenders on behalf of Council. The exercise of any such delegation will be reported back to Council in due course.

#### CONSULTATION AND COMMUNICATION

The matter of delegations, specifically tenders, has been discussed with Executive Management.

#### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We are a connected and engaged community”.

It specifically delivers on core business activities as detailed in the Governance and Administration Service Plan 2018-19.

#### CONCLUSION

The impending Christmas/New Year period, and break between Ordinary Meetings of Council, make it timely to consider a temporary amendment to delegations, specifically with respect to determining tenders.

ITEM 10

TENDER T18/18 WORKS CONTRACT FOR THE PROVISION OF HIRER OF PLANT AND EQUIPMENT SERVICES TO COUNCIL

This report recommends acceptance of a tender for the engagement of a panel of contractors for the Provision of Hire of Plant and Equipment Services to Council in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Council will use the panel to select the most appropriate contractor/s to provide wet hire (with operator) and/or dry hire (without operator) plant and equipment services as required for up to a five year period. Forty two tenders were received and the report recommends Council accept the successful tenders submitted by Plant and Equipment Hire Service Providers in the tables provided in this report.

### RECOMMENDATIONS

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tenders as identified in the tables below for the Provision of Hire of Plant and Equipment Services to Council as per tender T18/18, for the rates as set out in each tenderer's Form of Tender.
- 2 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.
- 3 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.

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer  
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

### ATTACHMENTS

There are no attachments for this report.

### BACKGROUND

Council uses a range of suppliers to hire plant and equipment services within the Wollongong LGA in situations where operational requirements cannot be serviced by internal plant and equipment and day labour crews. Over a period of time, this panel has enhanced Council's ability to engage contractors for the provision of both wet and dry hire of plant and equipment and ensures competitive pricing, availability and a number of contractors with appropriate experience levels and service personnel are engaged.

There will be 12 schedules established from this Tender to provide Plant and Equipment Services - With Operator and 22 schedules established from this Tender to provide Plant and Equipment Services - Without Operator for the items of plant and equipment tendered. In addition to the Plant and Equipment listed in the Tender, Council reserves the right to add additional items to the Schedule through seeking quotations from all approved suppliers on the panel.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 30 August 2018.

Forty two tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Finance, Legal, Human Resources and City Works Divisions.

Twenty one tenders were either non-conforming or did not meet the Minimal Acceptable Score identified by the Tender Assessment Panel.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

### **Mandatory Criteria**

- 1 Satisfactory references from referees for previous projects of similar size and scope.
- 2 Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works.

### **Assessable Criteria**

- 1 Cost to Council – 50%.
- 2 Demonstrated experience and satisfactory performance in servicing organisations of similar size scope and risk profile – 10%.
- 3 Demonstrated Staff Qualifications and experience – 10%.
- 4 Demonstrated Quality Management System – 10%.
- 5 Capability and capacity to service Council requirements – 10%.
- 6 Demonstrated strengthening of local economic capacity – 5%.
- 7 Demonstrated WH&S Management System/Plan and Environmental Management System/Plan – 5%.

The mandatory assessment criteria have been met by the recommended tenderers.

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of five in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of five to be calculated for each tender. The Tender Assessment Panel identified the Minimal Acceptable Score of 3.5.

The Tender Assessment Panel identified a maximum number of four tenderers for each item of plant and equipment. A reserve list of two tenderers was recommended and identified consisting of tenderers who next met the Minimum Acceptable Score (but were not in the highest four submissions per item of plant and equipment) to support the Panel should any of the appointed tenderers withdraw during the Term of the Panel Contract.

Tables below summarise the results of the tender assessment and the tenders to be appointed to each schedule in alphabetical order, with reserves listed last in each table. Tables 1 to 12 represent hire plant and equipment services with operators. Tables 13 to 34 represent hire plant and equipment services without operators.

Prior to engaging a contractor for hire plant and equipment services, the contractor's location, availability and ability to provide the hire of plant and equipment service will be considered. This assessment can be achieved by referring to the schedule of rates submitted for this contract agreement.

Table 30 Travel Towers without Operator received no tenders which were conforming or met the Minimal Acceptable Score. Requests for this hire of plant will follow Council's standard procurement process for procurement of non-contracted goods and services.

**TABLE 1 – SUMMARY OF TENDER ASSESSMENT FOR BACKHOES WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Affective Services Pty Ltd	Accept
Coastwide Civil Pty Limited	Accept
Donnelley Civil Pty Ltd	Accept
Roadworx Surfacing Pty Ltd	Accept

**TABLE 2 – SUMMARY OF TENDER ASSESSMENT FOR CRANES WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Cleary Bros (Bombo) Pty Ltd	Accept
Tolleno Hire Pty Ltd	Accept

**TABLE 3 – SUMMARY OF TENDER ASSESSMENT FOR DOZERS**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Affective Services Australia Pty Ltd	Accept
Cleary Bros (Bombo) Pty Ltd	Accept
Coastwide Civil Pty Limited	Accept
Select Civil Pty Ltd	Accept
JBG Civil Pty Ltd	Reserve

**TABLE 4 – SUMMARY OF TENDER ASSESSMENT FOR EXCAVATORS <5.5 TONNE WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Affective Services Australia Pty Ltd	Accept
Cleary Bros (Bombo) Pty Ltd	Accept
Coastwide Civil Pty Limited	Accept
Select Civil Pty Ltd	Accept
Donnelley Civil Pty Ltd	Reserve
JBG Civil Pty Ltd	Reserve

**TABLE 5 – SUMMARY OF TENDER ASSESSMENT FOR EXCAVATORS 6 TO 14 TONNE WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Donnelley Civil Pty Ltd	Accept
JBG Civil Pty Ltd	Accept
Roadworx Surfacing Pty Ltd	Accept
Select Civil Pty Ltd	Accept
Cleary Bros (Bombo) Pty Ltd	Reserve

**TABLE 6 – SUMMARY OF TENDER ASSESSMENT FOR EXCAVATORS 15> TONNE WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coastwide Civil Pty Limited	Accept
Donnelley Civil	Accept
JBG Civil Pty Ltd	Accept
Select Civil Pty Ltd	Accept
A & D Tree Services Pty Ltd	Reserve

**TABLE 7 – SUMMARY OF TENDER ASSESSMENT FOR GRADERS <13 TONNE WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Affective Services Pty Ltd	Accept
Donnelley Civil Pty Ltd	Accept

**TABLE 8 – SUMMARY OF TENDER ASSESSMENT FOR GRADERS 13> TONNE WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Cleary Bros (Bombo) Pty Ltd	Accept
JBG Civil Pty Ltd	Accept
Roadworx Surfacing Pty Ltd	Accept
Select Civil Pty Ltd	Accept

**TABLE 9 – SUMMARY OF TENDER ASSESSMENT FOR PROFILERS WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Avijohn Contracting Pty Ltd	Accept
Roadworx Surfacing Pty Ltd	Accept

**TABLE 10 – SUMMARY OF TENDER ASSESSMENT FOR TRAVEL TOWERS WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
A & D Tree Services Pty Ltd	Accept

**TABLE 11 – SUMMARY OF TENDER ASSESSMENT FOR TRUCKS WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Cleary Bros (Bombo) Pty Ltd	Accept
Do More Equipment Pty Ltd	Accept
Donnelley Civil Pty Ltd	Accept
Roadworx Surfacing Pty Ltd	Accept
A & D Tree Services Pty Ltd	Reserve
Affective Services Pty Ltd	Reserve



**TABLE 12 – SUMMARY OF TENDER ASSESSMENT FOR TRUCKS (LOW LOADER) WITH OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
A & D Tree Services Pty Ltd	Accept
Cleary Bros (Bombo) Pty Ltd	Accept
JBG Civil Pty Ltd	Accept
Roadworx Surfacing Pty Ltd	Accept
Sharpe Bros (Aust) Pty Ltd	Reserve

**TABLE 13 – SUMMARY OF TENDER ASSESSMENT FOR BOOMS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Allcott Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept

**TABLE 14 – SUMMARY OF TENDER ASSESSMENT FOR CONTAINERS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept

**TABLE 15 – SUMMARY OF TENDER ASSESSMENT FOR EXCAVATORS <5.5 TONNE WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept
Litemore Pty Ltd	Accept

**TABLE 16 – SUMMARY OF TENDER ASSESSMENT FOR EXCAVATORS 6 TO 14 TONNE WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Cleary Bros (Bombo) Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Donnelley Civil Pty Ltd	Accept
Litemore Pty Ltd	Accept
Tutt Bryant Hire Pty Ltd	Reserve

**TABLE 17 – SUMMARY OF TENDER ASSESSMENT FOR EXCAVATORS 15> TONNE WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coastwide Civil Pty Limited	Accept
Donnelley Civil Pty Ltd	Accept
JBG Civil Pty Ltd	Accept
Select Civil Pty Ltd	Accept
A & D Tree Services Pty Ltd	Reserve
Cleary Bros (Bombo) Pty Ltd	Reserve

**TABLE 18 – SUMMARY OF TENDER ASSESSMENT FOR TEMPORARY FENCING WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
A Plus Quality Temp Fencing Pty Ltd	Accept
ACB Temporary Fencing Hire Pty Ltd	Accept
Rent A Fence Pty Ltd	Accept

**TABLE 19 – SUMMARY OF TENDER ASSESSMENT FOR BARRIERS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Camden Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept

**TABLE 20 – SUMMARY OF TENDER ASSESSMENT FOR LIFTS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Allcott Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept

**TABLE 21 – SUMMARY OF TENDER ASSESSMENT FOR LIGHTING TOWERS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Allcott Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept
Litemore Pty Ltd	Accept

**TABLE 22 – SUMMARY OF TENDER ASSESSMENT FOR LOADER / SKID STEERS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Allcott Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept
Litemore Pty Ltd	Accept

**TABLE 23 – SUMMARY OF TENDER ASSESSMENT FOR PORTABLE BUILDINGS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Allcott Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept
Litemore Pty Ltd	Accept

**TABLE 24 – SUMMARY OF TENDER ASSESSMENT FOR TOILETS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Camden Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept

**TABLE 25 – SUMMARY OF TENDER ASSESSMENT FOR PUMPS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept
Tutt Bryant Hire Pty Ltd	Accept

**TABLE 26 – SUMMARY OF TENDER ASSESSMENT FOR PUMP HOSES WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept

**TABLE 27 – SUMMARY OF TENDER ASSESSMENT FOR ROLLERS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept

**TABLE 28 – SUMMARY OF TENDER ASSESSMENT FOR SHORING EQUIPMENT WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coates Hire Operations Pty Ltd	Accept
Shorehire Pty Ltd	Accept

**TABLE 29 – SUMMARY OF TENDER ASSESSMENT FOR SIGNS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Allcott Hire Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept
Roadworx Surfacing Pty Ltd	Accept

**TABLE 30 – SUMMARY OF TENDER ASSESSMENT FOR TRAVEL TOWERS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>

**TABLE 31 – SUMMARY OF TENDER ASSESSMENT FOR TRUCKS / UTES WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Coates Hire Operations Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept

**TABLE 32 – SUMMARY OF TENDER ASSESSMENT FOR WASTE SERVICES WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Cleary Bros (Bombo) Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept
Tutt Bryant Hire Pty Ltd	Accept
Egans Group Plant Hire Pty Ltd	Reserve
Donnelley Civil Pty Ltd	Reserve

**TABLE 33 – SUMMARY OF TENDER ASSESSMENT FOR WATER CARTS WITHOUT OPERATOR**

<b>Name of Tenderer</b>	<b>Accept / Reserve</b>
Cleary Bros (Bombo) Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Accept

**TABLE 34 – SUMMARY OF TENDER ASSESSMENT FOR ADDITIONAL EQUIPMENT WITHOUT OPERATOR**

Name of Tenderer	Accept / Reserve
Allcott Hire Pty Ltd	Accept
Donnelley Civil Pty Ltd	Accept
Kennards Hire Pty Ltd	Accept
Litemore Pty Ltd	Accept
Coates Hire Operations Pty Ltd	Reserve

### PROPOSAL

Council should authorise the engagement of the above identified successful tenderers to carry out the Provision of Hire of Plant and Equipment Services to Council in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderers have satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

### CONSULTATION AND COMMUNICATION

- Members of the Tender Assessment Panel.
- Nominated Referees.

### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “*We are a connected and engaged community*”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
4.4.5 Finances are managed effectively to ensure long term financial sustainability.	4.4.5.11 Improve the efficiency of supply management in order to achieve operational efficiencies.	Continue to progress the Supply Action Plan to achieve long term savings and business improvement

### RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered low based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

### FINANCIAL IMPLICATIONS

It is proposed that the Provision of Hire of Plant and Equipment Services to Council be funded from the operational budgets as identified in the Management Plan.

### CONCLUSION

The recommended tenderers have submitted an acceptable tender for this project and Council should endorse the recommendations of this report.

## ITEM 11 TENDER T18/35 ADMINISTRATION BUILDING FIRE PANEL REPLACEMENTS

This report recommends acceptance of a tender for the Administration Building Fire Panel Replacement Works in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Councils Administration Building has an existing fire indication panel and early warning indication system and the current technology is due for renewal. The fire system upgrade will provide the latest technology, reliability and is part of a strategy to standardise Councils fire panels to improve maintainability.

### RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of CHUBB Fire and Security Pty Ltd for Administration Building Fire Panel Replacement Works in the sum of \$264,900, excluding GST.
- 2 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.
- 3 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.

### REPORT AUTHORISATIONS

Report of: Mark Roebuck, Manager City Works and Services

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

### ATTACHMENTS

There are no attachments for this report.

### BACKGROUND

Tenders were required to be invited for the Administration Building Fire Panel Replacement Works as part of the scheduled maintenance program for buildings and facilities. Funding is budgeted and allocated for this work. Most of the existing fire system components within the Administration Building are, or will soon become, obsolete and, therefore, can no longer be reliably serviced and maintained. Subsequently, all main equipment items will be replaced in accordance with Council's fire system component standardisation strategy. Included in the works is to install a new fire indication panel and early warning indication system, as well as replace several hundred smoke detectors throughout each floor of the building. At the completion of the works, Council will have a PC based graphical display of the new fire indication panel and early warning system.

Tenders were invited by the open tender method with a close of tenders of 10.00am on Tuesday 2 October 2018.

Four (4) tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of City Works, Infrastructure Strategy & Planning, Corporate Governance and Finance Divisions. Two of the received tenders were deemed non-conforming, in total, there were three suitably qualified contractors who were notified of the T18-35 request for tender.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

- 1 Cost to Council – 35%.
- 2 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile - 25%.
- 3 Program and Methodology – 25%.
- 4 Workplace health and safety management system - 10%.
- 5 Demonstrated strengthening of local economic capacity - 5%.

The mandatory assessment criteria of Referees, attendance at tender site inspection, and agreement to a financial capacity check have been met by the recommended tenderer.

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council.

Table 1 below summarises the results of the tender assessment and the ranking of conforming tenders.

**TABLE 1 – SUMMARY OF TENDER ASSESSMENT**

Name of Tenderer	Ranking
CHUBB FIRE & SECURITY PTY LTD	1
FIRECORP AUST PTY LTD	2

## PROPOSAL

Council should authorise the engagement of CHUBB Fire and Security Pty Ltd to carry out the Administration Building Fire Panel Replacement Works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council’s standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

## CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel.
- 2 Nominated Referees.
- 3 External Consultants – Troutman Asset Integrity for project management services, and Cardno Pty Ltd for fire system design and specification development services.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We are a connected and engaged community”. It specifically delivers on core business activities as detailed in the Infrastructure Planning and Support Service Plan 2018-19.

## RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council’s Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered low based upon Council’s risk assessment matrix and appropriate risk management strategies will be implemented.

## FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Annual Plan –

Annual Plan – Capital Works

## CONCLUSION

The recommended tenderer has submitted an acceptable tender for this project and Council should endorse the recommendations of this report.



## ITEM 12 TENDER T18/40 SUPPLY OF FUEL DELIVERY TRUCK

This report recommends acceptance of a tender for the Supply of a Fuel Delivery Truck in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The Fuel Delivery Truck supplies diesel and unleaded fuel and grease to Council's on site plant and equipment across the LGA. The truck is a 11,000kg Gross Vehicle Mass Automatic diesel powered single cab truck supplied and fitted with a service body, including a diesel tanker vessel and associated equipment.

### RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Holmwood Group Pty Ltd for Supply of a Fuel Delivery Truck, in the sum of \$205,0177, excluding GST.
- 2 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.
- 3 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.

### REPORT AUTHORISATIONS

Report of: Mark Roebuck, Manager City Works and Services

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

### ATTACHMENTS

There are no attachments for this report.

### BACKGROUND

Tenders were invited for the supply of a Fuel Delivery Truck as part of the Capital Replacement Program for Buildings, Facilities and Workshop. The existing Fuel Delivery Truck has reached the end of its service life and is planned to be replaced with the new model. The fuel truck is used to supply both diesel and unleaded fuel to all the onsite equipment across the LGA, as well as greasing of the moving components on machinery and minor maintenance. The new truck is an 11,000kg Gross Vehicle Mass (GMV) automatic diesel powered single cab truck supplied and fitted with a service body including a 4,600L diesel tanker vessel, air compressor, grease pump, hose reels and associated equipment.

Tenders were invited by the open tender method with a close of tenders of 10.00am on Tuesday 6 November 2018.

Four tenders were received by the close of tender and all tenders have been reviewed and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the City Works, Corporate Governance and Finance Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

- 1 Cost to Council – 25%.
- 2 Technical Compliance with Specifications – 60%.
- 3 Product Support including service & spare parts – 5%.
- 4 Demonstrated strengthening of local economic capacity – 5%.

5 WHS of the product including compliance – 5%.

The mandatory assessment criteria of Referees have been met by the recommended tenderer.

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council.

Table 1 below summarises the results of the tender assessment and the ranking of tenders.

**TABLE 1 – SUMMARY OF TENDER ASSESSMENT**

Name of Tenderer	Ranking
HOLMWOOD GROUP (VIC)	1
HOLMWOOD HIGHGATE (QLD)	2
BERRY HOWE INDUSTRIES (NSW)	3
WBG TRAILER REPAIRS (NSW)	4

**PROPOSAL**

Council should authorise the engagement of Holmwood Group (Vic) Pty Ltd to carry out the Supply of a Fuel Delivery Truck in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council’s standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

**CONSULTATION AND COMMUNICATION**

- 1 Members of the Tender Assessment Panel.
- 2 Nominated Referees.
- 3 External Consultants – Troutman Asset Integrity for project management services, and Arrow Consulting Pty Ltd for fire system design and specification development services.

**PLANNING AND POLICY IMPACT**

This report contributes to the delivery of Our Wollongong 2028 goal “We have a healthy community in a liveable city”.

It specifically delivers on core business activities as detailed in the Manage and maintain community infrastructure portfolio with a focus on asset renewal.

## RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered Low based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

## FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Annual Plan –

Buildings and Facilities Maintenance Budget 2018/19

## CONCLUSION

The recommended tenderer has submitted an acceptable tender for this project and Council should endorse the recommendations of this report.

## ITEM 13 QUARTERLY VARIATIONS REPORT FOR JUNE 2018 AND SEPTEMBER 2018

This quarterly report to Council identifies six (6) Development Applications were determined during the period 1 April to 30 June 2018, where a variation to a development standard was granted. During the 1 July to 30 September 2018 quarter, eight (8) Development Applications were determined where a variation to a development standard was granted. The NSW Department of Planning and Environment has been notified of the variations as part of Council's ongoing reporting requirements.

### RECOMMENDATION

Council note the report.

### REPORT AUTHORISATIONS

Report of: Mark Riordan, Manager Development Assessment and Certification

Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

### ATTACHMENTS

- 1 Variation to Development Standards - April 2018 to June 2018
- 2 Variation to Development Standards - July 2018 to September 2018

### BACKGROUND

Development Applications involving variations to development standards may be made under clause 4.6 of Wollongong Local Environmental Plan 2009 (WLEP 2009). Requirements are provided within clause 4.6 of WLEP 2009 for the assessment of variations to development standards.

Any variations approved are reported on a quarterly basis to Department of Planning and Environment (DPE), in accordance with procedural guidelines. Council and DPE may in turn consider the extent and nature of variations granted when reviewing relevant planning controls or instruments.

Wollongong City Council provides further transparency and oversight of applications seeking departures to development standard via:

- Wollongong Local Planning Panel (WLPP) review.
- Declaration of any variation during public exhibition.
- Maintaining an ongoing public record of all variations approved.

Following recent amendments to Planning Panel operation by NSW DPE minor variations to development standards (below 10%) receiving less than 2 objections may be determined by staff under delegated authority.

### QUARTERLY RESULT

#### 1 April to 30 June 2018 Quarter

During the 1 April 2018 to 30 June 2018 quarter six (6) Development Applications were approved which included a variation to a development standard.

- The first application (DA-2017/1379) involved the demolition of existing structures and construction of a mixed use development with ground floor retail premises and nine (9) residential units above with a variation to the minimum site width and ground floor development requirements on business land. The proposal was referred to Wollongong Local Planning Panel (WLPP) on 21 March 2018. WLPP supported the development.

- The second application (DA-2017/1396) involved a new freezer, chiller and despatch building and involved a variation to the maximum 11 metre height limit. The application was considered by the WLPP on 9 May 2018 and the proposed 12 metre height (1 metre building height variation) was supported.
- The third application (DA-2017/1462) involved the demolition of existing structures and the construction of a seven (7) storey office building for IMB Bank with two basement car parking levels and involved some variations to the building separation distance requirements under clause 8.6 (2,3) of WLEP 2009. The proposal was considered and supported by the Southern Regional Planning Panel on 27 June 2018.
- The fourth application (DA-2017/1585) involved a dual occupancy (attached) and two lot Torrens Title subdivision with a variation to clause 4.4(2) floor space ratio (permitted FSR 0.5:1 and approved FSR 0.61:1). The proposal was considered and supported by WLPP on 16 May 2018.
- The fifth application (DA-2002/496/B) involved a modification to an approved commercial office and three (3) terrace townhouses and a variation to the height standard. The original development was approved at a 9.1 metre building height and the proposed modification involved a 9.65 metre building height (7% variation). The modification was assessed and determined by council officers under delegated authority.
- The sixth application (DA-2017/1727) involved the demolition of existing structures, tree removal and the construction of a multi-unit development and strata title subdivision and an 8% variation to the 18 metre minimum site width requirement. The proposal was considered and supported by WLPP on 20 June 2018.

Attachment 1 provides further information relating to these matters and forms the basis of the quarterly return to the Department of Planning and Environment, which is now submitted.

#### 1 July 2018 to 30 September 2018 Quarter

During the 1 July 2018 to 30 September 2018 quarter eight (8) Development Applications have been determined where a variation to a development standard was granted.

- The first application (DA-2016/358) involved (Bunnings) the demolition of existing structures, bulk earthworks, construction and use of a hardware with building height variation. The application was considered and determined (approved) by the Southern Regional Planning Panel on 23 August 2018.
- The second application (DA-2017/1196) involved the demolition of existing structures and construction of a multi-dwelling housing development (3 townhouses) and involved a minor (1.8%) variation to the 18 metre site width requirement. The proposal was considered and supported by WLPP on 25 July 2018, subject to the deletion of proposed condition 61.
- The third application (DA-2018/204) involved a two lot Torrens Title subdivision and demolition of an existing garage and involved a variation to the 449 sqm minimum lot size requirement due to an anomaly of a RE1 Public Recreation zoning of part of the site which is to be rectified as part of the next 'housekeeping' draft amendment to WLEP 2009. The proposal was considered and supported by WLPP on 25 July 2018.
- The fourth application (DA-2018/323) involved the demolition of existing structures and the construction of a multi-dwelling housing development and a variation to the minimum site width requirement. The proposal was considered and deferred by WLPP on 1 August 2018 on the basis that additional information concerning a phase 1 contamination assessment report was required to be provided and assessed. The WLPP required that the phase 1 contamination assessment report be assessed by council under the provisions of SEPP 55 when received and provided delegation to the Manager Development Application & Certification to approve the development if it satisfied the requirements of SEPP 55. The contamination assessment report satisfied the requirements of

SEPP 55 and the proposal was endorsed by the Manager Development Assessment & Certification and ultimately approved on 18 September 2018.

- The fifth application (DA-2018/435) involved the demolition of an existing dwelling and construction of a 15 bed boarding house and associated works and a variation to the floor space ratio requirements (FSR 0.5:1 standard, approved FSR of 0.53:1). The application was assessed and determined by council officers under delegated authority on 15 August 2018.
- The sixth application (DA-2018/641) involved alterations and additions to an existing dwelling-house and a 4.8% variation to the 0.5:1 FSR development standard. The proposal was assessed and determined by council officers under delegated authority on 18 July 2018.
- The seventh application (DA-2010/1670/C) involved a modification to an approved residential apartment building development and a variation to the 16 metre height limit, due a lift overrun breaching the height limit by 120mm (ie less than 1%). The proposal was assessed and determined by council officers under delegated authority on 3 September 2018.
- The eighth application (DA-2016/238/A) involved a modification to an approved multi-dwelling housing development in order to increase the floor levels of two units in the development due to the need to relocate the OSD storage facility out of the flood precinct of part of the site. The level changes were relatively minor with variations to the 9 metre height limit of 9.9% and 6% respectively for the two units. The proposal was assessed and determined by council officers under delegated authority on 11 September 2018.

Attachment 2 provides further information relating to these matters and forms the basis of the quarterly return to the Department of Planning and Environment, which is now submitted.

#### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal “We Value and protect our environment”. It specifically delivers on core business activities as detailed in the Development Assessment Service Plan 2018-19.

**Development Applications approved with variations to development standards for the quarterly period between 1 April 2018 and 30 June 2018** (Reporting applications with a decision of 'Approved'/'Deferred Commencement')

<b>Application</b>	DA-2017/1379		
<b>Lot</b>	1 DP 112275	<b>Zone</b>	B4 Mixed Use
<b>Address</b>	8 Railway Parade, THIRROUL NSW 2515		
<b>Description</b>	Mixed use development - demolition of existing structures and construction of retail premises and nine (9) residential units, basement parking and associated landscaping works		
<b>Decision</b>	Approved	<b>Decision Date</b>	11 May 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clauses</b> c7.14 (1, 2) Minimum site width c7.13 Ground Floor dev on Business Zoned Land
	<b>Justification of variation</b>	<p>Clause 7.13 Ground floor development on land within business zones.</p> <p>The applicant has provided justification as to why compliance with the development standard is unreasonable or unnecessary and why two residential units on the ground floor should be enabled. Residential units designed to be located behind retail tenancy and having no impact on streetscape.</p> <p>The proposed was considered and supported by WLPP on 21 March 2018.</p>	
	<b>Extent of variation</b>	2 ground floor units	
	<b>Concurring Authority</b>	Council under assumed concurrence	

<b>Application</b>	DA-2017/1396		
<b>Lot</b>	24 DP 608427, Lot 5 DP 207933	<b>Zone</b>	IN2 Light Industrial
<b>Address</b>	51-53 Pringle Road, FERNHILL NSW 2519		
<b>Description</b>	Commercial - new freezer, chiller and dispatch building		
<b>Decision</b>	Approved	<b>Decision Date</b>	18 May 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c4.3(2) Height of buildings
	<b>Justification of variation</b>	<p>Height of building exceeds maximum 12m height limit prescribed. Clause 4.6 exception request submitted as required. The objectives of the standard and zone objectives are met despite the technical non-compliance with Clause 4.3. The application was considered by the WLPP at its meeting on 9 May 2018 and the proposed height variation was supported.</p>	
	<b>Extent of variation</b>	12m when the maximum prescribed height limit is 11m	
	<b>Concurring Authority</b>	Council under assumed concurrence	

<b>Application</b>	DA-2017/1462		
<b>Lot</b>	1 DP 509597, Lot 10 DP 540641, Lot 502 DP 845275	<b>Zone</b>	B3 Commercial Core
<b>Address</b>	47 Burelli Street, WOLLONGONG NSW 2500 71-77 Kembla Street, WOLLONGONG NSW 2500		
<b>Description</b>	Demolition of all structures and the construction of a seven (7) storey office building for IMB bank with two basement car parking levels for 89 car parking spaces		
<b>Decision</b>	Approved	<b>Decision Date</b>	27 June 2018

Variations	Planning Instrument	WLEP 2009	Clause	c8.6 (2,3) Zone B3 Commercial Core/Zone B4 Mixed
	<b>Justification of variation</b>	<p>Compliance with standard is unnecessary as there are no unreasonable impacts arising and the development is consistent with the objectives of the standard and the B3 zone. The setbacks proposed reflect the prevailing built form character in the governance/ civic precinct where buildings are generally setback from boundaries and do not present a continuous street wall to Burelli Street. The non-compliant building separation distances provided better respond to the character of the precinct and thus the setbacks proposed provide a superior built form outcome. The proposed setback to the eastern boundary allows east-facing windows in this facade and solar access to the building to the east.</p> <p>The proposal was considered and supported by the Southern Joint Regional Planning Panel on 27 June 2018.</p>		
	<b>Extent of variation</b>	<p>Variations sought to Clause 8.6(2)(a) and (b) in relation to the southern and eastern boundaries of the site. To the eastern boundary, the development provides a 3.1m setback for Levels 1-5 (zero separation required); and a 3.1m setback at Level 6 which, combined with the approximate 7.5m setback of Corporate Square, does not meet the required 12m separation.</p> <p>To the southern boundary of the site, the majority of the ground floor is setback 5.66m (zero separation distance required); Levels 1 -5 are setback 3.79m (zero separation required).</p>		
	<b>Concurring Authority</b>	Council under assumed concurrence		

<b>Application</b>	DA-2017/1585			
<b>Lot</b>	2 DP 1227117		<b>Zone</b>	R2 Low Density Residential RE1 Public Recreation
<b>Address</b>	31A Langson Avenue, FIGTREE NSW 2525			
<b>Description</b>	Residential - dual occupancy (attached) and Subdivision - Torrens title - two (2) residential lots			
<b>Decision</b>	Approved		<b>Decision Date</b>	16 May 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b>	c4.4(2) Floor space ratio
	<b>Justification of variation</b>	<p>Applicant has demonstrated that strict compliance with the development standards is unreasonable and unnecessary in the circumstances of the case and has provided sufficient planning grounds to justify contravening the development standards.</p> <p>The proposal is considered to achieve the objectives of the FSR standard since it achieves an appropriate correlation between the size of the dual occupancy and the size of the whole allotment. In this regard, it is noted that the overall building height is less than the maximum of 9 metres permitted by WLEP 2009. In addition, setbacks, site coverage and landscaped area for the development are generally compliant with the planning controls contained within Chapter B1 of WDCP 2009.</p> <p>The proposal was considered and supported by WLPP on 16 May 2018.</p>		
	<b>Extent of variation</b>	<p>Permitted FSR - 0.5:1 Approved FSR - 0.61:1</p>		
	<b>Concurring Authority</b>	Council under assumed concurrence		



<b>Application</b>	DA-2002/496/B		
<b>Lot</b>	101 DP 1003529	<b>Zone</b>	B1 Neighbourhood Centre
<b>Address</b>	80 Towradgi Road, TOWRADGI NSW 2518		
<b>Description</b>	Proposed Commercial Office And 3 Terrace Town Houses Modification B - use of alterations to roofline and heights, unit 2 and 3 balconies and windows, installation of solar panels and green roof area		
<b>Decision</b>	Approved	<b>Decision Date</b>	5 April 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c4.3(2) Height of buildings
	<b>Justification of variation</b>	Height was originally approved at 9.1m - modification proposes to increase the height to 9.65m as built – The proposed built form is acceptable and will not pose any significant impact upon surrounding properties.  The modification was assessed and determined by council officers under delegated authority.	
	<b>Extent of variation</b>	7%	
	<b>Concurring Authority</b>	Council under assumed concurrence	

<b>Application</b>	DA-2017/1727		
<b>Lot</b>	94 DP 1104170	<b>Zone</b>	R2 Low Density Residential
<b>Address</b>	94 New Mount Pleasant Road, MOUNT PLEASANT NSW 2519		
<b>Description</b>	Residential - demolition of existing structures, tree removal, construction of multi -unit development and Subdivision - Strata title		
<b>Decision</b>	Approved	<b>Decision Date</b>	20 June 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c7.14 (1, 2) Minimum site width
	<b>Justification of variation</b>	18m minimum site width for multi-dwelling housing not achievable as the development site is triangular in shape with no rear boundary. In addition, the development provides more than the minimum required landscaped area. The variation does not affect the redevelopment potential or amenity of adjoining properties given the landscape interface and site layout. No unreasonable privacy or overshadowing impacts on the adjoining northern and western neighbours will result from the development, particularly from the areas within the rear portion of the site that do not meet the 18m site width.  The proposal was considered and supported by WLPP on 20 June 2018.	
	<b>Extent of variation</b>	8% of site area has width less than 18m	
	<b>Concurring Authority</b>	Council under assumed concurrence	

**Development Applications approved with variations to development standards for the quarterly period between 1 July 2018 and 30 September 2018** (Reporting applications with a decision of 'Approved'/'Deferred Commencement')

<b>Application</b>	DA-2016/358		
<b>Lot</b>	50 DP 879625, Lot 52 DP 879625, Lot 1 DP 1118629, Lot 2 DP 1118629, Lot 51 DP 879625	<b>Zone</b>	B6 Enterprise Corridor
<b>Address</b>	1-3 Canterbury Road, KEMBLA GRANGE NSW 2526 9 Canterbury Road, KEMBLA GRANGE NSW 2526 638 Northcliffe Drive, KEMBLA GRANGE NSW 2526 642 Northcliffe Drive, KEMBLA GRANGE NSW 2526 644-650 Northcliffe Drive, KEMBLA GRANGE NSW 2526		
<b>Description</b>	Demolition of existing structures, clearing of vegetation, bulk earthworks, construction and use of a hardware and building supplies development including plant nursery and landscape supplies, associated roadworks including public infrastructure works (roundabout on Northcliffe Drive) and re-subdivision of five (5) lots into two (2) lots		
<b>Decision</b>	Approved	<b>Decision Date</b>	23 August 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c4.3(2) Height of buildings
	<b>Justification of variation</b>	The proposal is consistent with the objectives of the B6 Zone. It is considered that strict compliance with the Height of Buildings development standard in the context of the proposal site would not result in any significant public benefit. The application was considered and determined (approved) by Southern Joint Regional Planning Committee on 23 August 2018.	
	<b>Extent of variation</b>	Maximum Building Height for site is 11m Approved Maximum Building Height is 16.6m	
	<b>Concurring Authority</b>	Secretary of NSW Department of Planning and Environment	

<b>Application</b>	DA-2017/1196		
<b>Lot</b>	10 DP 1054999	<b>Zone</b>	R2 Low Density Residential
<b>Address</b>	30 Cross Street, CORRIMAL NSW 2518		
<b>Description</b>	Demolition of existing structures and construction of multi dwelling housing (3 townhouses)		
<b>Decision</b>	Approved	<b>Decision Date</b>	27 July 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c7.14 (1, 2) Minimum site width
	<b>Justification of variation</b>	The proposal involved a minor variation to the minimum 18 m site width requirement. The extent of variation is very minimal (1.8% variation) and has no material impact on the design or siting of the development. There are no other WLEP 2009 variations. The development would result in a better urban design outcome than a large dwelling or dual occupancy. The development responds to the low density character of the locality and satisfies the objectives of the R2 zone. In addition, the development provides the required amount of parking, private open space and landscaped areas, The application was considered and supported by WLPP on 25 July 2018, subject to the deletion of proposed condition 61.	
	<b>Extent of variation</b>	0.32m (1.8% variation to 18m site width requirement)	
	<b>Concurring Authority</b>	Council under assumed concurrence	

<b>Application</b>	DA-2018/204		
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<b>Lot</b>	286 DP 9753, Lot 1 DP 42803		<b>Zone</b>	R2 Low Density Residential RE1 Public Recreation
<b>Address</b>	192 Lakeview Parade, PRIMBEE NSW 2502			
<b>Description</b>	Subdivision - Torrens title - two (2) lots and demolition of existing garage			
<b>Decision</b>	Approved		<b>Decision Date</b>	27 July 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b>	c4.1(3) Minimum subdivision lot size
	<b>Justification of variation</b>	<p>Both allotments comply with the minimum lot size requirement for the site of 449 sqm when all of the available land is included. The zoning of part of the site as RE1 Public Recreation has been identified by Council as an anomaly to be rectified as part of the next 'housekeeping' amendment to WLEP 2009. The retention of the RE1 Public Recreation zoning into the future would not result in any significant public benefit. The proposal satisfies the objectives of clause 4.1(3) and requiring compliance with the minimum subdivision lot size is considered in the circumstances of this case unreasonable or unnecessary.</p> <p>The application was considered and supported by WLPP on 25 July 2018.</p>		
	<b>Extent of variation</b>	~20%		
	<b>Concurring Authority</b>	Council under assumed concurrence		

<b>Application</b>	DA-2018/323			
<b>Lot</b>	60 DP 10927, Lot 61 DP 10927		<b>Zone</b>	R2 Low Density Residential
<b>Address</b>	30 Kemblawarra Road, WARRAWONG NSW 2502 32 Kemblawarra Road, WARRAWONG NSW 2502			
<b>Description</b>	Residential - demolition of existing structures and construction of multi dwelling housing			
<b>Decision</b>	Approved		<b>Decision Date</b>	18 September 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b>	c7.14 (1, 2) Minimum site width
	<b>Justification of variation</b>	<p>Less impact on neighbouring properties compared with a fully compliant design on the site. The site is an irregular shaped allotment of land and only a small portion of one of the nine units is located in the dog legged area at the rear that doesn't meet the minimum site width requirement. Alternate schemes were investigated and deemed of higher environmental impact.</p> <p>The application was considered and deferred by WLPP on 1 August 2018 for the following reasons: (a) The need for additional information - a Phase 1 contamination assessment report that meets the requirements of clause 7 of SEPP 55 (b) that on receipt of the additional information Council prepare a further report to assess whether the provisions of SEPP 55 have been satisfied (c) delegate the determination of the application to the Manager Development Assessment and Certification in accordance with Section 2.20(8) of the EP &amp; A Act 1979.</p> <p>The further assessment report was considered and endorsed by the Manager Development Assessment &amp; Certification and the application was approved on 18 September 2018.</p>		
	<b>Extent of variation</b>	Variation of 49% to the 18m Minimum Site Width Control for Multi Dwelling Housing under WLEP2009.		
	<b>Concurring Authority</b>	Council under assumed concurrence		

<b>Application</b>	DA-2018/435		
<b>Lot</b>	18 DP 36218	<b>Zone</b>	R2 Low Density Residential
<b>Address</b>	27 Madoline Street, GWYNNEVILLE NSW 2500		
<b>Description</b>	Demolition of existing dwelling and construction of a 15 bed boarding house and associated works		
<b>Decision</b>	Approved	<b>Decision Date</b>	15 August 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c4.4(2) Floor space ratio
	<b>Justification of variation</b>	<p>The proposal is considered to be consistent with the objectives of the zone as the proposal provides residential accommodation in close proximity to the University of Wollongong. The statement demonstrates that the proposed development will be in the public interest because it is consistent with the objectives of the R2 Zone as demonstrated above.</p> <p>The proposal is satisfactory with regard to the R2 objectives. The site is located in a residential zone with the adjoining zone to the North east being Infrastructure. While adjoining public recreation to the west.</p> <p>The proposal is located on Madoline Street and adds to the mixture of compatible land uses within the area whilst contributing to the residential accommodation stock of the locality.</p> <p>It is considered that the proposal will not significantly detract from the existing or proposed development, amenity of nearby residents or have an adverse impact on the efficient operation of the local road systems.</p> <p>The requested departure from the development standard will not hinder the attainment of the objectives specified in section 5(a)(i) and (ii) of the EP&amp;A Act.</p> <p>As discussed above, the exception has been satisfactorily addressed and that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds specific to the site to justify contravening the development standard.</p> <p>It is considered that strict compliance with the Floor Space Ratio development standard in the context of the proposal site would not result in any significant public benefit.</p> <p>The application was assessed and determined under delegated authority.</p>	
	<b>Extent of variation</b>	<p>FSR 0.5:1</p> <p>Approved FSR 0.53:1</p>	
	<b>Concurring Authority</b>	Council under assumed concurrence	

<b>Application</b>	DA-2018/641		
<b>Lot</b>	108 DP 1102283	<b>Zone</b>	R2 Low Density Residential
<b>Address</b>	23 Seddon Street, FIGTREE NSW 2525		
<b>Description</b>	Residential - alterations and additions		
<b>Decision</b>	Approved	<b>Decision Date</b>	18 July 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c4.4(2) Floor space ratio
	<b>Justification of variation</b>	Assessed under Clause 4.6 of WLEP2009	
	<b>Extent of variation</b>	Maximum FSR of 0.50:1 under Clause 4.4 of WLEP2009 exceeded by <10%. The proposal is considered to achieve the objectives of the development standard and the objectives of the R2 zone. The	

		development achieves an appropriate correlation between the size of the dwelling-house and the area of the allotment – with the maximum allowable GFA only exceeded by 5.36 sqm (4.8% variation). In addition, the current extent of landscaped and open areas on the site will be maintained.  The proposal was assessed and determined by council officers under delegated authority.
	<b>Concurring Authority</b>	Council under assumed concurrence

<b>Application</b>	DA-2010/1670/C		
<b>Lot</b>	113 Sec 1 DP 1258, Lot 114 Sec 1 DP 1258, Lot 112 Sec 1 DP 1258	<b>Zone</b>	R1 General Residential
<b>Address</b>	12 New Dapto Road, WOLLONGONG NSW 2500 14 New Dapto Road, WOLLONGONG NSW 2500		
<b>Description</b>	Demolition of existing structures and proposed construction of residential apartment building comprising 6 x 1 bed, 26 x 2 and 2 x 3 bed apartments above basement parking and storage  Modification C - modify height of building due to lift overrun		
<b>Decision</b>	Approved	<b>Decision Date</b>	3 September 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c4.3(2) Height of buildings
	<b>Justification of variation</b>	Lift overrun installed and found to breach the 16m height limit. The lift overrun results in an overall increase in building height of 120mm or of less than 1%. The proposal will not compromise the objectives of the height control standard and will not pose any adverse impact upon the streetscape or adjoining properties.  The proposal was assessed and determined by council officers under delegated authority.	
	<b>Extent of variation</b>	16m height limit applies under Clause 4.3 of WLEP 2009. 16.12m proposed.	
	<b>Concurring Authority</b>	Council under assumed concurrence	

<b>Application</b>	DA-2016/238/A		
<b>Lot</b>	1 DP 1086647	<b>Zone</b>	R2 Low Density Residential
<b>Address</b>	208-210 Princes Highway, BULLI NSW 2516		
<b>Description</b>	Residential - multi dwelling housing  Modification A - increase to floor levels and building height of units		
<b>Decision</b>	Approved	<b>Decision Date</b>	11 September 2018
<b>Variations</b>	<b>Planning Instrument</b>	WLEP 2009	<b>Clause</b> c4.3(2) Height of buildings
	<b>Justification of variation</b>	The application seeks to modify the previously approved floor levels and building heights of the development in order to achieve fall to stormwater detention facility without interfering with floodplain. The OSD storage facility was relocated so as to be located outside of the flood precinct affecting the site. As a result of this amendment greater falls were required to enable adequate drainage from the garages at the western end of the driveway. The level changes are generally minor but in the case of units 3 and 4 at the back of the site result in the building heights exceeding the maximum 9 metre height limit by 9.9% and 6% respectively. This variation is considered supportable in the circumstances of the case.  The modification was assessed and determined by council officers under delegated authority.	
	<b>Extent of variation</b>	0.89m (9.9% variation)	
	<b>Concurring Authority</b>	Council under assumed concurrence	

**ITEM 14 MODEL CODE OF CONDUCT COMPLAINTS STATISTICS REPORT 2017-2018**

The Procedure for the Administration of the Codes of Conduct requires the Complaints Coordinator to provide complaint statistics to Council within three months from the end of August each year.

#### RECOMMENDATION

The report on Model Code of Conduct Complaints Statistics Report for 2017-2018 be received and noted.

#### REPORT AUTHORISATIONS

Report of: Catherine Geenty, Professional Conduct Coordinator  
Authorised by: David Farmer, General Manager

#### ATTACHMENTS

- 1 Code of Conduct Complaints Statistics Report

#### BACKGROUND

Under Part 12.1 of the Procedure for the Administration of the Codes of Conduct, the Complaints Coordinator must arrange for the following statistics to be reported to the Council within three months of the end of August each year:

- a The total number of Code of Conduct complaints made about Councillors and the General Manager under the Code of Conduct in the year to end of August.
- b The number of Code of Conduct complaints referred to a Conduct Reviewer.
- c The number of Code of Conduct complaints finalised by a Conduct Reviewer at the preliminary assessment stage and the outcome of those complaints.
- d The number of Code of Conduct complaints investigated by a Conduct Reviewer.
- e The number of Code of Conduct complaints investigated by a Conduct Review Committee.
- f Without identifying particular matters, the outcome of Code of Conduct complaints investigated by a Conduct Reviewer or Conduct Review Committee under these procedures.
- g The number of matters reviewed by the Office and, without identifying particular matters, the outcome of the reviews.
- h The total cost of dealing with Code of Conduct complaints made about Councillors and the General Manager in the year to end of August including staff costs.

Under Part 12.2 of the Procedure, Council is to provide the office of Local Government with a report containing the statistics referred to in Part 12.1 within three months of the end of August each year.

#### CONSULTATION AND COMMUNICATION

The complaint statistics were reported to the Office of Local Government via email on 22 November 2018.

#### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We are a connected and engaged community”.

It specifically delivers on core business activities as detailed in the Governance and Administration Service Plan 2018-19.

## CONCLUSION

The report presents to Council the complaint statistics relating to the Model Code of Conduct for 2017-2018.

Model Code of Conduct Complaints Statistics Wollongong City Council		
<b>Number of Complaints</b>		
1	a The total number of complaints <b>received</b> in the period about councillors and the General Manager (GM) under the code of conduct	1
	b The total number of complaints <b>finalised</b> in the period about councillors and the GM under the code of conduct	1
<b>Overview of Complaints and Cost</b>		
2	a The number of complaints <b>finalised at the outset</b> by alternative means by the GM or Mayor	1
	b The number of complaints <b>referred to the Office of Local Government</b> under a special complaints management arrangement	0
	c The number of code of conduct complaints <b>referred to a conduct reviewer</b>	0
	d The number of code of conduct complaints <b>finalised at preliminary assessment</b> by conduct reviewer	0
	e The number of code of conduct complaints <b>referred back to GM or Mayor</b> for resolution after preliminary assessment by conduct reviewer	0
	f The number of finalised code of conduct complaints <b>investigated by a conduct reviewer</b>	0
	g The number of finalised code of conduct complaints <b>investigated by a conduct review committee</b>	0
	h The number of finalised complaints investigated where there was found to be <b>no breach</b>	0
	i The number of finalised complaints investigated where there was found to be <b>a breach</b>	0
	j The number of complaints referred by the GM or Mayor <b>to another agency</b> or body such as the ICAC, the NSW Ombudsman, the Office or the Police	0
	k The number of complaints being investigated that are <b>not yet finalised</b>	0
	l The <b>total cost</b> of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	0



Preliminary Assessment Statistics	
3	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:
a	To take no action <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
b	To resolve the complaint by alternative and appropriate strategies <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
c	To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, the Office or the Police <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
e	To investigate the matter <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
f	To recommend that the complaints coordinator convene a conduct review committee to investigate the matter <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
Investigation Statistics	
4	The number of investigated complaints resulting in a determination that there was <b>no breach</b> , in which the following recommendations were made:
a	That the council revise its policies or procedures <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
b	That a person or persons undertake training or other education <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
5	The number of investigated complaints resulting in a determination that there <b>was a breach</b> in which the following recommendations were made:
a	That the council revise any of its policies or procedures <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
b	That the subject person undertake any training or other education relevant to the conduct giving rise to the breach <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
c	That the subject person be counselled for their conduct <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
d	That the subject person apologise to any person or organisation affected by the breach <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
e	That findings of inappropriate conduct be made public <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
f	In the case of a breach by the GM, that action be taken under the GM's contract for the breach <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
g	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
h	In the case of a breach by a councillor, that the matter be referred to the Office for further action <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
6	Matter referred or resolved after commencement of an investigation under clause 8.20 of the Procedures <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>

Categories of misconduct	
7	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:
a	General conduct (Part 3) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
b	Conflict of interest (Part 4) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
c	Personal benefit (Part 5) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
d	Relationship between council officials (Part 6) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
e	Access to information and resources (Part 7) <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
Outcome of determinations	
8	The number of investigated complaints resulting in a determination that there was a breach in which the council failed to adopt the conduct reviewers recommendation <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>
9	The number of investigated complaints resulting in a determination that there was a breach in which the council's decision was overturned following a review by the Office <span style="float: right; border: 1px solid black; padding: 2px 10px;">0</span>

## ITEM 15 OCTOBER 2018 FINANCIALS

Overall, the result for the month of October is favourable compared to phased budget for the key indicators. The Operating Result [pre capital] is favourable by \$5.2M, the Funds Available from Operations is favourable by \$1.4M and the Funds Result shows an unfavourable variance compared to the phased budget of \$0.9M.

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

The reports and variances presented include the September Quarterly Review proposals.

Council has expended \$31.6M on its capital works program representing 31% of the annual budget. The year to date budget for the same period was \$30.6M.

### RECOMMENDATIONS

- 1 The financials be received and noted.
- 2 Council approve an increase in the capital budget of \$0.6M that is fully supported by corresponding level of funding from restricted assets.

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

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

### ATTACHMENTS

- 1 Income and Funding Statement - October 2018
- 2 Capital Project Report - October 2018
- 3 Balance Sheet - October 2018
- 4 Cash Flow Statement - October 2018

### BACKGROUND

This report presents the Income and Expense Statement, Balance Sheet and Cash Flow Statement for October 2018. Council's current budget has a Net Funding (cash) deficit of \$8.0M, an Operating Deficit [pre capital] of \$10.1M and a capital expenditure of \$100.8M. Indications at the end of October are that Council will meet the target of the operational components of this result.

The following table provides a summary view of the organisation's overall financial results for the year to date.

FORECAST POSITION	Original Budget	Revised Budget	YTD Forecast	YTD Actual	Variation
	\$M	\$M	\$M	\$M	\$M
<b>KEY MOVEMENTS</b>	<b>1-Jul</b>	<b>26-Oct</b>	<b>26-Oct</b>	<b>26-Oct</b>	
Operating Revenue	267.1	269.3	87.6	87.3	(0.3)
Operating Costs	(274.0)	(279.4)	(91.4)	(85.9)	5.5
<b>Operating Result [Pre Capital]</b>	<b>(6.9)</b>	<b>(10.1)</b>	<b>(3.8)</b>	<b>1.4</b>	<b>5.2</b>
Capital Grants & Contributions	53.8	39.4	7.9	13.2	5.3
<b>Operating Result</b>	<b>46.9</b>	<b>29.3</b>	<b>4.1</b>	<b>14.7</b>	<b>10.6</b>
<b>Funds Available from Operations</b>	<b>56.2</b>	<b>55.9</b>	<b>16.7</b>	<b>18.1</b>	<b>1.4</b>
<b>Capital Works</b>	<b>98.0</b>	<b>100.8</b>	<b>30.6</b>	<b>31.6</b>	<b>(1.0)</b>
<b>Contributed Assets</b>	<b>10.2</b>	<b>10.2</b>	<b>-</b>	<b>-</b>	<b>-</b>
Transfer to Restricted Cash	1.5	1.5	0.5	0.5	(0.0)
Borrowings Repaid	7.7	7.7	1.2	1.2	-
Funded from:					
- Operational Funds	56.2	55.9	15.5	16.9	1.4
- Other Funding	53.4	56.3	16.6	15.3	(1.3)
<b>Total Funds Surplus/(Deficit)</b>	<b>(7.7)</b>	<b>(8.0)</b>	<b>1.0</b>	<b>0.1</b>	<b>(0.9)</b>

## Financial Performance

The October 2018 Operating Result [pre capital] shows a positive variance compared to budget of \$5.2M. This variation is generally due to lower expenditure than phased budget for employee costs (\$1.2M), Material & Contracts (\$3.8M) and depreciation expenses (\$1.3M). These positive variations are partially offset by a lower level of labour resources applied to capital (\$0.6M), lower commercial tipping charges (\$0.5M) and other more minor variations.

The Operating Result shows a positive variance of \$10.6M compared to budget. This includes the net positive variations discussed above in addition to timing of income recognition for West Dapto. The West Dapto contributions include the amount of \$5.1M invoiced for the Local Infrastructure Growth Scheme during October. This represents the contribution subsidy above the approved contribution cap.

The Funds Available from Operations indicates a positive variation of \$1.4M. This result excludes the timing impacts of grants and contributions that are transferred to restricted cash and non-cash variations such as depreciation, progress of funded projects and an increase in transfer to restricted cash for domestic waste reflecting lower operating costs during this period.

## Funds Result

The Total Funds result as at 26 October 2018 shows a negative variance of \$0.9M compared to phased budget. This includes the funds component of the operating result (\$1.4M) that is offset by an increase in net capital expenditure of \$2.2M.

## Capital Budget

At the end of October the capital program shows an expenditure of \$31.6M compared to a phased budget of \$30.6M. Projects progressed to date have a lower component of external funding resulting in a negative funding variation compared to phased budget of \$1.2M.

This report also proposes an increase in the Adopted Capital Budget expenditure of \$0.6M that will increase the total annual capital budget to \$101.4M. This increase is fully funded and, as such, will not impact on the Fund Result. Details of the increase are provided in the Capital Project Report and commentary (attachment 2).

## Liquidity

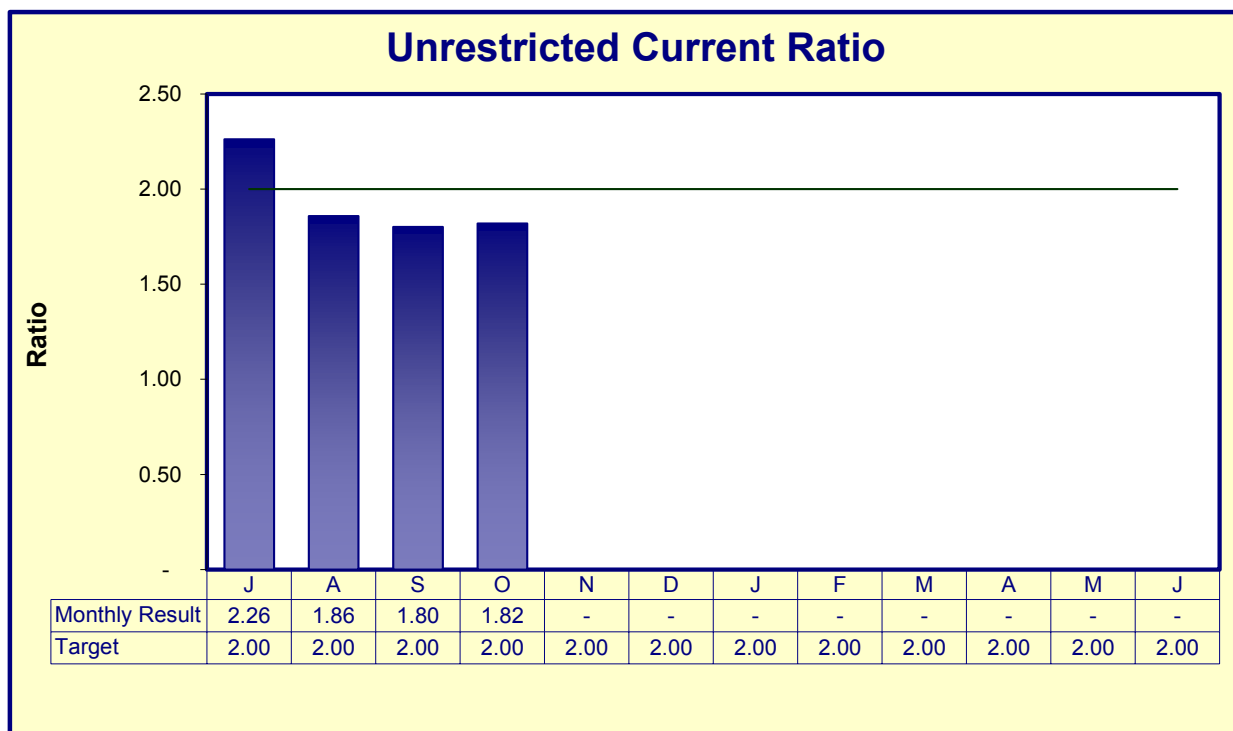
Council's cash and investments decreased during October 2018 to holdings of \$155.8M compared to \$169.8M at the end of September 2018. This reflects normal trends for this time of the year.

<b>CASH, INVESTMENTS &amp; AVAILABLE FUNDS</b>				
	<b>Actual 2017/18</b>	<b>Original Budget 2018/19</b>	<b>September QR 2018/19</b>	<b>Actual Ytd October 2018</b>
	\$M	\$M	\$M	\$M
Total Cash and Investments	157.8	148.5	136.4	155.8
Less Restrictions:				
External	73.1	87.7	72.6	78.7
Internal	68.1	57.3	57.6	66.0
Total Restrictions	141.3	145.0	130.1	144.7
Available Cash	16.5	3.5	6.3	11.0
Adjusted for :				
Payables	(30.8)	(24.7)	(25.9)	(34.9)
Receivables	27.2	25.0	35.1	35.1
Other	10.6	11.3	-	12.3
Net Payables & Receivables	7.0	11.6	9.2	12.6
<b>Available Funds</b>	<b>23.5</b>	<b>15.1</b>	<b>15.5</b>	<b>23.6</b>

The Available Funds position excludes restricted cash. 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.

The Available Funds forecast that formed part of the 2018-2019 Annual Plan is within Council's Financial Strategy target of 3.5% to 5.5% of Operational Revenue [pre capital] and is between \$9.6M and \$15.2M for the year ending 30 June 2019. The actual Available Funds at 26 October 2018 are impacted by the progress of planned expenditure and increased revenue to date.

The Unrestricted Current Ratio measures the cash/liquidity position of an organisation. This ratio is intended to disclose the ability of an organisation to satisfy payment obligations in the short term from the unrestricted activities of Council. Council's current ratio is below the Local Government Benchmark of >2:1, however, the strategy is to maximise the use of available funds for asset renewal by targeting a lean Unrestricted Current Ratio.



### Receivables

Receivables are the amount of money owed to Council or funds that Council has paid in advance. At October 2018, receivables totalled \$35.1M, compared to receivables of \$28.8M at October 2017. Fluctuations relate to the timing of rates payments which are accrued before the actual payments are due and can be impacted by other debtors raised and not yet paid. This includes \$5.1M contribution subsidy for West Dapto invoiced to the Department of Planning under the Local Infrastructure Growth Scheme.

### Payables

Payables (the amount of money owed to suppliers) of \$34.9M were owed at October 2018 compared to payables of \$36.2M in October 2017. The difference in payables relate to goods and services and capital projects delivered but not yet paid for and timing of the Financial Assistance Grant payments that are received quarterly.

### Debt

Council continues to have financial strength in its low level of borrowing. The industry measure of debt commitment is the Debt Service Ratio that measures the proportion of revenues that is required to meet annual loan repayments.

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. Council currently has borrowings through an interest free loan and the subsidised Local Government Infrastructure Renewal Scheme (LIRS). In 2009-2010, Council borrowed \$26M interest free to assist in the delivery of the West Dapto Access Plan. Council has also been successful in securing subsidies for loans under the three rounds of the LIRS program and has entered into loans of \$20M in 2012-2013 for Round 1, \$4.3M in 2013-2014 for Round 2 and \$20.5M for Round 3. The LIRS program provides a loan subsidy of 4% for Round 1 and 3% for the subsequent rounds. Loan funds have been used to accelerate the Citywide Footpaths, Shared Path Renewal, Missing Links Construction Program, building refurbishment works for Berkeley Community Centre, Corrimal Library and Community Centre, Thirroul Pavilion and Kiosk and to support the West Dapto Access – Fowlers Road project respectively.

Council's Debt Service Ratio forecast for 2018-2019 is approximately 3.5%, which is still below Council's target of 4% and remains low in comparison to the Local Government's benchmark ratio of <10%. It is noted that non-cash interest expense relating to the amortisation of the income recognised on the West Dapto Access Plan Loan is not included when calculating the Debt Service Ratio.

**Assets**

The Balance Sheet shows that \$2.6B of assets are controlled and managed by Council for the community as at 26 October 2018. The 2018-2019 capital works program includes projects such as the West Dapto Access strategy, civil asset renewals including roads, car parks and buildings and purchase of library books. As at 26 October 2018, Council had expended \$31.6M or 31.3% of the approved annual capital budget of \$100.8M.

The results compared to budget for the early months of the year can be distorted by the phasing methodology applied to the budget compared to actual project and program progress. The results for October 2018 are generally within projections over a range of financial indicators and it is expected that Council will achieve the forecast annual results.

**PLANNING AND POLICY IMPACT**

This report contributes to the delivery of Wollongong 2022 goal 'We are a connected and engaged community'. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
4.3.2 Resources (finance, technology, assets and people) are effectively managed to ensure long term financial sustainability	4.3.2.1 Effective and transparent financial management systems are in place	<p>Monitor and review achievement of Financial Strategy</p> <p>Continuous budget management is in place, controlled and reported</p> <p>Provide accurate and timely financial reports monthly, quarterly and via the annual statement</p> <p>Manage and further develop a compliance program to promote awareness and compliance with Council's procurement policies and procedures and other related policies</p>

**CONCLUSION**

The results for October 2018 are within projections over a range of financial indicators and it is expected that Council will achieve the forecast annual results.

<b>WOLLONGONG CITY COUNCIL</b>				
1 July 2018 to 26 October 2018				
	2018/19 Original Budget \$'000	2018/19 Current Budget \$'000	2018/19 YTD Budget \$'000	2018/19 Actual YTD \$'000
<b>Income Statement</b>				
<b>Income From Continuing Operations</b>				
<b>Revenue:</b>				
Rates and Annual Charges	197,686	196,989	63,684	63,653
User Charges and Fees	34,967	35,130	11,137	10,564
Interest and Investment Revenues	4,572	4,790	1,548	1,508
Other Revenues	10,062	11,238	4,235	4,107
Grants & Contributions provided for Operating Purposes	19,837	21,113	6,994	7,006
Grants & Contributions provided for Capital Purposes	53,752	39,387	7,887	13,207
Profit/Loss on Disposal of Assets	0	0	0	494
<b>Total Income from Continuing Operations</b>	<b>320,876</b>	<b>308,647</b>	<b>95,486</b>	<b>100,539</b>
<b>Expenses From Continuing Operations</b>				
Employee Costs	129,419	131,653	43,027	41,802
Borrowing Costs	3,310	3,310	1,070	1,152
Materials, Contracts & Other Expenses	94,996	98,274	31,539	27,753
Depreciation, Amortisation + Impairment	64,508	64,508	21,738	20,405
Internal Charges (labour)	(16,581)	(16,074)	(5,197)	(4,564)
Internal Charges (not labour)	(1,653)	(2,314)	(748)	(665)
<b>Total Expenses From Continuing Operations</b>	<b>273,999</b>	<b>279,357</b>	<b>91,429</b>	<b>85,882</b>
<b>Operating Results From Continuing Operations</b>	<b>46,877</b>	<b>29,291</b>	<b>4,057</b>	<b>14,657</b>
<b>Net Operating Result for the Year</b>	<b>46,877</b>	<b>29,291</b>	<b>4,057</b>	<b>14,657</b>
<b>Net Operating Result for the Year before Grants &amp; Contributions provided for Capital Purposes</b>	<b>(6,875)</b>	<b>(10,097)</b>	<b>(3,830)</b>	<b>1,449</b>
<b>NET SURPLUS (DEFICIT) [Pre capital] %</b>	<b>14.6%</b>	<b>9.5%</b>	<b>4.2%</b>	<b>14.6%</b>
<b>Funding Statement</b>				
<b>Net Operating Result for the Year</b>	<b>46,877</b>	<b>29,291</b>	<b>4,057</b>	<b>14,657</b>
<b>Add back :</b>				
- Non-cash Operating Transactions	82,076	82,374	27,628	25,528
- Restricted cash used for operations	13,030	18,491	5,414	4,349
- Income transferred to Restricted Cash	(72,658)	(60,802)	(16,048)	(21,956)
- Payment of Accrued Leave Entitlements	(13,146)	(13,418)	(4,338)	(4,471)
- Payment of Carbon Contributions	0	0	0	0
<b>Funds Available from Operations</b>	<b>56,178</b>	<b>55,935</b>	<b>16,713</b>	<b>18,107</b>
Advances (made by) / repaid to Council	0	0	0	0
Borrowings repaid	(7,692)	(7,692)	(1,181)	(1,181)
<b>Operational Funds Available for Capital Budget</b>	<b>48,486</b>	<b>48,244</b>	<b>15,532</b>	<b>16,926</b>
<b>CAPITAL BUDGET</b>				
Assets Acquired	(97,962)	(100,795)	(30,626)	(31,567)
Contributed Assets	(10,169)	(10,169)	0	0
Transfers to Restricted Cash	(1,497)	(1,497)	(484)	(499)
<b>Funded From :-</b>				
- Operational Funds	48,486	48,244	15,532	16,926
- Sale of Assets	1,795	1,795	118	601
- Internally Restricted Cash	11,310	11,432	4,117	4,398
- Borrowings	0	0	0	0
- Capital Grants	12,210	12,938	4,953	2,023
- Developer Contributions (Section 94)	8,195	9,245	524	297
- Other Externally Restricted Cash	9,230	9,780	3,476	7,141
- Other Capital Contributions	10,689	11,072	3,364	791
<b>TOTAL FUNDS SURPLUS / (DEFICIT)</b>	<b>(7,713)</b>	<b>(7,955)</b>	<b>975</b>	<b>111</b>



## CAPITAL PROJECT REPORT

as at the period ended 26 October 2018

ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
<b>Roads And Related Assets</b>							
Traffic Facilities	3,287	(2,248)	3,387	(2,248)	896	100	0
Public Transport Facilities	420	(190)	420	(190)	53	(0)	0
Roadworks	15,896	(2,506)	15,896	(2,506)	4,027	(0)	0
Bridges, Boardwalks and Jetties	1,069	(54)	1,069	(54)	316	(0)	0
<b>TOTAL Roads And Related Assets</b>	<b>20,673</b>	<b>(4,999)</b>	<b>20,773</b>	<b>(4,999)</b>	<b>5,292</b>	<b>100</b>	<b>0</b>
<b>West Dapto</b>							
West Dapto Infrastructure Expansion	18,430	(18,430)	18,520	(18,520)	8,306	90	(90)
<b>TOTAL West Dapto</b>	<b>18,430</b>	<b>(18,430)</b>	<b>18,520</b>	<b>(18,520)</b>	<b>8,306</b>	<b>90</b>	<b>(90)</b>
<b>Footpaths And Cycleways</b>							
Footpaths	6,992	(2,060)	6,992	(2,060)	1,397	(0)	(0)
Cycle/Shared Paths	2,729	(490)	2,729	(490)	1,316	(0)	0
Commercial Centre Upgrades - Footpaths and Cyclew	3,900	(30)	3,900	(30)	2,293	(0)	0
<b>TOTAL Footpaths And Cycleways</b>	<b>13,621</b>	<b>(2,580)</b>	<b>13,621</b>	<b>(2,580)</b>	<b>5,006</b>	<b>(0)</b>	<b>(0)</b>
<b>Carparks</b>							
Carpark Construction/Formalising	770	(350)	770	(350)	187	0	0
Carpark Reconstruction or Upgrading	1,550	0	1,550	0	926	0	0
<b>TOTAL Carparks</b>	<b>2,320</b>	<b>(350)</b>	<b>2,320</b>	<b>(350)</b>	<b>1,113</b>	<b>0</b>	<b>0</b>
<b>Stormwater And Floodplain Management</b>							
Floodplain Management	2,466	(226)	2,939	(699)	327	473	(473)
Stormwater Management	4,029	(1,264)	4,030	(1,265)	696	0	(0)
Stormwater Treatment Devices	835	(160)	835	(160)	50	0	(0)
<b>TOTAL Stormwater And Floodplain M</b>	<b>7,330</b>	<b>(1,650)</b>	<b>7,804</b>	<b>(2,124)</b>	<b>1,073</b>	<b>474</b>	<b>(474)</b>
<b>Buildings</b>							
Cultural Centres (IPAC, Gallery, Townhall)	1,382	0	1,382	0	37	0	0
Administration Buildings	943	(40)	943	(40)	65	(0)	(0)
Community Buildings	7,979	(547)	7,979	(547)	3,158	(0)	0
Public Facilities (Shelters, Toilets etc.)	770	0	770	0	82	(0)	0
Carbon Abatement	0	0	0	0	(38)	0	0
<b>TOTAL Buildings</b>	<b>11,075</b>	<b>(587)</b>	<b>11,075</b>	<b>(587)</b>	<b>3,303</b>	<b>(0)</b>	<b>0</b>
<b>Commercial Operations</b>							
Tourist Park - Upgrades and Renewal	1,100	0	1,100	0	63	(0)	0
Crematorium/Cemetery - Upgrades and Renewal	410	0	410	0	63	0	0
Leisure Centres & RVGC	100	0	100	0	13	0	0
<b>TOTAL Commercial Operations</b>	<b>1,610</b>	<b>0</b>	<b>1,610</b>	<b>0</b>	<b>139</b>	<b>(0)</b>	<b>0</b>
<b>Parks Gardens And Sportfields</b>							
Play Facilities	920	0	920	0	67	(0)	0
Recreation Facilities	961	(87)	964	(90)	74	3	(3)
Sporting Facilities	4,209	(3,494)	4,209	(3,494)	667	(0)	0
<b>TOTAL Parks Gardens And Sportfield</b>	<b>6,090</b>	<b>(3,581)</b>	<b>6,093</b>	<b>(3,584)</b>	<b>808</b>	<b>3</b>	<b>(3)</b>
<b>Beaches And Pools</b>							
Beach Facilities	495	0	495	0	41	(0)	0
Rock/Tidal Pools	1,474	0	1,474	0	930	(0)	0
Treated Water Pools	506	0	506	0	37	(0)	0
<b>TOTAL Beaches And Pools</b>	<b>2,476</b>	<b>0</b>	<b>2,475</b>	<b>0</b>	<b>1,008</b>	<b>(0)</b>	<b>0</b>

## CAPITAL PROJECT REPORT

as at the period ended 26 October 2018

ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
<b>Natural Areas</b>							
Natural Area Management and Rehabilitation	125	0	125	0	3	0	0
<b>TOTAL Natural Areas</b>	<b>125</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Waste Facilities</b>							
Whytes Gully New Cells	4,547	(4,547)	5,347	(5,347)	4,213	800	(800)
Whytes Gully Renewal Works	560	(560)	560	(560)	4	(0)	(0)
Helensburgh Rehabilitation	1,200	(1,200)	400	(400)	61	(800)	800
<b>TOTAL Waste Facilities</b>	<b>6,307</b>	<b>(6,307)</b>	<b>6,307</b>	<b>(6,307)</b>	<b>4,278</b>	<b>(0)</b>	<b>0</b>
<b>Fleet</b>							
Motor Vehicles	1,700	(1,108)	1,700	(1,108)	72	(0)	0
<b>TOTAL Fleet</b>	<b>1,700</b>	<b>(1,108)</b>	<b>1,700</b>	<b>(1,108)</b>	<b>72</b>	<b>(0)</b>	<b>0</b>
<b>Plant And Equipment</b>							
Portable Equipment (Mowers etc.)	100	(38)	100	(38)	17	0	(0)
Mobile Plant (trucks, backhoes etc.)	3,850	(650)	3,850	(650)	174	(0)	0
Fixed Equipment	0	0	0	0	0	0	0
<b>TOTAL Plant And Equipment</b>	<b>3,950</b>	<b>(688)</b>	<b>3,950</b>	<b>(688)</b>	<b>190</b>	<b>(0)</b>	<b>(0)</b>
<b>Information Technology</b>							
Information Technology	781	0	781	0	101	(0)	0
<b>TOTAL Information Technology</b>	<b>781</b>	<b>0</b>	<b>781</b>	<b>0</b>	<b>101</b>	<b>(0)</b>	<b>0</b>
<b>Library Books</b>							
Library Books	1,191	0	1,191	0	537	(0)	0
<b>TOTAL Library Books</b>	<b>1,191</b>	<b>0</b>	<b>1,191</b>	<b>0</b>	<b>537</b>	<b>(0)</b>	<b>0</b>
<b>Public Art</b>							
Public Art Works	0	0	0	0	0	0	0
Art Gallery Acquisitions	100	0	100	0	62	(0)	0
<b>TOTAL Public Art</b>	<b>100</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>62</b>	<b>(0)</b>	<b>0</b>
<b>Emergency Services</b>							
Emergency Services Plant and Equipment	1,200	(771)	1,200	(771)	193	(0)	0
<b>TOTAL Emergency Services</b>	<b>1,200</b>	<b>(771)</b>	<b>1,200</b>	<b>(771)</b>	<b>193</b>	<b>(0)</b>	<b>0</b>
<b>Land Acquisitions</b>							
Land Acquisitions	200	0	300	0	68	100	0
<b>TOTAL Land Acquisitions</b>	<b>200</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>68</b>	<b>100</b>	<b>0</b>
<b>Non-Project Allocations</b>							
Capital Project Contingency	1,597	0	1,397	0	0	(200)	0
Capital Project Plan	20	0	20	0	13	(0)	0
<b>TOTAL Non-Project Allocations</b>	<b>1,617</b>	<b>0</b>	<b>1,417</b>	<b>0</b>	<b>13</b>	<b>(200)</b>	<b>0</b>
<b>GRAND TOTAL</b>	<b>100,795</b>	<b>(41,050)</b>	<b>101,362</b>	<b>(41,617)</b>	<b>31,567</b>	<b>567</b>	<b>(567)</b>

**Manager Project Delivery Division  
Commentary on October 2018 Capital Budget Report**

On 25 June 2018, Council approved a Capital budget for 2018-19 of \$97.6M. At the end of October 2018 the expenditure on capital projects was \$31.3M and the approved capital budget is proposed to increase by \$0.6M to \$101.4M primarily due to the introduction of additional external funding.

In addition to this, there was a series of other budget adjustments as detailed below. It is anticipated there will continue to be minor variations to the overall size of the Capital Budget for at least the next six months due to re-phasing of various internal and external funding.

<b>Program</b>	<b>Major Points of change to Capital Budget</b>
Traffic Facilities	Reallocate budget from Capital Contingency to Traffic Facilities.
West Dapto Infrastructure Expansion	Introduce West Dapto Interest Free Loan Funding for existing project.
Floodplain Management	Introduce OEH funding for existing project.
Whytes Gully New Cells	Reallocate budget from Helensburgh Rehabilitation to Whytes Gully New Cells.
Helensburgh Rehabilitation	Reallocate budget to Whytes Gully New Cells from Helensburgh Rehabilitation.
Land Acquisitions	Reallocate budget to Land Acquisitions Program from Capital Budget Contingency.
Contingency	Reallocate budget to Traffic Facilities and Land Acquisitions Program from Capital Budget Contingency.

<b>WOLLONGONG CITY COUNCIL</b>		
	Actual 2018/19 \$'000	Actual 2017/18 \$'000
<b>Balance Sheet</b>		
<b>Current Assets</b>		
Cash Assets	33,274	26,491
Investment Securities	95,372	109,162
Receivables	35,128	27,037
Inventories	344	306
Other	12,336	10,666
Assets classified as held for sale	0	0
<b>Total Current Assets</b>	<b>176,453</b>	<b>173,662</b>
<b>Non-Current Assets</b>		
Non Current Cash Assets	27,115	22,115
Non-Current Receivables	0	0
Non-Current Inventories	5,835	5,835
Property, Plant and Equipment	2,368,126	2,356,306
Investment Properties	4,780	4,780
Westpool Equity Contribution	2,637	2,637
Intangible Assets	309	388
<b>Total Non-Current Assets</b>	<b>2,408,802</b>	<b>2,392,061</b>
<b>TOTAL ASSETS</b>	<b>2,585,256</b>	<b>2,565,723</b>
<b>Current Liabilities</b>		
Current Payables	34,161	30,010
Current Provisions payable < 12 months	13,067	12,667
Current Provisions payable > 12 months	37,710	37,710
Current Interest Bearing Liabilities	7,716	7,716
<b>Total Current Liabilities</b>	<b>92,653</b>	<b>88,103</b>
<b>Non-Current Liabilities</b>		
Non Current Payables	700	700
Non Current Interest Bearing Liabilities	23,988	25,039
Non Current Provisions	45,183	44,567
<b>Total Non-Current Liabilities</b>	<b>69,871</b>	<b>70,306</b>
<b>TOTAL LIABILITIES</b>	<b>162,524</b>	<b>158,409</b>
<b>NET ASSETS</b>	<b>2,422,731</b>	<b>2,407,314</b>
<b>Equity</b>		
Accumulated Surplus	1,311,925	1,300,716
Asset Revaluation Reserve	966,076	965,325
Restricted Assets	144,730	141,274
<b>TOTAL EQUITY</b>	<b>2,422,731</b>	<b>2,407,314</b>

<b>WOLLONGONG CITY COUNCIL</b>		
<b>CASH FLOW STATEMENT</b>		
<b>as at 26 October 2018</b>		
	YTD Actual 2018/19 \$ '000	Actual 2017/18 \$ '000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<b>Receipts:</b>		
Rates & Annual Charges	57,475	193,451
User Charges & Fees	17,788	35,362
Interest & Interest Received	1,721	5,426
Grants & Contributions	23,592	50,700
Other	2,483	23,789
<b>Payments:</b>		
Employee Benefits & On-costs	(41,484)	(107,925)
Materials & Contracts	(15,940)	(65,774)
Borrowing Costs	(405)	(1,263)
Other	(9,240)	(53,565)
<b>Net Cash provided (or used in) Operating Activities</b>	<b>35,991</b>	<b>80,201</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
<b>Receipts:</b>		
Sale of Infrastructure, Property, Plant & Equipment	601	10,923
Deferred Debtors Receipts	-	-
<b>Payments:</b>		
Purchase of Investments	-	-
Purchase of Investment Property	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(37,419)	(93,550)
Purchase of Interests in Joint Ventures & Associates	1	-
<b>Net Cash provided (or used in) Investing Activities</b>	<b>(36,818)</b>	<b>(82,627)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
<b>Receipts:</b>		
Proceeds from Borrowings & Advances	-	-
<b>Payments:</b>		
Repayment of Borrowings & Advances	(1,181)	(7,513)
Repayment of Finance Lease Liabilities	-	-
Other Financing Activity Payments	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	<b>(1,181)</b>	<b>(7,513)</b>
Net Increase/(Decrease) in Cash & Cash Equivalents	(2,008)	2,957
plus: Cash & Cash Equivalents and Investments - beginning of year	157,768	154,811
<b>Cash &amp; Cash Equivalents and Investments - year to date</b>	<b>155,760</b>	<b>157,768</b>

<b>WOLLONGONG CITY COUNCIL</b>		
<b>CASH FLOW STATEMENT</b>		
<b>as at 26 October 2018</b>		
	YTD Actual 2018/19 \$ '000	Actual 2017/18 \$ '000
<b>Total Cash &amp; Cash Equivalents and Investments - year to date</b>	<b>155,760</b>	<b>157,768</b>
<b>Attributable to:</b>		
External Restrictions (refer below)	78,716	73,142
Internal Restrictions (refer below)	66,016	68,129
Unrestricted	11,028	16,497
<b>Total</b>	<b>155,760</b>	<b>157,768</b>
<b>External Restrictions</b>		
Developer Contributions	28,297	18,961
RMS Contributions	215	29
Specific Purpose Unexpended Grants	4,348	2,715
Special Rates Levy Wollongong Mall	384	164
Special Rates Levy Wollongong City Centre	(123)	(42)
Local Infrastructure Renewal Scheme	8,837	14,721
Unexpended Loans	6,084	7,019
Domestic Waste Management	13,028	12,813
Private Subsidies	5,640	5,014
West Dapto Home Deposit Assistance Program	10,494	10,398
Stormwater Management Service Charge	1,427	1,265
West Dapto Home Deposits Issued	85	85
Carbon Price	-	-
<b>Total External Restrictions</b>	<b>78,716</b>	<b>73,142</b>
<b>Internal Restrictions</b>		
Property Investment Fund	8,253	8,276
Strategic Projects	49,181	49,404
Sports Priority Program	729	642
Car Parking Strategy	1,264	1,061
MacCabe Park Development	1,190	1,140
Darcy Wentworth Park	171	171
Garbage Disposal Facility	(617)	2,165
West Dapto Development Additional Rates	5,222	4,759
Southern Phone Natural Areas	231	266
Lake Illawarra Estuary Management Fund	392	245
<b>Total Internal Restrictions</b>	<b>66,016</b>	<b>68,129</b>

## ITEM 16 STATEMENT OF INVESTMENT - OCTOBER 2018

This report provides an overview of Council's investment portfolio performance for the month of October 2018.

Council's average weighted return for October 2018 was 2.44% which was above the benchmark return of 1.83%. The result was primarily due to the positive marked to market valuation of the aggregated Emerald Mortgaged Backed Securities (MBS) and the Floating Rates Notes (FRN) in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree of credit quality and liquidity.

### RECOMMENDATION

Council receive the Statement of Investment for October 2018.

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

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

### ATTACHMENTS

- 1 Statement of Investment - October 2018
- 2 Investment Income Compared to Budget 2018-2019

### BACKGROUND

Council is required to invest its surplus funds in accordance with the Ministerial Investment Order and Division of Local Government guidelines. The Order reflects a conservative approach and restricts the investment types available to Council. In compliance with the Order and Division of Local Government guidelines, Council adopted an Investment Policy on 19 October 2015. The Investment Policy provides a framework for the credit quality, institutional diversification and maturity constraints that Council's portfolio can be exposed to. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment Policy. Council's Governance Committee's role of overseer provides for the review of the Council's Investment Policy and 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 as at 26 October 2018 were \$155,664,268 (Statement of Investment attached) [27 October 2017 \$155,608,158].

Council's average weighted return for October 2018 was 2.44% which was above the benchmark return of 1.83%. The result was primarily due to the positive marked to market valuation of the aggregated Emerald Mortgaged Backed Securities (MBS) and the Floating Rates Notes (FRN) in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree of credit quality and liquidity.

At 26 October 2018, year to date interest and investment revenue of \$1,324,560 was recognised compared to the year to date budget of \$1,369,790.

Council's 22 floating rate notes had a net increase in value of \$18,876 for October 2018.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net increase in value of \$5,258 for October 2018. The coupon margins on these investments reflect pre Global Financial Crisis (GFC) pricing. For example, the Emerald A is paying 45 basis points over the BBSW where a comparative investment is now paying 100 basis points over the BBSW. This is reflected in the coupon rates on both

these investments. While the maturity dates are outside Council’s control, the investment advisors had previously indicated that capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council has two investment holdings under the NSW TCorp Hour Glass Facility: the Long-Term Growth Facility and the NSW TCorpIM Cash Fund. The Long-Term Growth recorded a decrease in value of \$82,229 and the Cash Fund recorded an increase in value of \$53,267 in October. The fluctuation in the Long-Term Growth Facility is a reflection of the current share market volatility both domestically and internationally, whereas the Cash Fund provides relatively stable returns with low potential for capital loss while maintaining high levels of liquidity, similar to an at call account. The fund only invests in Australian cash and fixed interests.

At the October 2018 RBA meeting, the official cash rate remained unchanged at 1.50%. The RBA has advised that it would continue to assess the outlook and adjust policy as needed to foster sustainable growth in demand and inflation outcomes consistent with the inflation target over time. The current inflation rate is quite low and below target.

This report complies with Council’s Investment Policy which was endorsed by Council on 19 October 2015. Council’s Responsible Accounting Officer has signed 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.

### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal ‘*We are a connected and engaged community*’. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
4.3.2 Resources (finance, technology, assets and people) are effectively managed to ensure long term financial sustainability	4.3.2.1 Effective and transparent financial management systems are in place	Monitor and review achievement of Financial Strategy
		Continuous budget management is in place, controlled and reported
		Provide accurate and timely financial reports monthly, quarterly and via the annual statement
		Manage and further develop a compliance program to promote awareness and compliance with Council’s procurement policies and procedures and other related policies

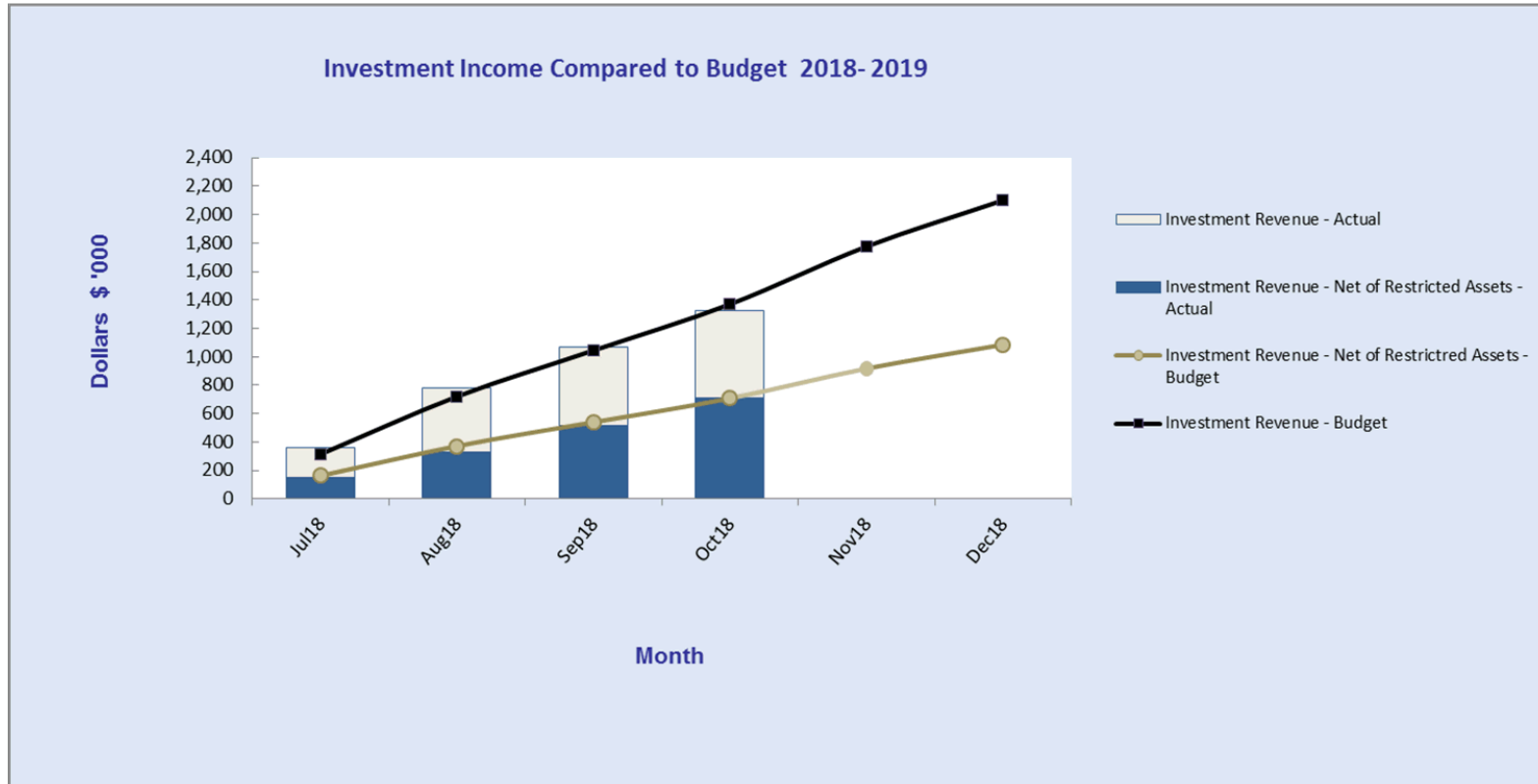
### CONCLUSION

The investments for October 2018 have performed favourably compared to the year to date budget and the portfolio recorded an average weighted return above the annualised Bloomberg Bank Bill Index Benchmark.

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 26 October 2018							
On Call & Term Deposits							
DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
NAB Professional Maximiser	A1+	-	4,848,084	Prof Fund A/c	26/10/2018	26/10/2018	1.90%
NAB General Fund	A1+	-	946,631	General A/c	26/10/2018	26/10/2018	
Bwest	A1+	2,000,000	2,000,000	T/Deposit	04/09/2018	05/11/2018	2.50%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	06/11/2018	2.60%
WBC	AA-	3,000,000	3,000,000	T/Deposit	23/02/2017	23/11/2018	2.80%
IMB	A2	2,000,000	2,000,000	T/Deposit	01/12/2017	03/12/2018	2.55%
BOQ	Fitch A-	1,500,000	1,500,000	T/Deposit	08/12/2016	07/12/2018	2.95%
SUN	A+	3,000,000	3,000,000	T/Deposit	08/12/2016	07/12/2018	2.76%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	07/01/2019	2.62%
SUN	A1	2,000,000	2,000,000	T/Deposit	04/06/2018	30/01/2019	2.75%
WBC	AA-	3,000,000	3,000,000	T/Deposit	31/01/2017	31/01/2019	2.90%
ME	A2	2,000,000	2,000,000	T/Deposit	04/09/2018	01/02/2019	2.70%
BOQ	Moodys ST P-2	3,000,000	3,000,000	T/Deposit	24/08/2018	21/02/2019	2.75%
CBA	A1+	5,000,000	5,000,000	T/Deposit	05/03/2018	05/03/2019	2.61%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	06/03/2019	2.64%
BEN	Fitch A-	1,000,000	1,000,000	T/Deposit	13/03/2017	13/03/2019	2.90%
BOQ	Moodys ST P-2	2,000,000	2,000,000	T/Deposit	04/09/2018	04/04/2019	2.75%
IMB	A2	3,000,000	3,000,000	T/Deposit	08/03/2018	08/04/2019	2.62%
CBA	A1+	3,000,000	3,000,000	T/Deposit	06/06/2018	06/05/2019	2.74%
BOQ	Moodys ST P-2	2,000,000	2,000,000	T/Deposit	22/12/2017	24/06/2019	2.65%
BEN	Moodys ST P-2	3,000,000	3,000,000	T/Deposit	08/01/2018	08/07/2019	2.65%
BOQ	Moodys ST P-2	1,000,000	1,000,000	T/Deposit	04/09/2018	11/07/2019	2.75%
BOQ	A2	1,000,000	1,000,000	T/Deposit	06/09/2017	06/09/2019	2.80%
IMB	BBB	1,000,000	1,000,000	T/Deposit	04/09/2018	04/10/2019	2.75%
NAB	AA-	1,030,000	1,030,000	T/Deposit	19/06/2018	19/11/2019	2.80%
ME	BBB	2,000,000	2,000,000	T/Deposit	24/08/2018	22/11/2019	2.80%
IMB	BBB	2,000,000	2,000,000	T/Deposit	24/08/2018	25/11/2019	2.80%
WBC	A1+	2,000,000	2,000,000	T/Deposit	01/12/2017	02/12/2019	2.68%
IMB	A2	3,000,000	3,000,000	T/Deposit	22/12/2017	20/12/2019	2.65%
WBC	A1+	5,000,000	5,000,000	T/Deposit	22/12/2017	23/12/2019	2.77%
ME	A2	3,000,000	3,000,000	T/Deposit	04/01/2018	06/01/2020	2.75%
BOQ	Moodys ST P-2	2,000,000	2,000,000	T/Deposit	19/02/2018	10/02/2020	2.88%
IMB	A2	2,000,000	2,000,000	T/Deposit	29/03/2018	27/03/2020	2.85%
BOQ	Moodys A3	3,000,000	3,000,000	T/Deposit	24/08/2018	24/08/2020	3.00%
ME	BBB	2,000,000	2,000,000	T/Deposit	14/09/2018	14/09/2020	2.82%
<b>Total</b>			<b>82,324,715</b>				







ITEM 17

CITY OF WOLLONGONG TRAFFIC COMMITTEE - MINUTES OF MEETING HELD ON 14 NOVEMBER 2018

The City of Wollongong Traffic Committee meeting was held on 14 November 2018. Items 1–3 and 8-10 to be adopted by Council through delegated authority. Items 4-7 and 11-12 must be determined by Council and is recommended to Council for approval for temporary Regulation of Traffic on public roads for works or events by independent parties.

### RECOMMENDATION

In accordance with the powers delegated to Council, the Minutes and Recommendations of the City of Wollongong Traffic Committee held on 14 November 2018 in relation to Regulation of Traffic be adopted.

### REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy + Planning

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

### ATTACHMENTS

- 1 Standard Conditions for Road Closure
- 2 Tuckerman Lane - Road Closure
- 3 Dapto Anglican Church Christmas Festival
- 4 Avondale Road NSW Hillclimb
- 5 Illawarra Cycling Club Events
- 6 Macedonian Orthodox Parade - Stewart Street

### BACKGROUND

#### 1 COLEDALE- WARD 1 (ITEM 4 OF WCC MINUTES)

Tuckerman Lane – Road Closure

##### Background:

A builder has applied for a road closure on Tuckerman Lane between Cowell Lane and Young Street in Coledale. The closures are to take place to assist with concrete pours. The date for the proposed closure is 26<sup>th</sup> February 2019, 19<sup>th</sup> March 2019 and 10<sup>th</sup> April 2019. The duration of the closures will be no longer than 4 hours.

##### Consultation:

The applicant is required to consult with surrounding residents as a condition of approval for the road closure.

#### PROPOSAL SUPPORTED UNANIMOUSLY

The proposed road closure of Tuckerman Lane between Cowell Lane and Young Street Coledale during the weeks ending the 2<sup>nd</sup> March 2019, 22<sup>nd</sup> March 2019 and 13<sup>th</sup> April 2019. The duration of the closures on each day are to be no longer 4 hours, and the closure is subject to the submitted The Traffic Control Plan (Attachment 2) and Council's Standard Conditions for Road Closures.

#### 2 DAPTO – WARD 3 (ITEM 5 OF WCC MINUTES)

Moombara Street - Dapto Anglican Church Community Christmas Festival – Road Closure

##### Background:

The Dapto Anglican Church has held an annual event for the Dapto and wider community for the past 13 years. A traffic management plan has been prepared to ensure the safe passage of cars, pedestrians and cyclists in the area of Moombara Street between the hours of 2pm to 10pm on Saturday 15<sup>th</sup> December 2018.

This year's event will be held on Moombara Street between the roundabouts at the intersection of Byamee Street and Moombara Street and the roundabout at the entrance of Dapto Mall, The Ribbonwood Centre and

McDonalds. An assessment of risk in this busy area indicates that vehicle mitigation will be required at the two closure points.

**Consultation:**

The applicant is required to consult with surrounding residents and business operators as a condition of approval for the road closure.

**PROPOSAL SUPPORTED UNANIMOUSLY**

The proposed road closure of Moombara Street on the 15<sup>th</sup> December 2018 from 2pm to 10pm between Byamee Street and the roundabout at the entrance of Dapto Mall and McDonalds, be approved subject to the submitted Traffic Control Plan (Attachment 2), Council's Standard Conditions for Road Closures and that vehicle mitigation be included at each of the closure points.

**3 AVONDALE - WARD 3 (ITEM 6 OF WCC MINUTES)**

Avondale Road – NSW Hillclimb Championship

**Background:**

Wollongong Sporting Car Club has applied for five road closures for the purpose of conducting the Huntley Hill Climb Motorsport Events. In 2019 the club will hold five events including round 8 of the NSW Hillclimb Championships with the 7 events held thus far having attracted 195 drivers. The club wishes to apply for road closures on the following dates-

- Sunday 10<sup>th</sup> February 2019
- Sunday 17<sup>th</sup> March 2019
- Sunday 7<sup>th</sup> July 2019
- Saturday 21<sup>st</sup> September 2019 and Sunday 22<sup>nd</sup> September 2019
- Sunday 17<sup>th</sup> November 2019

The closure will take place on Avondale Road West of Avondale Colliery Road between the hours of 8am and 4.30pm and residential access is to be maintained throughout the day.

**Consultation:**

The applicant is required to consult with surrounding residents as a condition of approval for the road closure.

**PROPOSAL SUPPORTED UNANIMOUSLY**

The proposed road closure of Avondale Road West of Avondale Colliery Road between the hours of 8am and 4.30pm on the dates listed above be approved subject to the submitted Traffic Control Plan (Attachment 3) and Council's Standard Conditions.

**4 HUNTLEY - WARD 3 (ITEM 7 OF WCC MINUTES)**

Various Streets – Illawarra Cycle Club Events

**Background:**

The Illawarra Cycle Club has applied for a number of road closures to facilitate racing events held throughout the year. The year is divided into summer from October to March and winter, from April to September. Weekly club races average around 30 to 40 riders. Summer racing is held at 8.30 on Sunday mornings and tend to be shorter races that generally use Avondale Road commencing at the disused Huntley washery entrance on Huntley Road. Occasionally these races use Marshall Mount Road.

Winter racing is held at 2pm on Saturday afternoons. These races are of longer duration and incorporate Avondale, Huntley and Marshall Mount Roads.

During the winter there are two other races that are held:

- Ken Dinnerville memorial race which attracts up to 170 riders.
- The interclub race – this race is between the five regional clubs and attracts approximately 120 riders. Both races commence at Dapto Hire and are managed along similar lines.

During discussion with the NSW police and RMS representatives raised concerns about the safety of participants. Subsequently Council agreed to facilitate a meeting with police and the event organisers with a view to amending the traffic control plans to satisfy those safety concerns.

**List of Events:**

The Illawarra Cycle club winter weekly racing event

Location: Don's Farm

Date: 2019 Saturday afternoons

Start and Finish Time: April to September 2pm to 4pm

The Illawarra Cycle club summer weekly racing event

Location: Don's Farm

Date: 2019 Sunday mornings

Start and Finish Time Sundays October to March 8.30am to 10 am

The Illawarra Cycle club interclub race

Location: Don's Farm

Date: Saturday June 16, 2019

Start and Finish Time 2pm to 4pm

The Illawarra Cycle club interclub race

Location: Don's Farm

Date: Sunday 26<sup>th</sup> of May 2019

Start and Finish Time 10am to 1pm

The Illawarra Cycle club interclub race.

Location: Don's Farm

Date: Sunday 26<sup>th</sup> of May 2019

Start and Finish Time 10am to 1pm

**Consultation:**

The applicant is required to consult with surrounding residents as a condition of approval for the road closure.

**PROPOSAL SUPPORTED UNANIMOUSLY**

The proposed regulation of traffic on Avondale Road West of Avondale Colliery Road, and on Marshall Mount Road between Huntley Road and Calderwood Road for the hours and dates indicated above be approved subject to the amendment of the submitted Traffic Control Plans (Attachment 5) as required by the NSW police for the approval of races on public roads, and Council's Standard Conditions for Road Closures.

**5 WOLLONGONG - WARD 3 (ITEM 11 OF WCC MINUTES)**

Stewart Street - Macedonian Orthodox Parade – Road Closure Saturday 19<sup>th</sup> January 2019.

**Background:**

In accordance with the traditions of the Macedonian Orthodox Church a Christmas procession is to be held on the 19<sup>th</sup> January 2019 between 11.30 am to 12pm. The procession extends from the Church in Stewart Street, along the shared paths on Harbour and Crown Streets, and then on the shared path on Marine Drive to the Wollongong Harbour. Apart from the closure of Stewart Street the remainder of the procession will only require the regulation of traffic to allow participants to cross Crown Street and Cliff Road. The NSW Police representative requested that the traffic control plans be amended to include the vehicle mitigation which was used in 2018 for this event.

**Consultation:**

The applicant is required to consult with surrounding residents and business operators as a condition of approval for the road closure.

**PROPOSAL SUPPORTED UNANIMOUSLY**

The proposed road closure of Stewart Street and the subsequent regulation of traffic on Crown Street and Cliff Road be approved subject to the submitted plans having vehicle mitigation included on an amended traffic control plan (Attachment 6) and Council's Standard Conditions for Road Closures.

**6 WOLLONGONG - WARD 3 (ITEM 12 OF WCC MINUTES)**

Australia Day Event – Aquathon – Road Closure

**Background:**

Although the main road closures for this event have already been approved as a result of the recommendations of the August 2018 Traffic Committee Meeting the organisers have requested an additional event which involves the closure of Elliotts Road, Fairy Meadow.

The running portion of the Aquathon uses shared paths until the eastern end of Elliotts Road, when the participants will run on the road. This change requires that the eastern end of Elliotts Road be closed between 8am and 9.15am on Saturday 26 January 2019.

Organisers are planning to provide Council and NSW Police with amended plans which will be the same as the plans approved for the recent MS Wellness Run on Sunday 4 November 2018. The details of the Australia Day Aquathon have been circulated to members of the Traffic Committee and no objection have been raised.

**Consultation:**

The applicant is required to consult with surrounding residents and business operators as a condition of approval for the road closure.

**PROPOSAL SUPPORTED UNANIMOUSLY**

The road closure for Elliotts Road (Eastern End between Squires Way and Fairy Meadow Beach) be approved subject to the submission of amended Traffic Management Plans, and the approval of the NSW Police.

**PLANNING AND POLICY IMPACT**

The report contributes to the delivery of Our Wollongong 2028 goal – *We have affordable and accessible transport.*

It specifically delivers on core business activities as detailed in the Draft Service Plan 2018-19.

## Attachment 1 – Standard Conditions for Road Closures

### **Standard Conditions for Road Closures**

#### *For Special Events and Work Related activities Within Council Road Reserves.*

Following approval by Wollongong City Council, road closures are subject to the additional Council conditions:

1. **The Applicant must complete the Council form 'Application to Open and Occupy or Underbore a Roadway or Footpath' (Refer to Checklist below – relates to Section 138 of the Roads Act.)**
2. **NSW Police Approval:** The Applicant must obtain written approval from NSW Police, where required under the Roads Act.
3. **If the Road Closure is within 100m of any traffic control signals or on a 'State Classified Road'** the Applicant must obtain a Road Occupancy Licence (ROL) from NSW Roads & Maritime Services (RMS).
4. **The Applicant must advise all affected residents and business owners** within the closure area of the date/s and times for the closure, at least 7 days prior to the intended date of works.
5. **The Applicant must advise Emergency Services:** Ambulance, Fire Brigade and Police, Taxi and Bus Companies of the closure dates and times in writing, 7 days prior to the intended date of works. The Applicant must endeavour to minimise the impact on bus services during the closure.
6. **Traffic Management Plan:** The closure must be set up in accordance with the approved **Traffic Management Plan (TMP)** prepared by an appropriately qualified traffic controller; a copy of whose qualifications must be included with the submitted TMP.
7. **Traffic Management Plan Setup:** The Traffic Management Plan must be set up by appropriately qualified traffic control persons or the NSW Police.
8. **Access to properties affected by the road closure must be maintained where possible.** Where direct access cannot be achieved, an alternative arrangement must be agreed to by both the applicant and the affected person/s.
9. **Public Notice Advertisement:** The Applicant must advertise the road closure in the Public Notices section of the local paper, detailing closure date/s and times at least 7 days prior to the closure.
10. **Public Liability Policy:** The Applicant must provide Council with a copy of their current insurance policy to a value of no less than \$20 million dollars to cover Wollongong City Council from any claims arising from the closure.

#### **Checklist:**

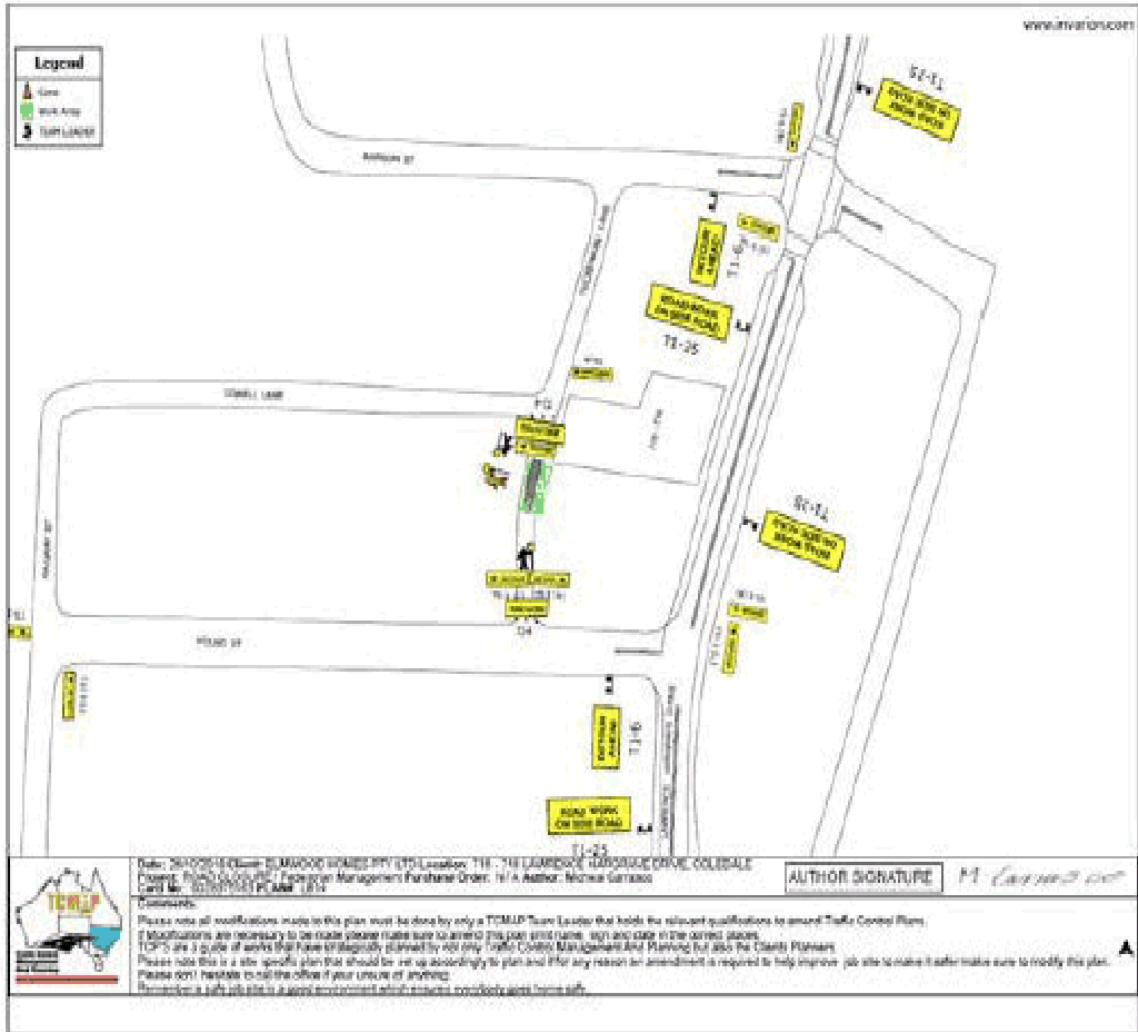
- Completed Council Form:**  
*'Application to Open and Occupy or Underbore a Roadway or Footpath'.*

#### **Required information as shown below MUST be attached:**

- A copy of the letter from the Traffic Committee authorising the closure
- The Traffic Management Plan (TMP)
- The Road Occupancy Licence (ROL) *if required*
- Written approval from NSW Police
- Public Liability Insurance

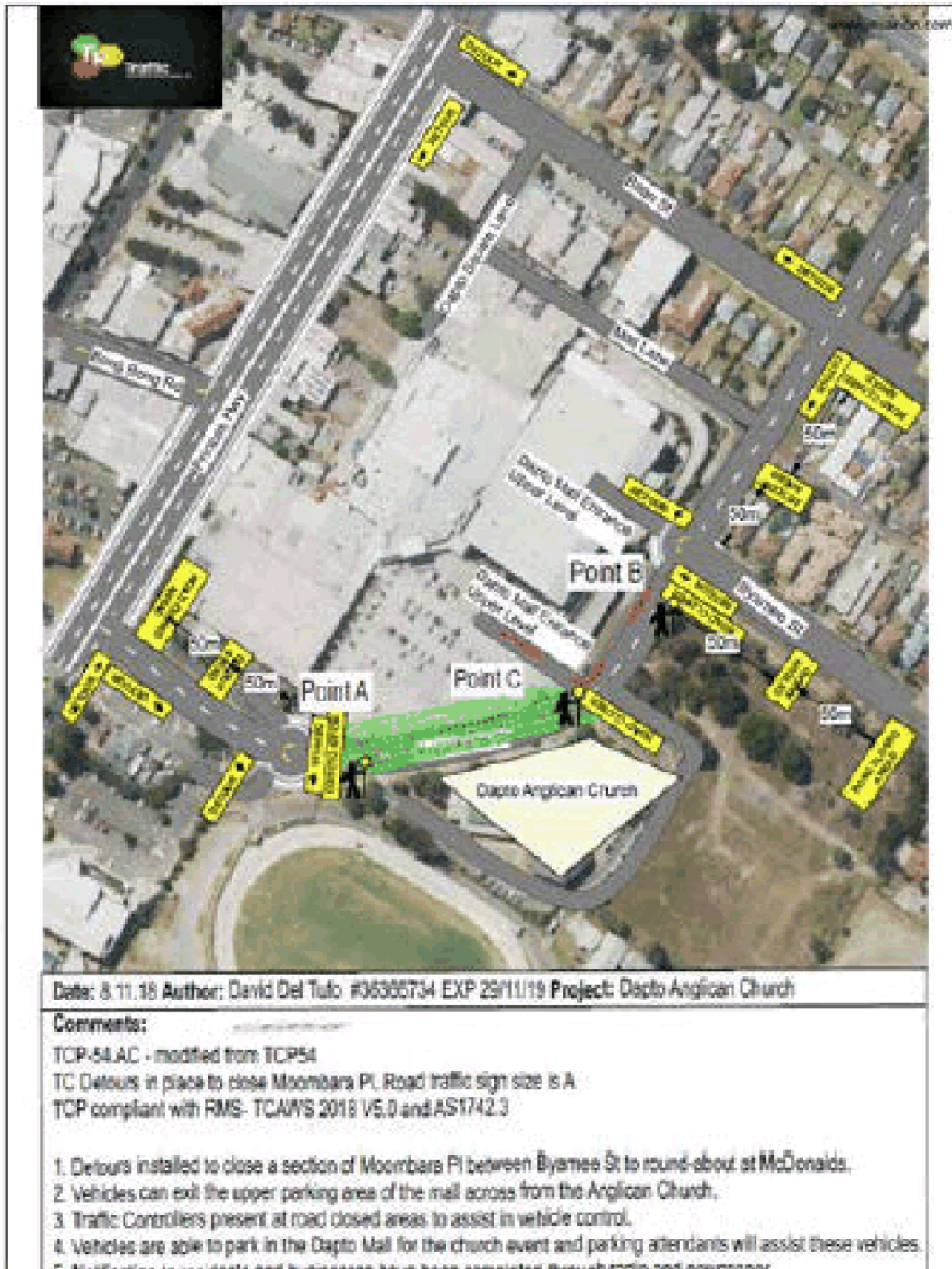
**Applications may be lodged** in the Customer Service Centre located on the Ground Floor of Council's Administration Building, 41 Burelli Street Wollongong between 8.30am and 5pm Monday to Friday.

Attachment 2 – Tuckerman Lane – Road Closure

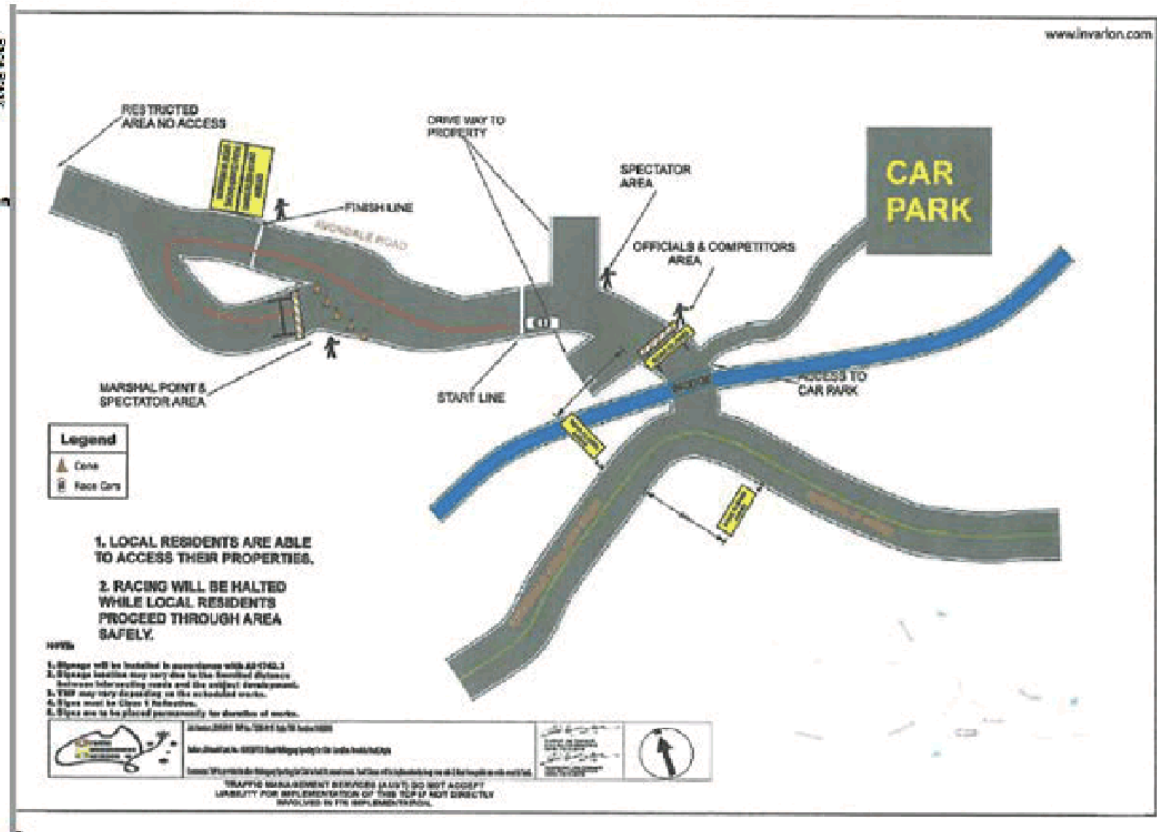




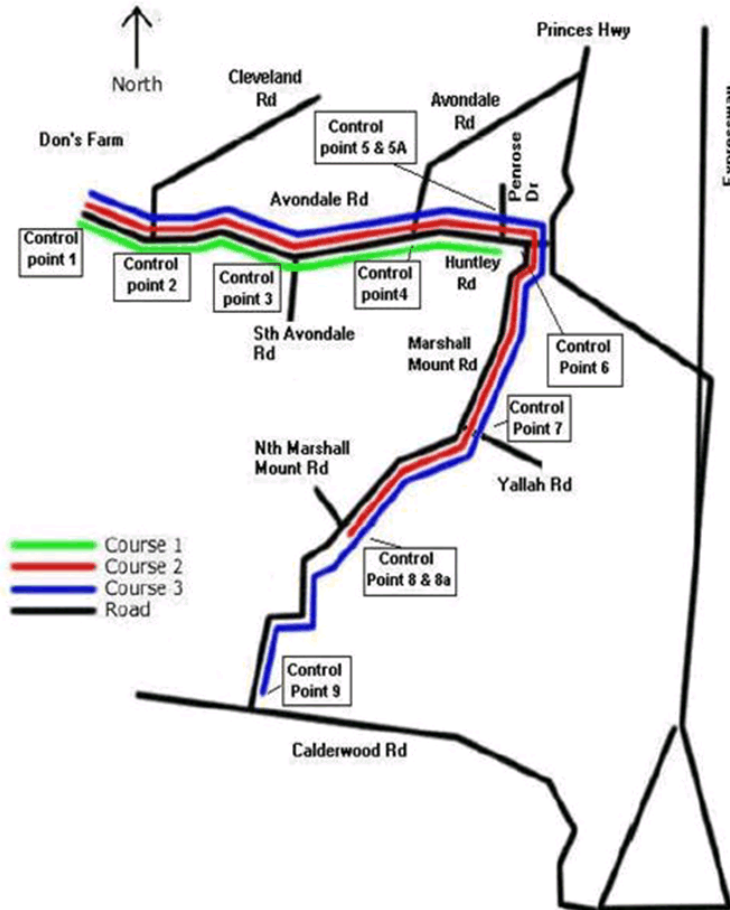
Attachment 3 – Dapto Anglican Church Community Christmas Festival



Attachment 4 – Avondale Road – NSW Hillclimb Championship



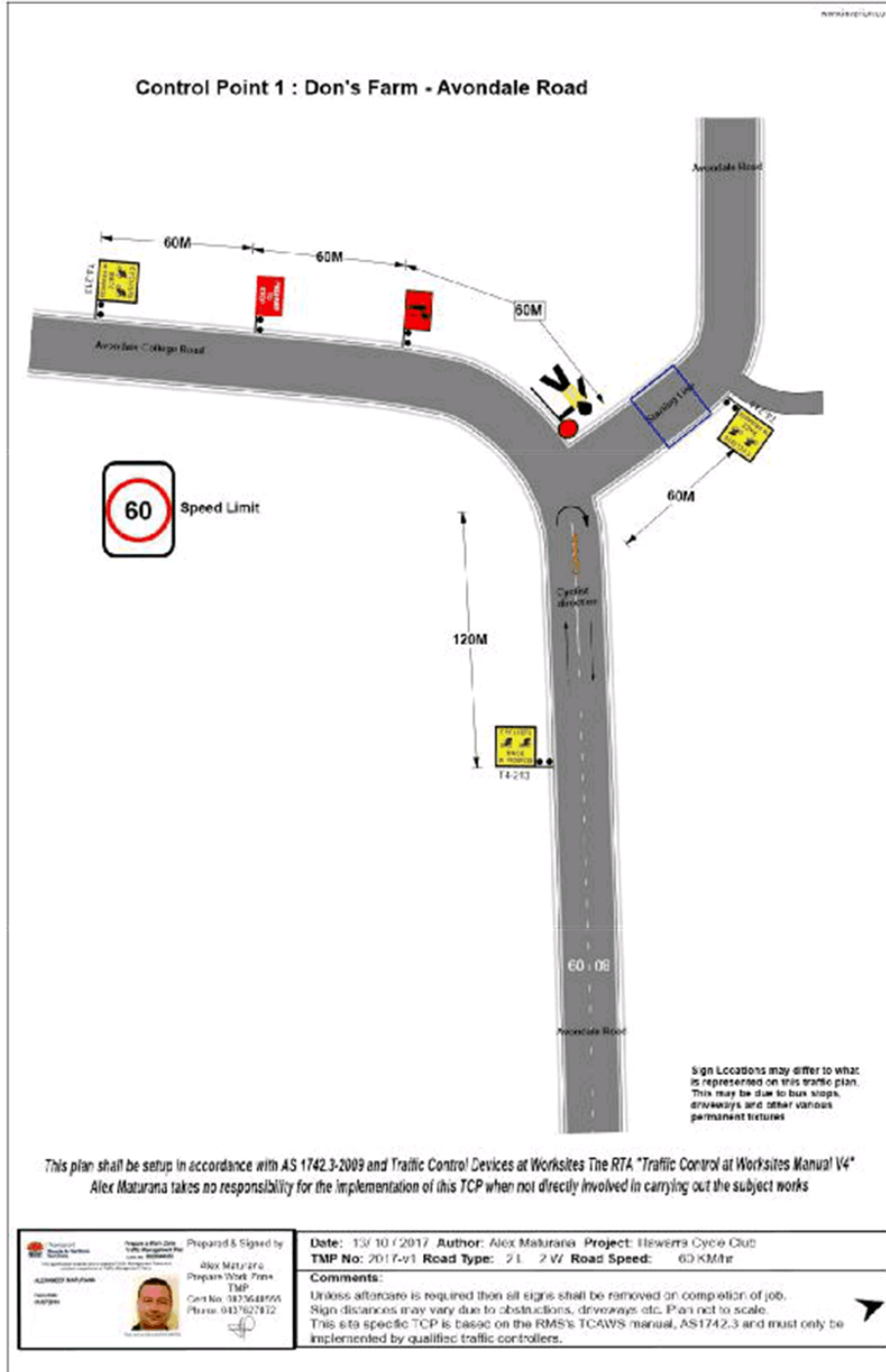
Attachment 5 — Various Streets- Illawarra Cycle Club Events



**Start:** → Don's Farm-Avondale Road, Avondale

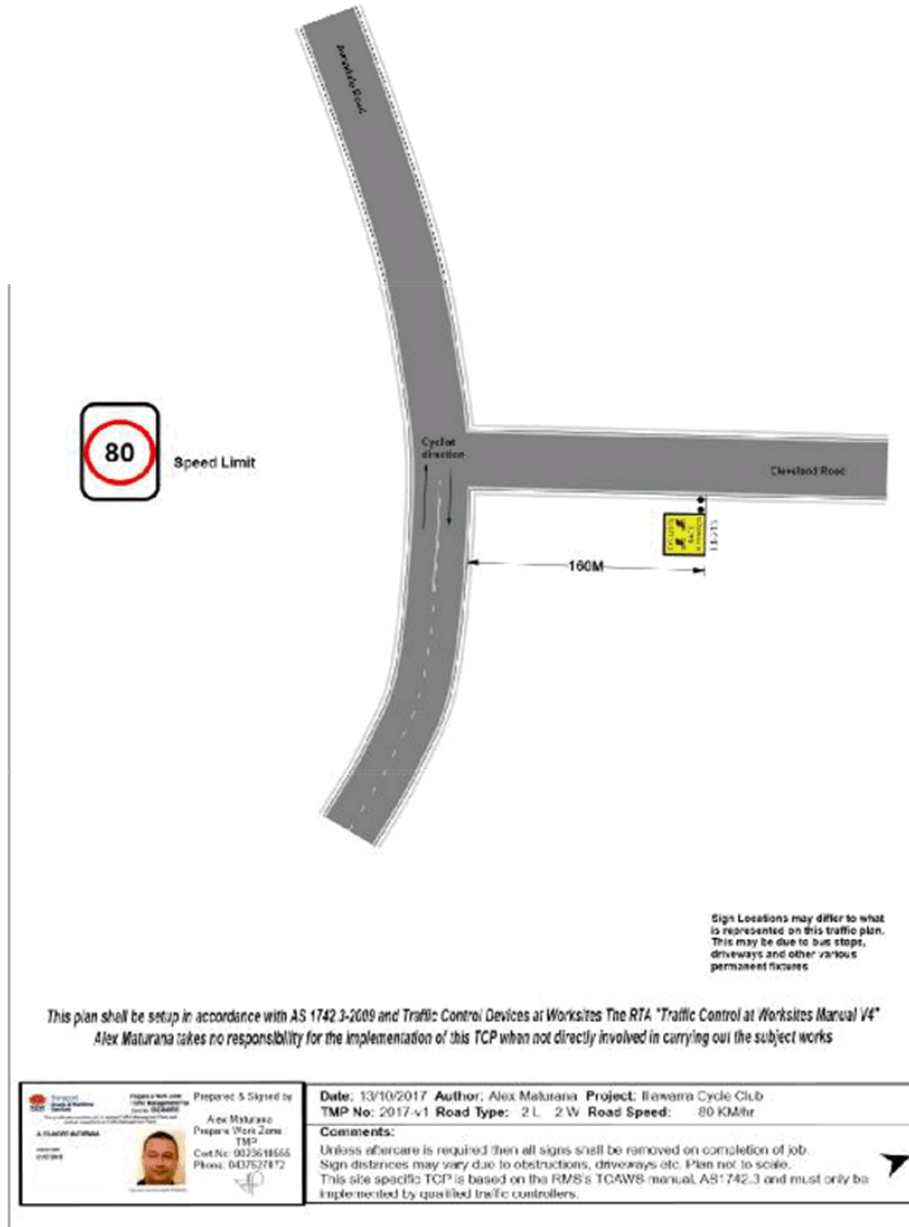
**Finish:** → Don's Farm-Avondale Road, Avondale

Attachment 5 - Illawarra Cycle Club Events

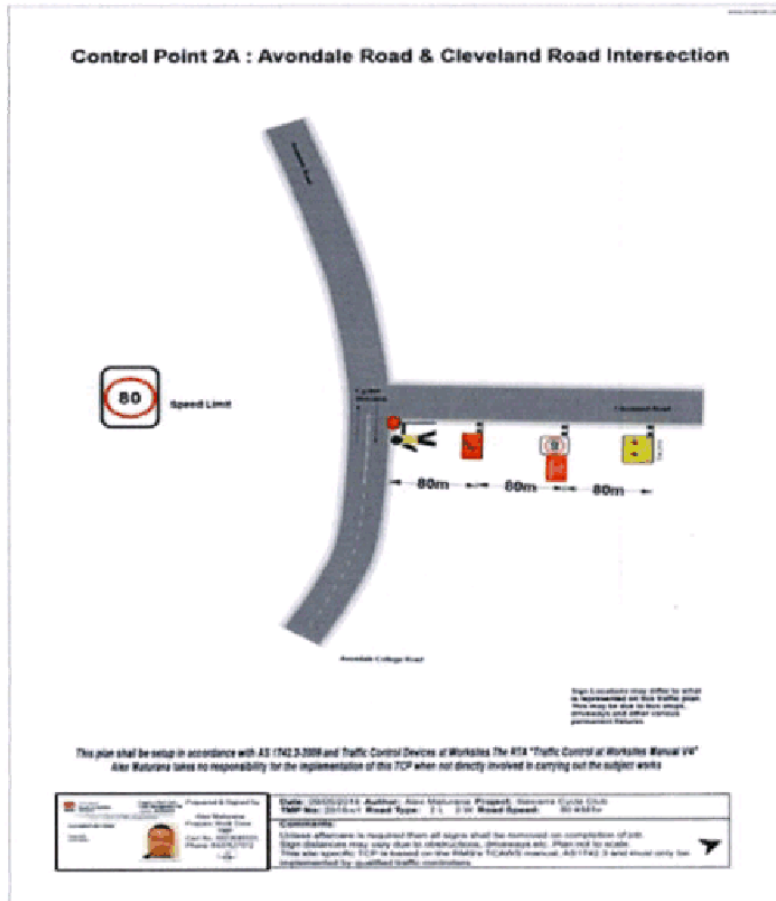


Attachment 5 – Illawarra Cycle Club Events

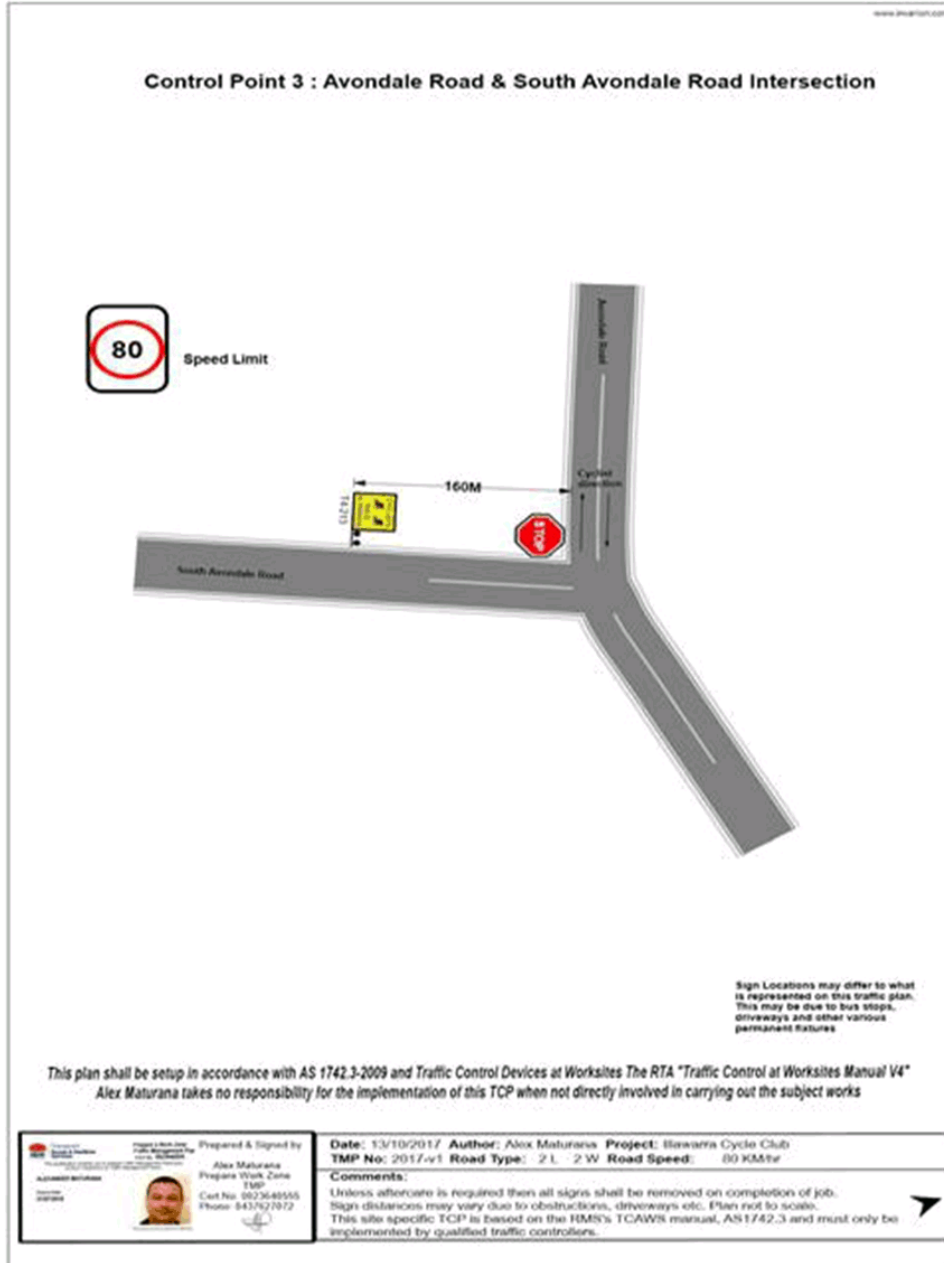
Control Point 2 : Avondale Road & Cleveland Road Intersection



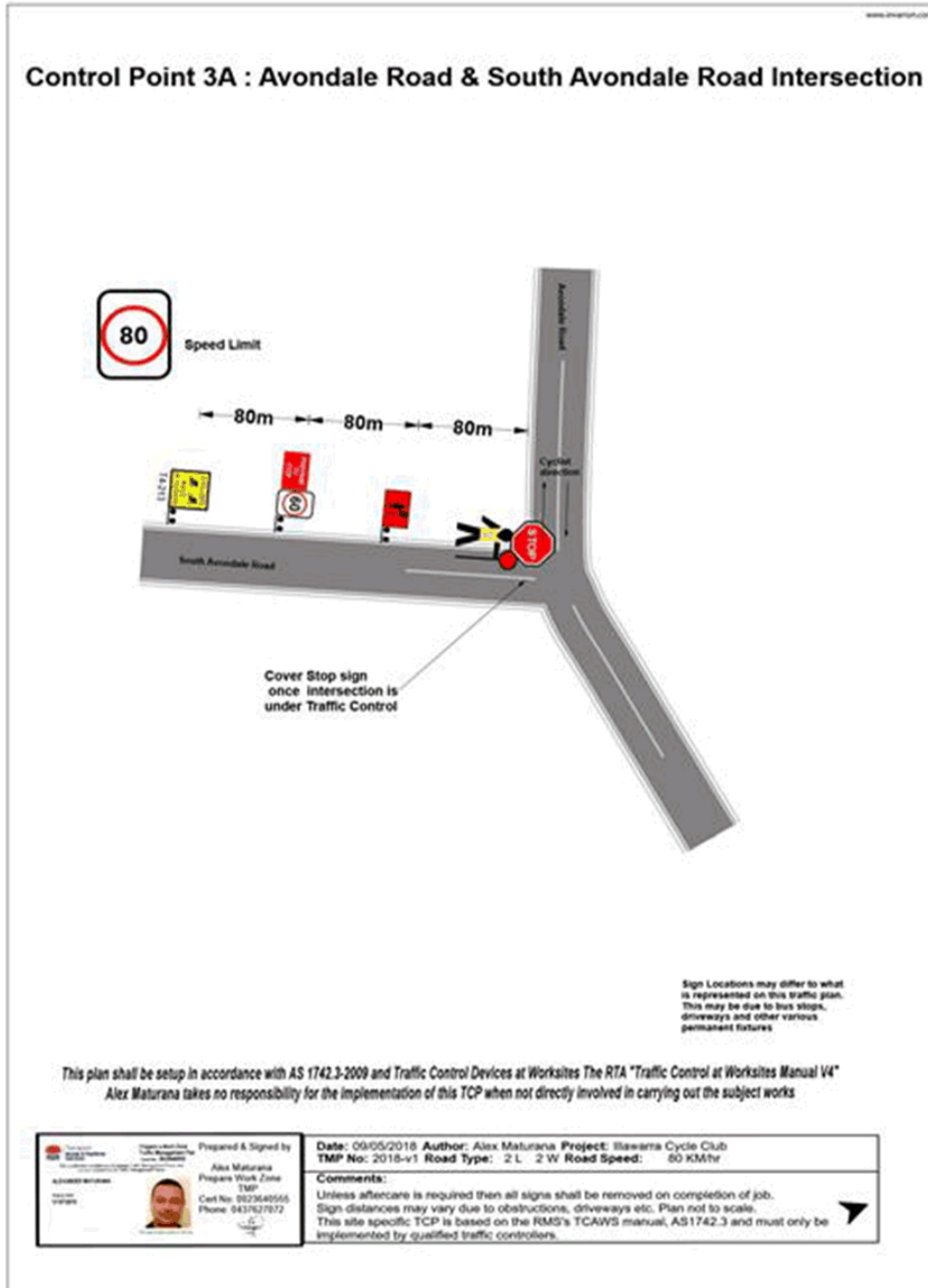
Attachment 5 – Illawarra Cycle Club Events



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Attachment 5 – Illawarra Cycle Club Events



Attachment 5 – Various Streets – Illawarra Cycle Club Event

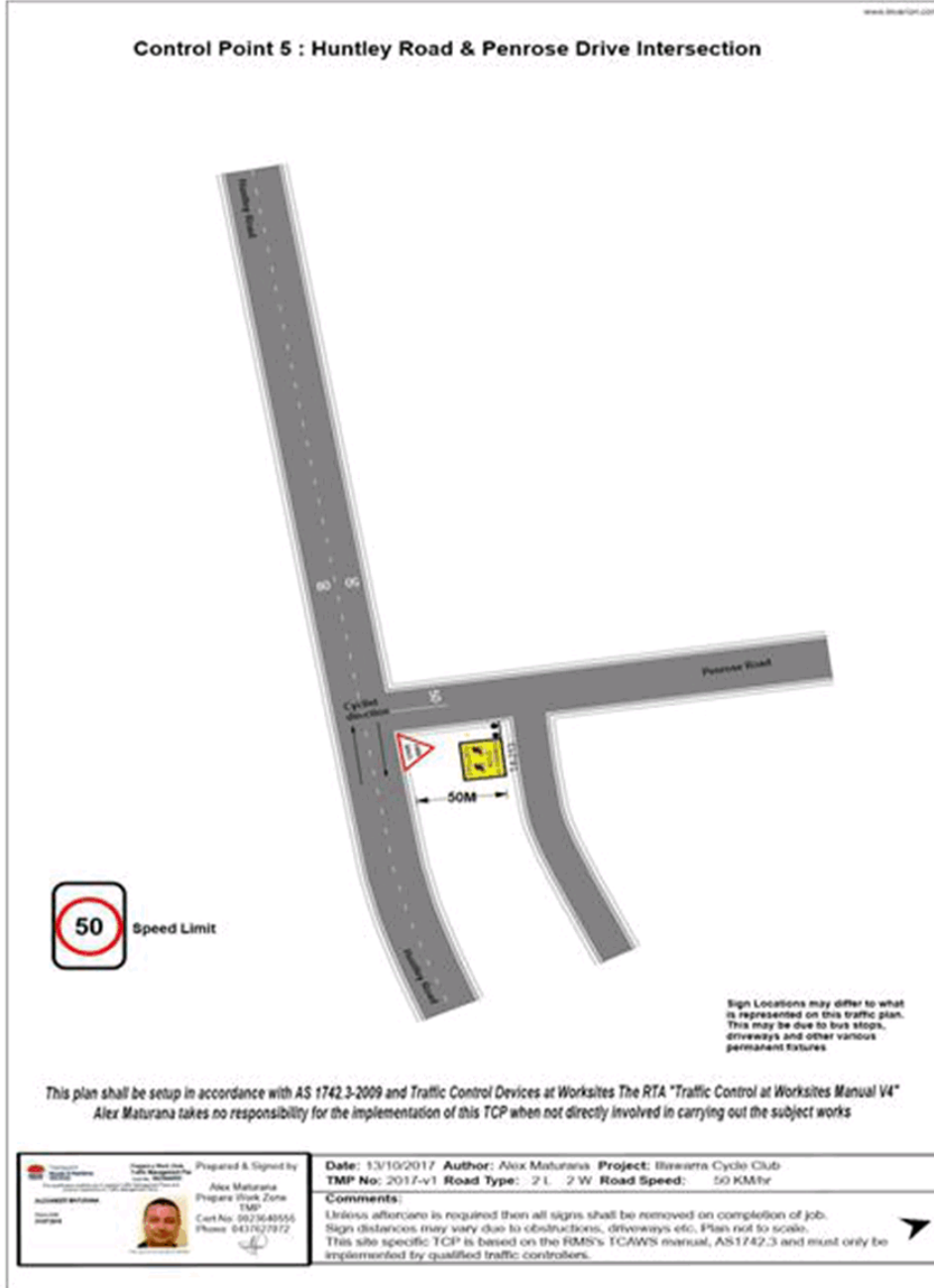


Attachment 5 - Illawarra Cycle Club Events

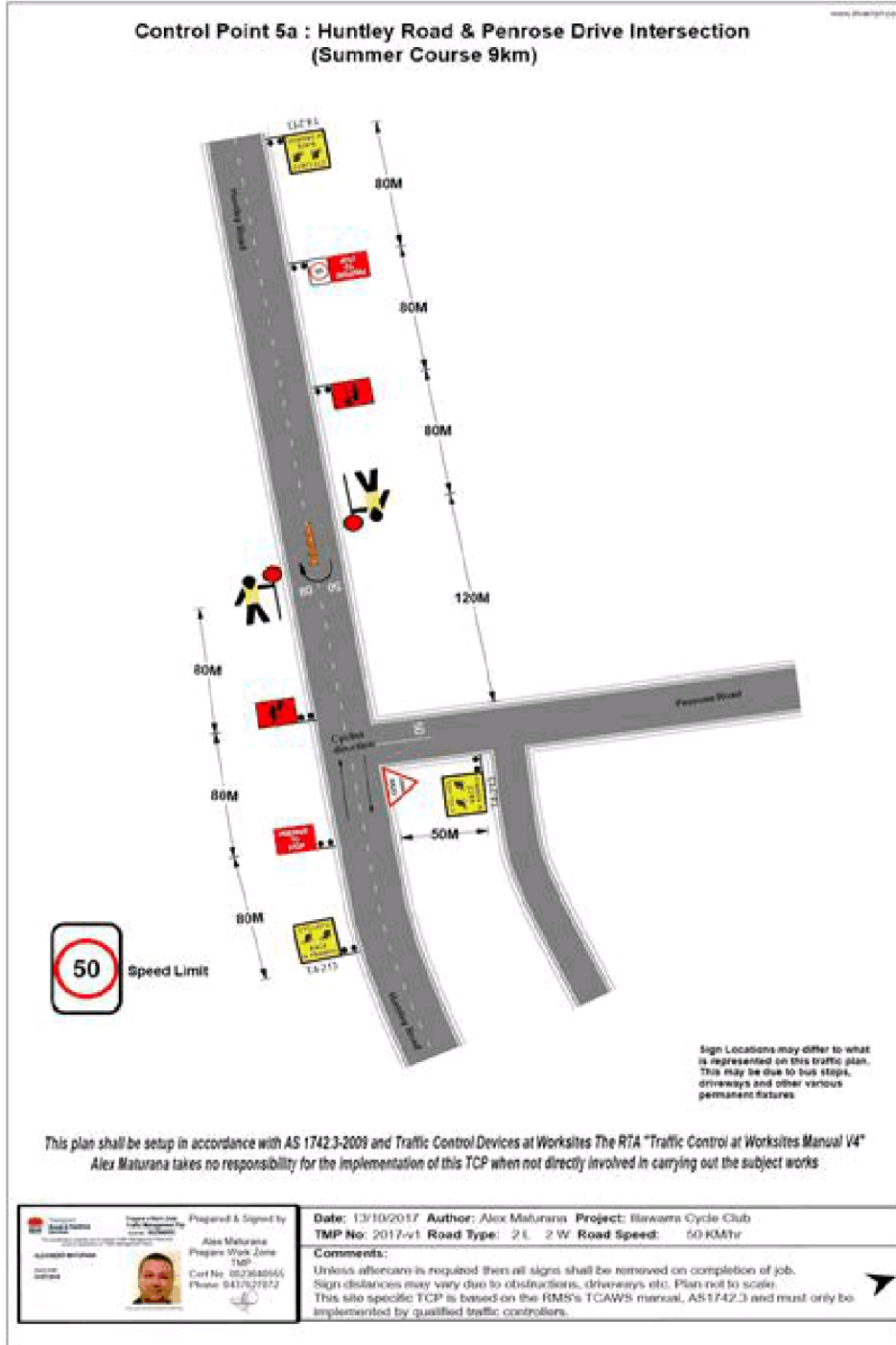




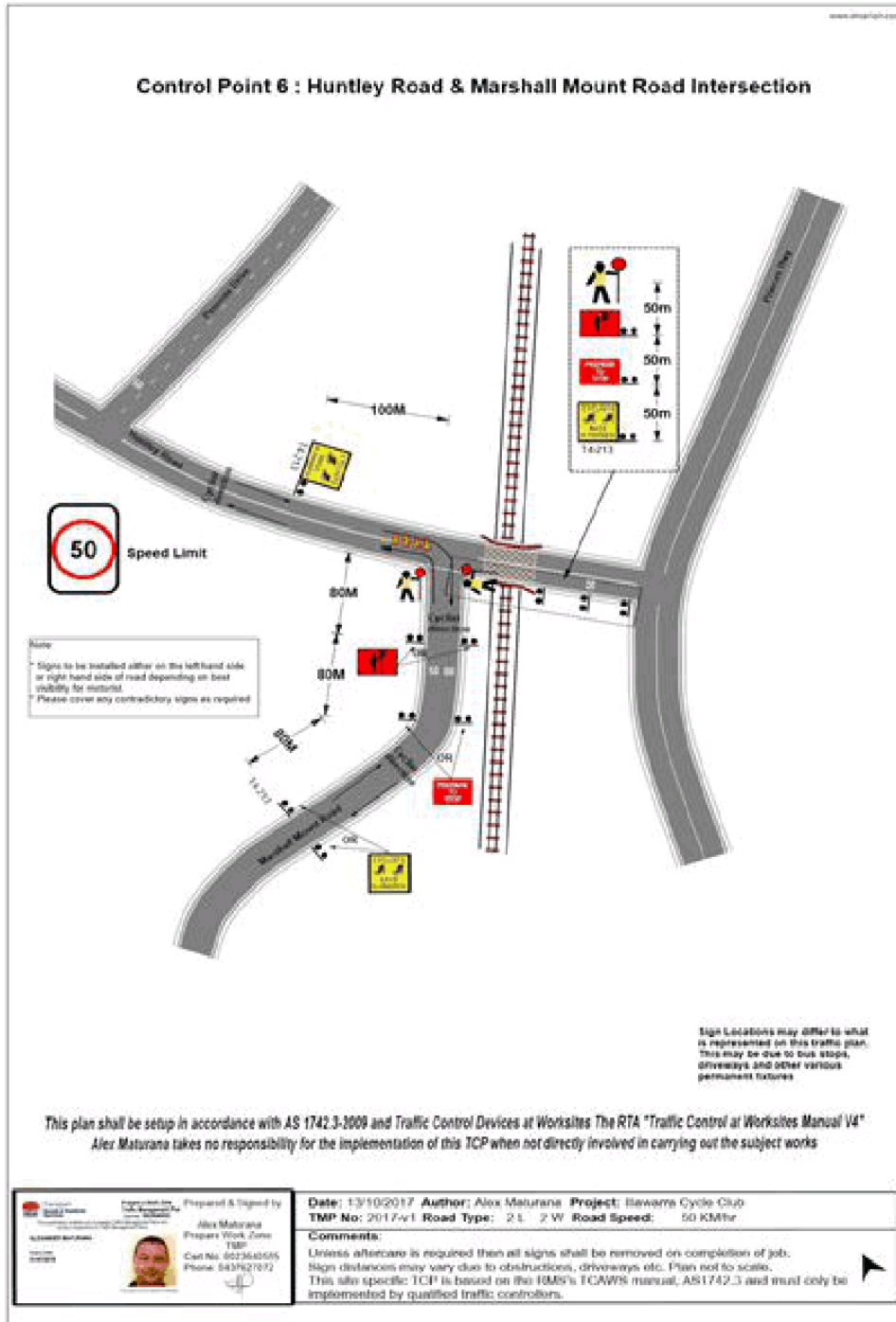
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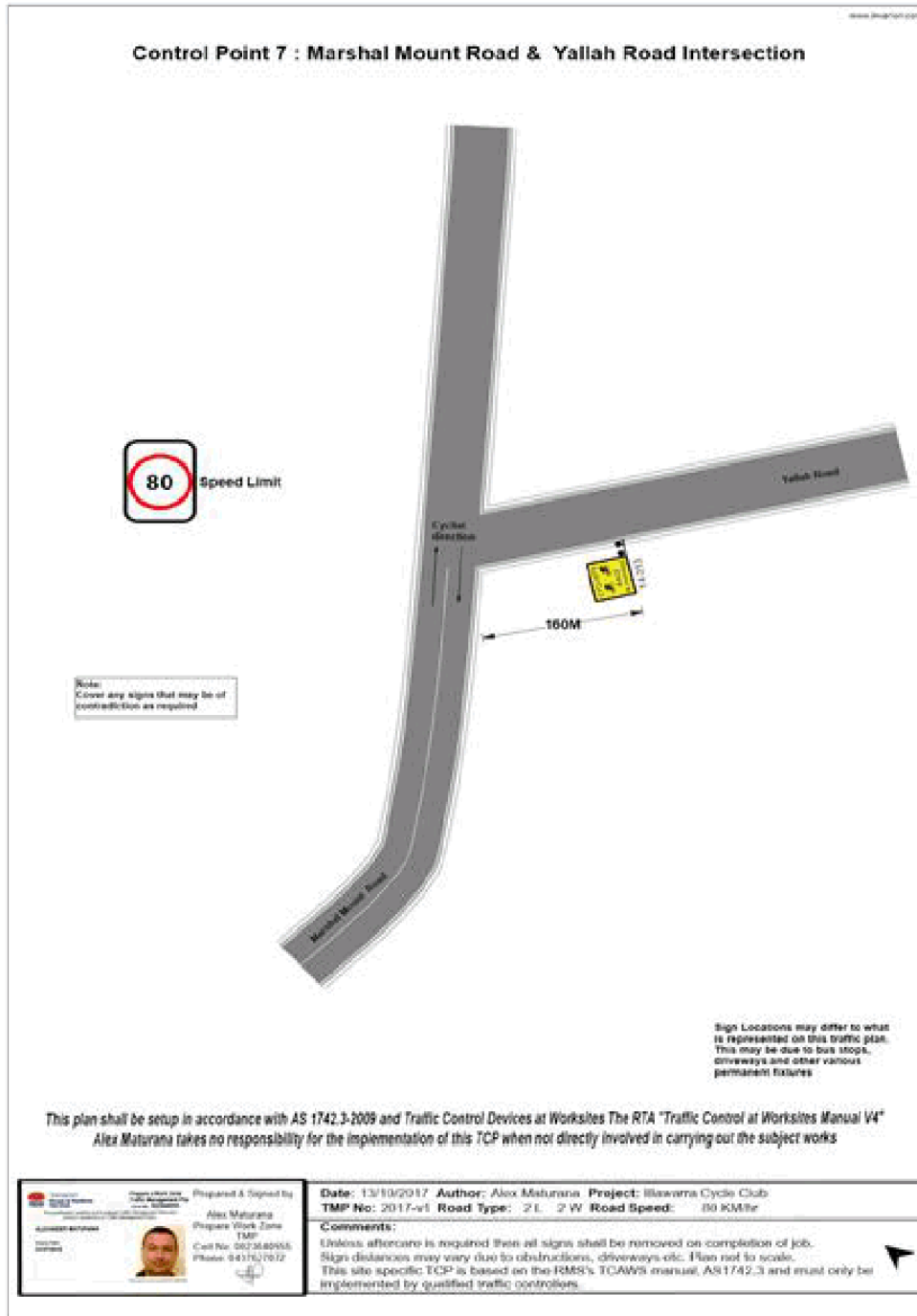
Attachment 5 - Illawarra Cycle Club Events



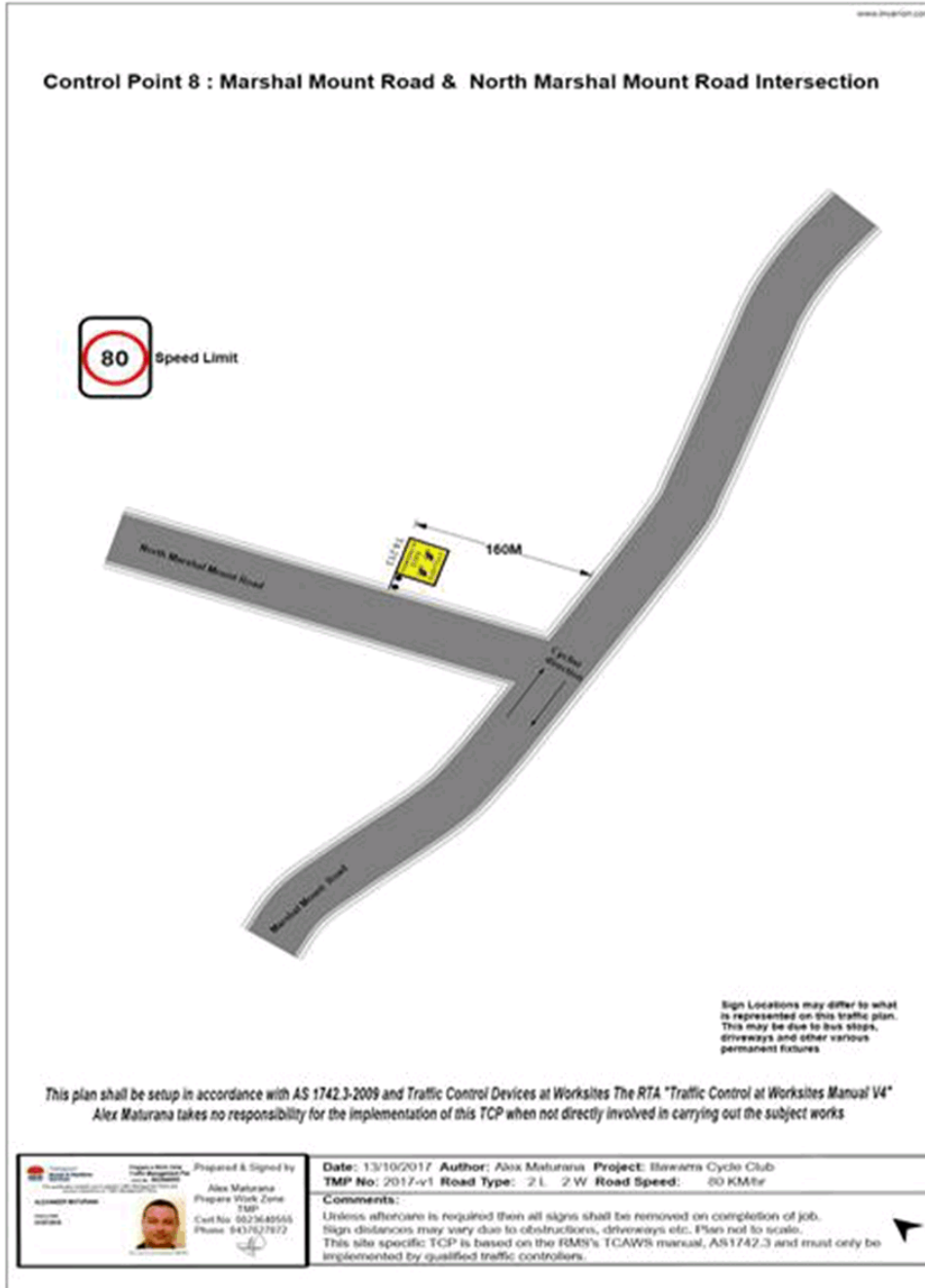
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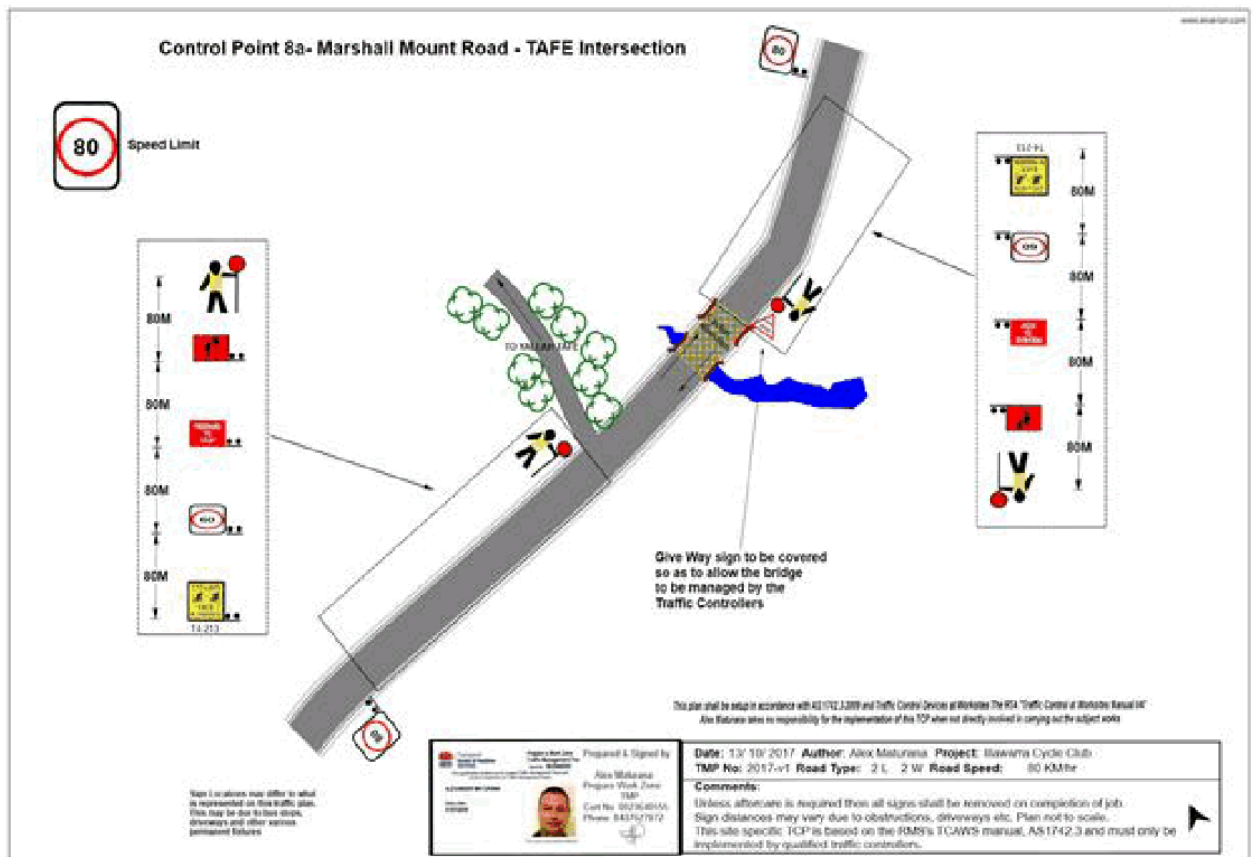
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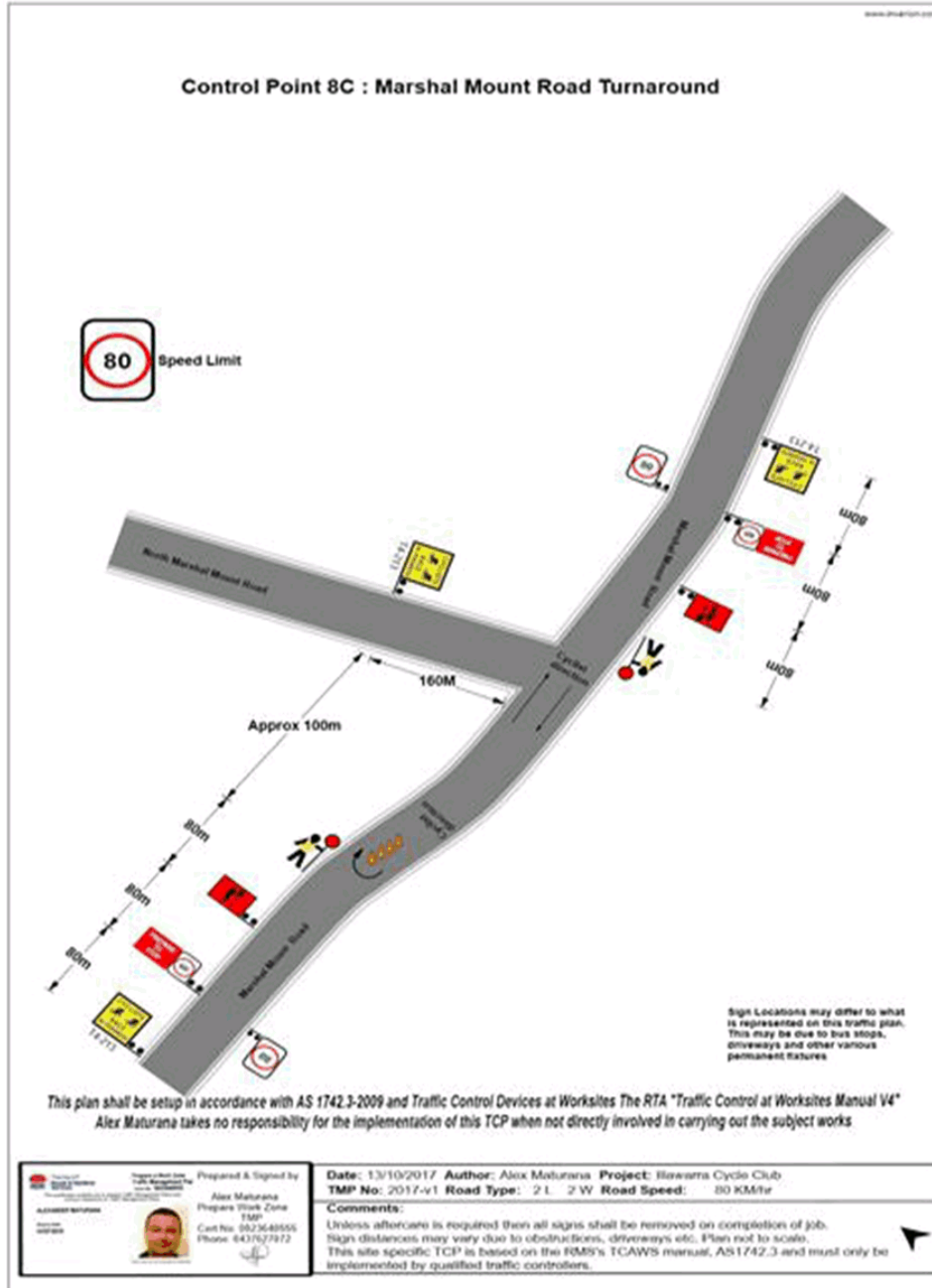


Attachment 5 - Illawarra Cycle Club Events

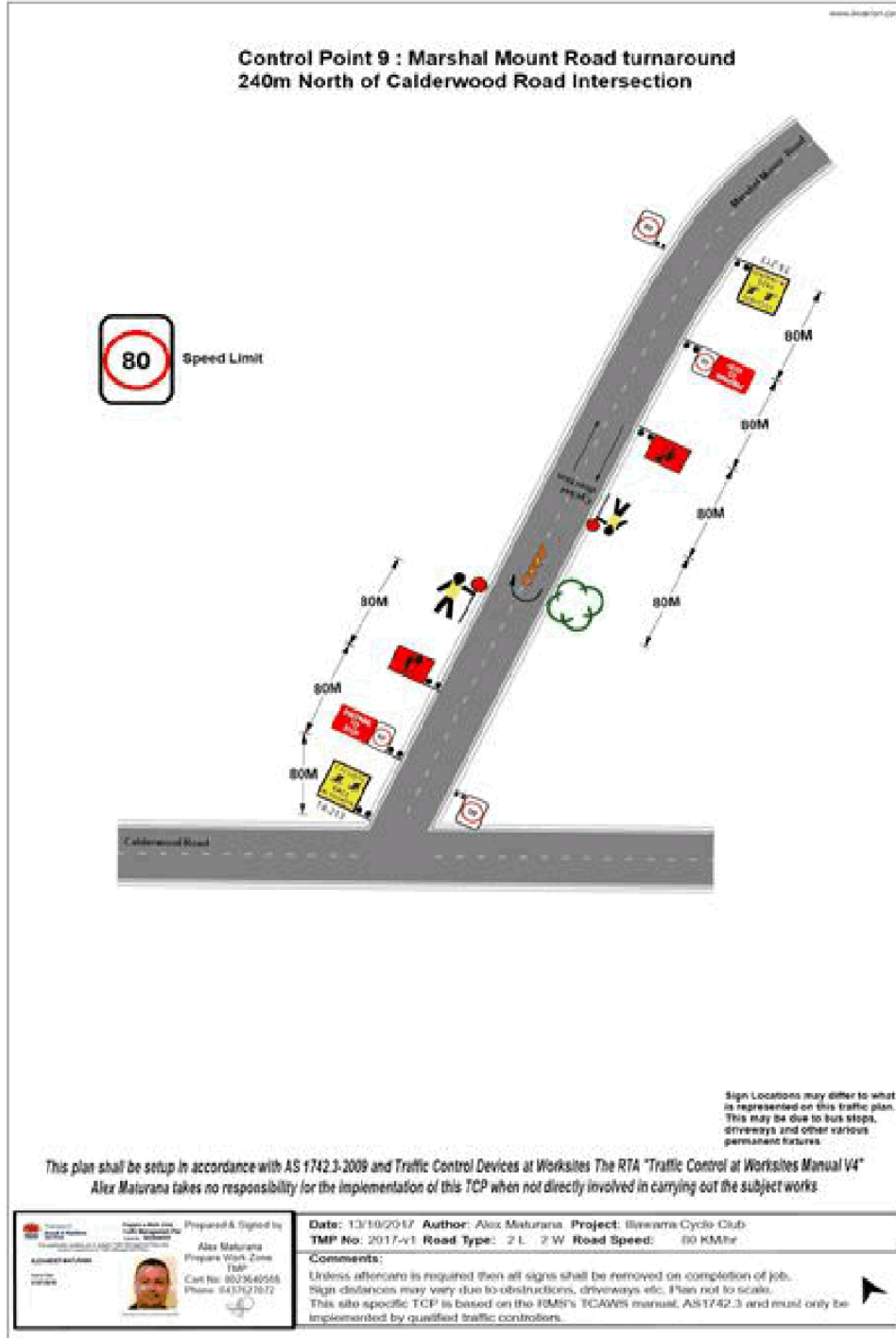




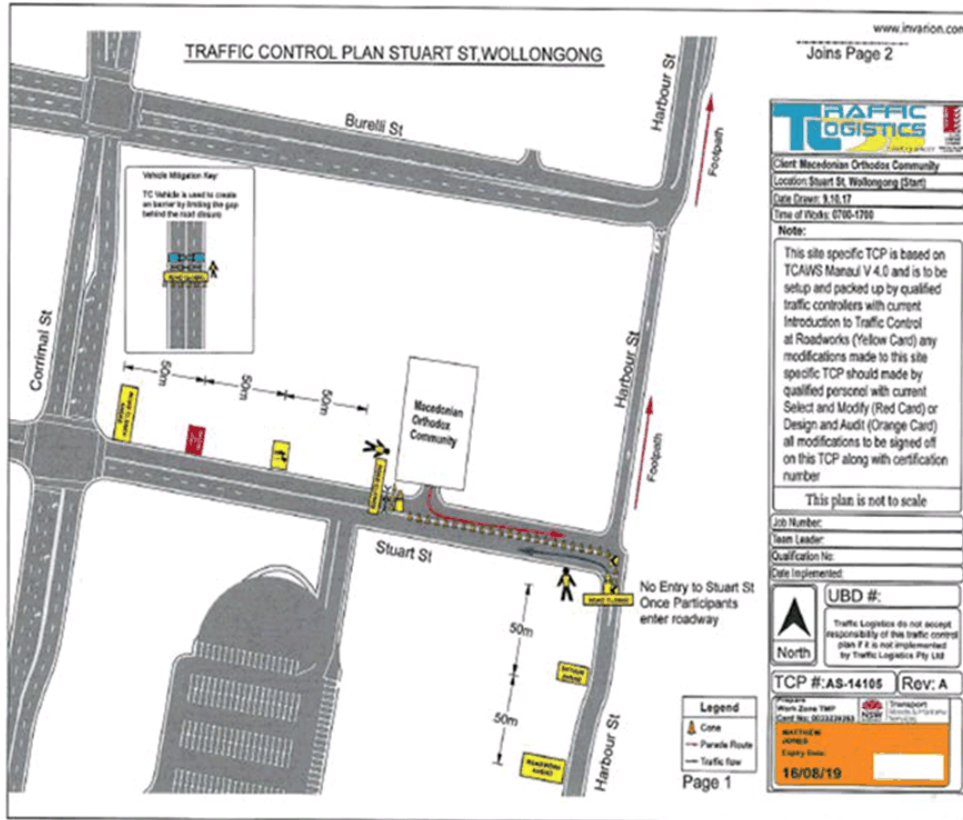
Attachment 5 - Illawarra Cycle Club Events



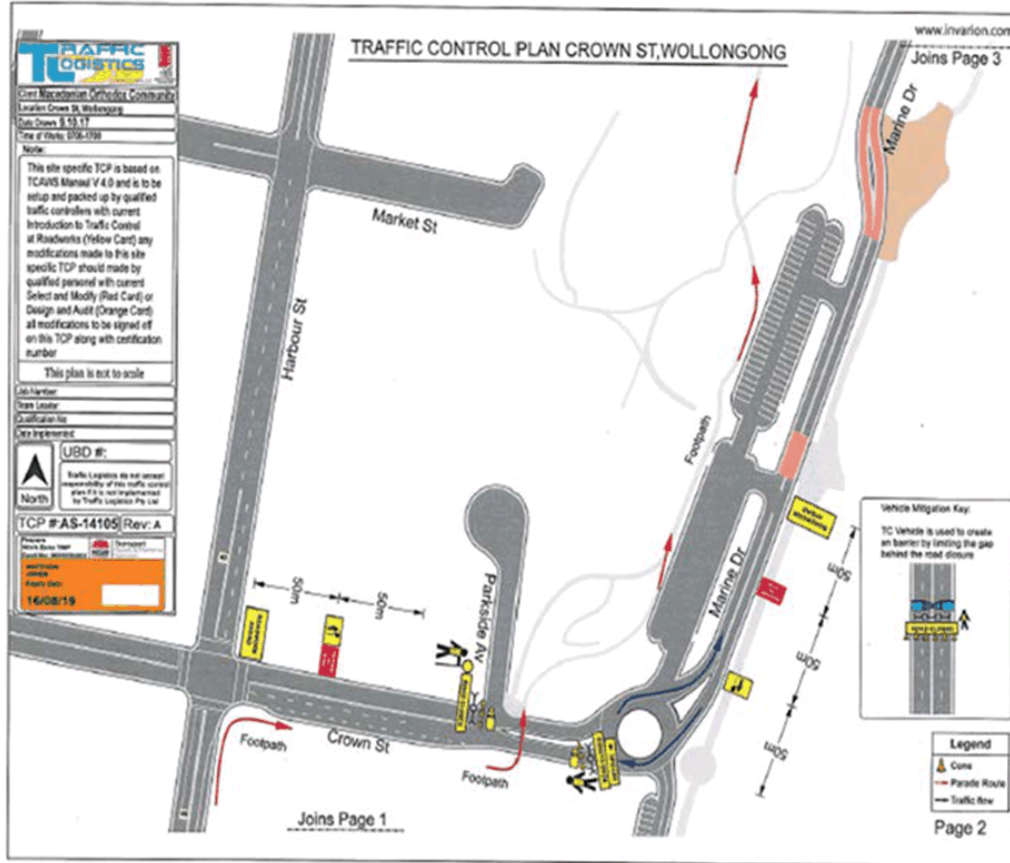
Attachment 5 - Illawarra Cycle Club Events



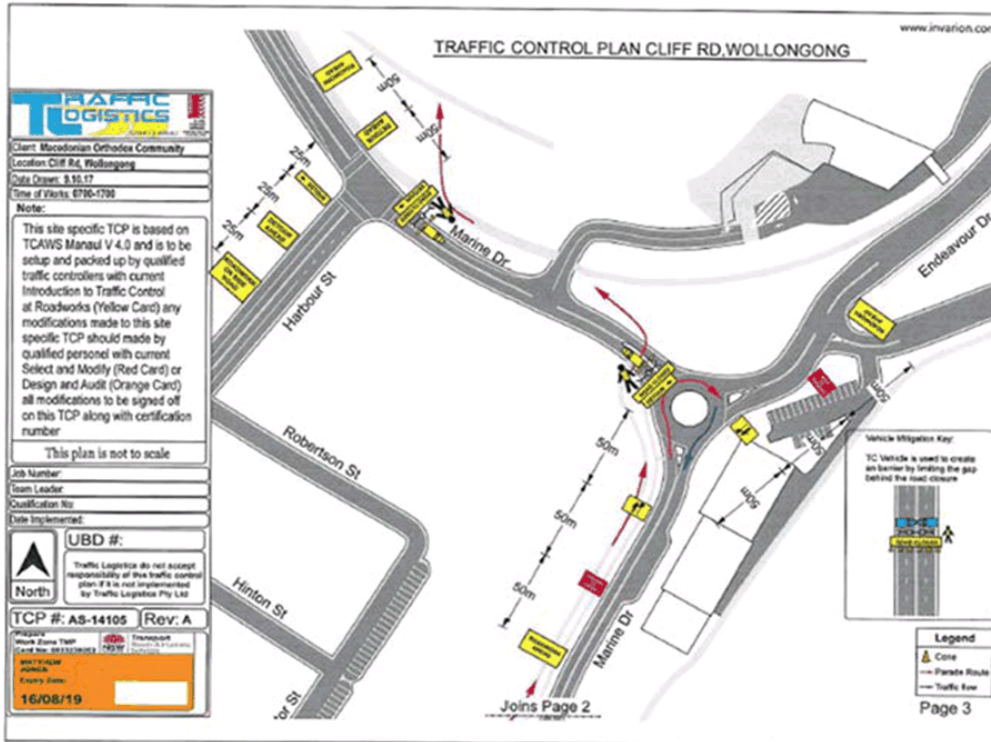
Attachment 6 – Stewart Street – Macedonian Orthodox Parade – Road Closure



Attachment 6 – Stewart Street – Macedonian Orthodox Parade – Road Closure



Attachment 6 – Stewart Street – Macedonian Orthodox Parade – Road Closure



ITEM 18

BI-MONTHLY RETURNS OF DISCLOSURES OF INTERESTS AND OTHER MATTERS -  
DECEMBER 2018

The Local Government Act 1993 requires the General Manager to table all Returns of Disclosures of Interest lodged by persons nominated as designated persons. Returns are submitted to Council on a bi-monthly basis.

#### RECOMMENDATION

Council note the tabling of the Returns of Disclosures of Interest as required by Section 450A of the Local Government Act 1993.

#### REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Governance & Customer Service  
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

#### ATTACHMENTS

- 1 Returns of Disclosures of Interests (to be tabled)

#### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal “We are a connected and engaged community”. It specifically delivers on core business activities as detailed in the Governance and Administration Service Plan 2018-19.

# Placeholder for Attachment 1

## Bi-Monthly Returns of Disclosures of Interests and Other Matters - December 2018

**Returns of Disclosures of Interests (to be tabled)**