wollongong
city of innovation

BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6:00 pm on

Monday 19 July 2021

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

(Note: Councillors will be able to attend and participate in this meeting via electronic means in accordance with legislation relating to the COVID-19 pandemic)

Order of Business

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

Members

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

QUORUM – 7 MEMBERS TO BE PRESENT

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6:01 pm

Monday 28 June 2021

Present

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

In Attendance

General Manager	Greg Doyle
Director Infrastructure + Works, Connectivity Assets + Liveable City (Acting)	Joanne Page
Director Planning + Environment, Future City + Neighbourhoods	Linda Davis
Director Corporate Services, Connected + Engaged City	Renee Campbell
Director Community Services, Creative + Innovative City	Kerry Hunt
Manager Governance + Customer Service	Todd Hopwood
Chief Financial Officer	Brian Jenkins
Manager Property + Recreation	Lucielle Power
Manager City Strategy	Chris Stewart
Manager City Works	Corey Stoneham
Manager Project Delivery	Glenn Whittaker
Manager Infrastructure Strategy + Planning	Trish McClure
Manager Open Space + Environmental Services (Acting)	Paul Tracey
Manager Community Cultural + Economic Development	Sue Savage

Note: Due to current government requirements around social distancing obligations due to the COVID-19 pandemic, all Councillors and staff attended the Meeting of Council via Microsoft Teams. The Lord Mayor and General Manager were present in the Council Chambers for this meeting.

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CLOSED SESSION

ITEM C1 CONFIDENTIAL: Confidential - Write Off Debt Following Court Proceedings……9

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)(g) of the Local Government Act, 1993, as the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.

CONFLICTS OF INTERESTS

The Lord Mayor, Councillor Bradbery declared a non-pecuniary, non-significant conflict of interest in Item 18 – Notice of Motion – Councillor Cameron Walters – The Revitalisation of the CBD – Crown Street Mall Investigation, as he is a member and minister of the Church on the Mall (Uniting Church in Australia) and has non-pecuniary connections with some business and service providers in the Mall. The Lord Mayor advised he would remain in the meeting during debate and voting on the item.

Councillor Martin declared a pecuniary conflict of interest in Item 2 – Public Exhibition – Draft Tourism Accommodation Review – Discussion Paper, as she and her family ran a holiday letting in Port Kembla through Airbnb and other accommodation providers for approximately 11 years, although the property is now permanently tenanted. Councillor Martin advised she will depart the meeting during debate and voting on the item.

Councillor Martin also declared a non-pecuniary, non-significant conflict of interest in Item 8 – Draft Planning Proposal and Draft Neighbourhood Plan for "Iowna" Precinct, Marshall Mount Road, Marshall Mount, due to her employment with the Department of Planning. As she does not work on any projects associated with the Wollongong LGA, Councillor Martin advised she would remain in the meeting during debate and voting on the item.

Councillor Walters declared a non-pecuniary, non-significant conflict of interest in Item 6 – Procurement of Electricity from Renewable Sources, as he holds employment in the energy industry. Councillor Walters also declared a non-pecuniary, non-significant conflict of interest in Item 8 – Draft Planning Proposal and Draft Neighbourhood Plan for "Iowna Precinct, Marshal Mount Road, Marshall Mount, as his employer is mentioned in report to Council on the matter. Councillor Walters advised he would remain in the meeting during debate and voting on both items.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 31 MAY 2021

541 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that the Minutes of the Ordinary Meeting of Council held on Monday, 31 May 2021 (a copy having been circulated to Councillors) be taken as read and confirmed.

PUBLIC ACCESS FORUM

ITEM	TITLE	NAME OF SPEAKER
6	Procurement of Electricity from Renewable Sources	Dr Judith Mitchell For Recommendation
1	Post Exhibition – Delivery Program 2018-20 and Draft Operational Plan 2021-2022 – Our Wollongong 2028	Kathy McDonough President Illawarra Stingrays For Recommendation
18	Notice of Motion – Councillor Cameron Walters – The Revitalisation of the CBD – Crown Street Mall Investigation	Steven Turner Colony Six For Recommendation

18	Notice of Motion – Councillor Cameron Walters – The Revitalisation of the CBD – Crown Street Mall Investigation	Craig Osborne RMB Lawyers For Recommendation

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

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Kershaw that items 4, 9, 10 then 18 to 20 inclusive be laid on the Table. The PROCEDURAL MOTION on being PUT to the VOTE was CARRIED.

In favour Councillors Kershaw, Rimmer, T Brown, D Brown, Martin, Cox, Blakey, Colacino and Bradbery

Against Councillors Dorahy, Figliomeni and Walters

CALL OF THE AGENDA

543 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the staff recommendations for Items 3, 5, 7, 8 then 11 to 17 inclusive be adopted as a block.

CONFLICT OF INTEREST

Councillor Rimmer declared a non-pecuniary, non-significant conflict of interest in Item A – Lord Mayoral Minute – Transport for NSW Consultation on Traffic Options in Bulli and Thirroul, as she is employed by the Member for Keira who is mentioned in the item. Councillor Rimmer advised she would remain in the meeting during debate and voting on the item.

ITEM A - LORD MAYORAL MINUTE – TRANSPORT FOR NSW CONSULTATION ON TRAFFIC OPTIONS IN BULLI THIRROUL

544 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Bradbery that -

1 Council write to the Minister for Transport and Roads concerning the consultation period on the proposed traffic management options for Princes Highway at Bulli and Lawrence Hargrave Drive at Thirroul.

2 Council request that consultation be extended until Friday 3 September 2021 to allow face-to-face engagement between Transport for NSW and residents and business owners.

3 Council forward a copy of the letter to the Members for Heathcote and Keira.

4 Council's submission be reported to the next Council meeting.

5 Other options for traffic management for the Thirroul and Bulli areas be identified for community feedback.

Variations *The variation moved by Councillor Cox (the addition of point 4) was accepted by the mover.*

The variation moved by Councillor Kershaw (the addition of point 5) was accepted by the mover.

ITEM 1 - POST EXHIBITION - DELIVERY PROGRAM 2018-2022 AND DRAFT OPERATIONAL PLAN 2021-2022 - OUR WOLLONGONG 2028

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

1 Council note the submissions received from the community and the proposed amendments of the exhibited Delivery Program 2018-2022 and draft Operational Plan 2021-2022 (Attachments 1 and 2).

2 Council adopt the suite of the Delivery Program 2018-2022 and draft Operational Plan 2021-2022 documents as amended post exhibition (Attachments 3 to 6).

3 Council adopt the Financial Strategy Policy post exhibition (Attachment 7).

4 Council make the rates and annual charges for the period 1 July 2021 to June 2022 as specified in the Post-Exhibition Revenue Policy 2021-2022 and note the minor changes from those exhibited in the draft Revenue Policy, Fees and Charges endorsed on 19 April 2021.

5 Council adopt the charge for Interest on Outstanding Rates and Charges of 6.0%.

6 The General Manager be authorised to make minor editorial amendments to the endorsed Delivery Program 2018-2022 and Operational Plan 2021-2022, including attachments.

7 Council acknowledge and thank community members and organisations for their participation and feedback during the process of developing the Integrated Planning and Reporting documents.

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

DEPARTURE OF COUNCILLOR

Due to a disclosed conflict of interest, Councillor Martin departed the meeting at 7:25 pm, and was not involved in the debate nor voting on Item 2. Councillor Martin returned to the meeting at the conclusion of Item 2, the time being 7:26 pm.

ITEM 2 - PUBLIC EXHIBITION - DRAFT TOURISM ACCOMMODATION REVIEW - DISCUSSION PAPER

546 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor T Brown seconded Councillor Figliomeni that the draft Tourism Accommodation Review – Discussion Paper be exhibition for a minimum period of six (6) weeks to enable community and tourism industry input, to assist in the development of a draft Tourism Accommodation Strategy.

ITEM 3 - PUBLIC EXHIBITION - AMENDMENT TO DEVELOPMENT CONTROL PLAN CHAPTER D16: WEST DAPTO RELEASE AREA - NEIGHBOURHOOD PLAN REVIEW

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

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

1 The amended draft Wollongong Development Control Plan 2009 Chapter D16: West Dapto Release Area be endorsed for public exhibition.

2 A Neighbourhood Planning Procedure be prepared and publish on Council's website.

3 Funding opportunities be investigated to allow for Council led Neighbourhood Planning of Priority Neighbourhoods.

4 Work commence on an amendment to Clause 6.2 (3) of Wollongong Local Environmental Plan, 2009 to make specific refence to heritage conservation and conceptual bulk earthworks. Once Local Planning Panel advice has been sought staff return to Council to obtain support to seek gateway determination allowing Council to proceed to public exhibition.

ITEM 4 - POST EXHIBITION - DRAFT KING GEORGE V PARK RECREATION MASTER PLAN

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Kershaw that Item 4 be laid on Table.

ITEM 5 - POST EXHIBITION - WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 CHAPTER E12: GEOTECHNICAL ASSESSMENT OF SLOPE INSTABILITY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that Wollongong Development Control Plan 2009 Chapter E12: Geotechnical Assessment of Slope Instability be adopted, and a notice be placed on Council's website advising of its adoption.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 6, the Lord Mayor, Councillor Bradbery departed the meeting, the time being 7:30 pm. During the Lord Mayor's absence, Deputy Lord Mayor Councillor T Brown assumed the chair. The Lord Mayor resumed the chair when he returned to the meeting during Item 6, the time being 7:32 pm

ITEM 6 - PROCUREMENT OF ELECTRICITY FROM RENEWABLE SOURCES

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

1 Council enter the Binding Agreement for Tender and Resultant Contract with Procurement Australia for a NSW Renewable Power Purchase Agreement.

2 The General Manager be delegated authority to execute the relevant contract with the successful tenderer from the Procurement Australia tender process including purchasing LGC's for 100% renewable energy for the entire duration of the contract.

3 Council nominate to participate in the Tender Reference Group that will assist in the preparation and assessment of tenders for the Power Purchase Agreement.

Variation *The variation moved by Councillor Cox (the addition of the words "including purchasing LGC's for 100% renewable energy for the entire duration of the contract" at the end of point 2) was accepted by the mover and seconder.*

An AMENDMENT was MOVED by Councillor Figliomeni seconded Councillor Dorahy that –

1 Council enter the Binding Agreement for Tender and Resultant Contract with Procurement Australia for a NSW Renewable Power Purchase Agreement.

2 The General Manager be delegated authority to execute the relevant contract with the successful tenderer from the Procurement Australia tender process including purchasing LGC's for up to 100% renewable energy for the entire duration of the contract.

3 Council nominate to participate in the Tender Reference Group that will assist in the preparation and assessment of tenders for the Power Purchase Agreement.

Councillor Figliomeni's AMENDMENT on being PUT to the VOTE was LOST.

In favour Councillors Dorahy, Figliomeni and Walters

Against Councillors Blakey, D Brown, T Brown, Colacino, Cox, Kershaw, Martin, Rimmer and Bradbery

Councillor Blakey's MOTION was then PUT to the VOTE and was CARRIED UNANIMOUSLY to become the RESOLUTION.

ITEM 7 - OPTIONAL STANDARD LOCAL ENVIRONMENTAL PLANNING CLAUSE - FLOOD PLANNING

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that The NSW Department of Planning, Industry and Environment be advised that Council supports the inclusion of clause 5.22 Special flood considerations and all the nominated land uses, in the Wollongong Local Environmental Plan 2009.

ITEM 8 - DRAFT PLANNING PROPOSAL AND DRAFT NEIGHBOURHOOD PLAN FOR "IOWNA" PRECINCT, MARSHALL MOUNT ROAD, MARSHALL MOUNT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

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

1 The draft Planning Proposal for the 301 Marshall Mount Road, Marshall Mount not be progressed at this time.

2 The proponent revise the draft Iowna Neighbourhood Plan in conjunction with the other landholder/developer representatives to update studies and reflect the current Wollongong LEP controls.

3 Following the revisions, the draft Iowna Neighbourhood Plan be exhibited for community input for a minimum period of 28 days, as an amendment to the Wollongong Development Control Plan – D16 West Dapto Release Area.

ITEM 9 - POLICY REVIEW: GRAFFITI MANAGEMENT COUNCIL POLICY

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Kershaw that Item 9 be laid on Table.

ITEM 10 - POLICY REVIEW: CRIME PREVENTION COUNCIL POLICY

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Kershaw that Item 10 be laid on Table.

ITEM 11 - PROPOSED ACQUISITION OF PORTION OF LOT 1 DP 197258, NO 5 FRANKLIN AVENUE, BULLI FOR ROAD WIDENING IN COLEMANS LANE, BULLI

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

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

1 Council authorise the acquisition of the portion of Lot 1 DP 197258, No 5 Franklin Avenue, Bulli, refer Attachment 1.

2 Compensation for the acquisition be paid to the owner of Lot 1 DP 197258, No 5 Franklin Avenue, Bulli in the amount of $100,000.00 (GST free).

3 Council be responsible for all disturbance costs as per section 59 of the Land Acquisition (Just Terms Compensation) Act 1991 including valuation, transfer and legal costs.

4 Upon the acquisition being finalised, the land be dedicated as public road pursuant to Section 10 of the Roads Act 1993.

5 The General Manager be granted authority to sign any documentation required to give effect to this resolution.

6 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 - TENDER T21/11 - BARINA PARK DETENTION BASIN REMEDIATION WORKS, LAKE HEIGHTS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

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

1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Diverse Civil Contracting Pty Ltd for the Barina Park Detention Basin Remediation Works, in the sum of $273,328.47, 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 13 - TENDER T21/13 - REVIEW OF COLLINS CREEK FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

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

1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Catchment Simulation Solutions Pty Ltd for the Review of the Collins Creek Floodplain Risk Management Study and Plan, in the sum of $146,396, 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 14 - TENDER T21/16 - CLEANING SERVICES FOR THE WOLLONGONG CITY MALL AND CITY CENTRE PAVED AREAS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

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

1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Boab Services for the Cleaning Services of the Wollongong City Mall & City Centre Paved Areas, in the sum of $179,896.00, excluding GST, being for a period of two years (plus three options to extend for a further duration of one year each, each option exercisable at Council's sole discretion).

2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to the 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 - MAY 2021 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

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

1 The financials be received and noted.

2 Council approves the proposed changes to the Capital Budget for April and May 2021.

ITEM 16 - STATEMENT OF INVESTMENT - MAY 2021

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that Council receive the Statement of Investment for May 2021.

ITEM 17 - CITY OF WOLLONGONG TRAFFIC COMMITTEE MINUTES OF MEETING HELD 1 JUNE 2021

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 543)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that in accordance with the powers delegated to Council, the Minutes and Recommendations of the City of Wollongong Traffic Committee held on 1 June 2021 in relation to Regulation of Traffic be adopted.

ITEM 18 - NOTICE OF MOTION - COUNCILLOR CAMERON WALTERS - THE REVITALISATION OF THE CBD - CROWN STREET MALL INVESTIGATION

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Kershaw that Item 18 be laid on Table.

ITEM 19 - NOTICE OF MOTION - COUNCILLOR DOM FIGLIOMENI - EMISSIONS REDUCTION

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Kershaw that Item 19 be laid on Table.

ITEM 20 - NOTICE OF MOTION - COUNCILLOR JANICE KERSHAW - GUIDELINES FOR WORKING BENEATH COUNCIL ASSETS

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Kershaw that Item 20 be laid on Table.

CLOSED COUNCIL SESSION

The Lord Mayor called for a Motion to close the meeting to consider a Confidential Item, which deals with a report to Council regarding writing off debt following the conclusion of court proceedings, in accordance with Section 10A(2)(g) of the Local Government Act 1993.

Prior to putting the above Motion to the vote, the Lord Mayor advised the meeting that Item C1 relates to a report to Council regarding writing off debt following the conclusion of court proceedings and is classified as Confidential for the following reason -

1 Section 10A(2)(g) of the Local Government Act 1993, permits the meeting to be closed to the public, as the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.

As no representations had been received prior to the meeting, from members of the public objecting to the closure of this section of the meeting, the Lord Mayor advised that the webcast will be paused while Council considers these items.

548 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor T Brown seconded Councillor Rimmer that -

1 The meeting move into Closed Session to consider a report to Council regarding writing off debt following the conclusion of court proceedings, in accordance with Section 10A(2)(g) of the Local Government Act 1993, on the basis that the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.

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.

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 8:14 pm, the meeting moved into Closed Session.

ITEM C1 – CONFIDENTIAL: WRITE OFF DEBT FOLLOWING COURT PROCEEDINGS

MOVED by Councillor T Brown seconded Councillor Rimmer that Council write off the debt of $159,291.11 owed as rent and rates as set out in Council's records for Debtor No. 410459.

A PROCEDURAL MOTION was MOVED by Councillor Colacino seconded Councillor Kershaw that the item be deferred until the next Ordinary Meeting of Council in order to obtain clarification on the court ruling on the matter.

549 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Colacino seconded Councillor Kershaw that the item be deferred until the next Ordinary Meeting of Council.

550 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Walters seconded Councillor Rimmer that the meeting move out of Closed Session and into Open Council.

Council resumed into Open Session at 8:22 pm.

OPEN COUNCIL SESSION

RESOLUTIONS FROM THE CLOSED SESSION OF COUNCIL

The Lord Mayor advised the meeting of Council's Resolutions whilst in Closed Session (refer Minute Number 549).

Prior to closing the meeting, the Lord Mayor, Councillor Bradbery asked whether any Councillors wished to move a procedural motion that any items laid on the Table, be taken off the Table to be debated. No procedural motions were moved.

THE MEETING CONCLUDED AT 8:23 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 19 July 2021.

Chairperson

File: PP-2020/4 Doc: IC21/661

ITEM 1 PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL AND DRAFT NEIGHBOURHOOD PLAN - BLUESCOPE LANDS HOLDINGS, KEMBLA GRANGE

A Draft Planning Proposal request has been submitted for a BlueScope lands site in Kembla Grange. The request seeks to make a number of amendments to the Wollongong Local Environmental Plan 2009, including the rezoning of land and associated changes to floor space ratios, minimum lot sizes and maximum height of buildings, to facilitate medium density residential development and light and heavy industrial uses. The draft Planning Proposal also proposes the establishment of a Biodiversity Stewardship site.

A draft Neighbourhood Plan has also been submitted for the site outlining a proposed development concept for the residential and industrial zoned lands.

This report presents the preliminary assessment of the proposal and recommends that Council resolve to prepare a draft Planning Proposal and submit it to the NSW Department of Planning, Industry and Environment seeking Gateway determination to place it on public exhibition. It is also recommended that the draft Neighbourhood Plan be updated to reflect the draft Planning Proposal and be exhibited with the draft Planning Proposal.

RECOMMENDATION

1 A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 for Lot 1 DP 588139; Lot 2 DP 230137; Lot 1 DP 588140; Lot 1002 DP 1192327 Kembla Grange (BlueScope lands), to enable the following -

   a Rezone the southern part of Lot 1 DP 588139, adjacent to Sheaffes Road, from R2 Low Density Residential to R3 Medium Density Residential with a minimum lot size of 300 m2, an FSR of 0.75:1 and maximum building height of 13m.

   b Rezone land along West Dapto Road, within Lot 1 DP 588140 (Area 3), from E3 Environmental Management to E2 Environmental Conservation.

   c Rezone land within Lot 1002 DP 1192327, Lot 1 DP 588140 and Lot 1 DP 588139 (Areas 5(a) to 5(e)) from E3 Environmental Management to IN2 Light Industrial with a minimum lot size of 999 m^2, and a Floor Space Ratio of 0.5:1.

   d Rezone land within Lot 1 DP 588140 from E2 Environmental Conservation to IN2 Light Industrial with a minimum lot size of 999 m^2 and an FSR of 0.5:1.

   e Rezone land within Lot 1 DP 588139 (Area 8(a)) from IN2 Light Industry to E3 Environmental Management with a minimum lot size of 999 m^2 and an FSR of Nil FSR.

   f Rezone land within Lot 1 DP 588139, from E2 Environmental Conservation to E3 Environmental Management to allow for the Northcliffe Drive Extension corridor.

   g Rezone land within Lot 2 DP 230137 and Lot 1002 DP 1192327, from SP2 Infrastructure (Road and Rail) to IN3 Heavy Industrial with a minimum lot size of 2999 m^2.

   h Rezone land within Lot 2 DP 230137 and Lot 402 DP 1148505 adjacent to Dapto Creek from SP2 (Road and Rail) to E3 Environmental Management.

   i Rezone 83m2 within Lot 402 DP 1148505 adjacent to Dapto Creek from IN3 Heavy Industry to E3 Environmental Management.

   j Amend the Minimum Lot Size for the land zoned and proposed to be zoned E2 Environmental Conservation and E3 Environmental Management, to enable the future separation of development and conservation areas and the proposed Biodiversity Stewardship site, to a variety of minimum lot sizes, as follows and shown on Attachment 5:

      i Lot 1 DP 588139 - 40 hectares, 9.3 hectares, 1.8 hectares

      ii Lot 2 DP 230137 - 2.1 hectares

      iii Lot 1002 DP 1192327 – 9.1 hectares

      iv Lot 1 DP 588140 - 5.8 hectares, 20 hectares

2 The draft Planning Proposal not include the following matters -

   a The rezoning of land within Lot 1 DP 588140, at the corner of West Dapto Road and Darkes Road from E3 Environmental Management to R3 Medium Density Residential and amending the minimum lot size from 39.99 ha to 300 m^2 and FSR from No FSR to 0.75:1.

3 The draft Planning Proposal not be referred to the NSW Department of Planning, Industry and Environment for a Gateway Determination, until the following additional studies are submitted to Council within three (3) month period -

   a Amended Flood Study and Stormwater Assessment.

   b Studies or information to justify the inconsistencies with Ministerial Directions.

   c Archaeological Testing of areas of moderate – high Aboriginal Archaeological Potential as recommended in the Biosis Archaeological Report.

   d Archaeological Research and Design Report for Testing of Areas of high Archaeological

Potential (non-Aboriginal) as recommended in the Biosis Archaeological Report.

e Tree Testing of Heritage Item No. 6326 to be carried out as recommended by the Arborist Report prepared by Moore Trees, dated June 2020.

4 The proposed 48.51 ha Biodiversity Stewardship site across Lot 1 DP 588139 and Lot 1 DP 588140 be supported in principle, subject to further consultation with Council Officers, the Biodiversity Conservation Trust and the NSW Department of Planning, Industry and Environment and the following be addressed prior to a Gateway Determination -

a The applicant address the proposed dedication of E2 and E3 lands including the current western Biobank site and proposed Biodiversity Stewardship site, including details of in-perpetuity funding for the restoration and enhancement of the site.

b The applicant discuss the potential for Biodiversity Certification of the Planning Proposal/Neighbourhood Plan area with the NSW Department of Planning, Industry and Environment to streamline and provide certainty in planning outcomes, future development and biodiversity impact assessment and offsetting.

5 Following the submission and review of the additional studies, the General Manager be delegated authority to refer the draft Planning Proposal to the NSW Department of Planning, Industry and Environment for a Gateway Determination.

6 Should the Gateway Determination be issued, consultation be undertaken with the following agencies -

a NSW Department of Planning, Industry and Environment – Environment, Energy and Science.
b NSW Department of Planning, Industry and Environment - Natural Resources Regulator.
c NSW Rural Fire Service.
d Department of Education.
e Endeavour Energy.
f Transport for NSW.
g State Emergency Services.
h Sydney Water.
i Heritage NSW.
j Jemena.
k Illawarra Local Aboriginal Lands Council.

7 Should the NSW Department of Planning, Industry and Environment issue a Gateway Determination the draft Planning Proposal be exhibited for a minimum period of twenty eight (28) days.

8 The NSW Department of Planning, Industry and the Environment be requested to issue authority to the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.

9 The draft Neighbourhood Plan (Attachment 6) be updated to reflect the draft Planning Proposal and be exhibited with the draft Planning Proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Location Map
2 Biobanking Site
3 Proposed Amendments Map

4 Wollongong Local Planning Panel Meeting Minutes 29 April 2021
5 Proposed Planning Proposal Maps
6 Draft Neighbourhood Plan

BACKGROUND

BlueScope owns five lots at Kembla Grange, four of which are subject to a draft Planning Proposal request (Attachment 1). The lots have a combined area of 215.694 hectares. The site is made up of the following allotments -

Lot Number	Address	Area	Current zonings
Lot 1 DP 588139	206 West Dapto Road, Kembla Grange	107.9 ha	• R2 Low Density Residential • E2 Environmental Conservation • E3 Environmental Management • IN2 Light Industrial
Lot 1 DP 588140	261 West Dapto Road, Kembla Grange	52.25 ha	• E2 Environmental Conservation • E3 Environmental Management • IN2 Light Industrial
Lot 2 DP 230137	178 West Dapto Road, Kembla Grange	48.32 ha	• E3 Environmental Management • IN2 Light Industrial • IN3 Heavy Industrial • SP2 Infrastructure (Rail)
Lot 1002 DP 1192327	Lot 1002 West Dapto Road, Kembla Grange	7.678 ha	• IN3 Heavy Industrial • SP2 Infrastructure (Rail)

The proposed rezoning of the SP2 Rail Corridor also affects Lot 402 DP 1148505 132 West Dapto Road, Kembla Grange, which is separately owned.

Approximately 115.578 ha of the site is located on the western side of West Dapto Road. The remaining 100.57 ha is on the eastern side and is bounded by the South Coast Rail Line. The site is also bounded by Paynes Road and Sheaffes Road, Integral Energy Recreational Park and Kembla Grange Golf Course. The proposed future Northcliffe Drive Extension (NDE) goes through Lot 1 DP 588139.

The site is located within Stage 1 of the West Dapto Urban Release Area and Lot 1 DP 588139 and Lot 1 DP 588140 were rezoned in 2010 as part of the Wollongong (West Dapto) LEP 2010. The land is currently zoned R2 Low Density Residential in the west, IN2 Light Industrial through the centre of the site and IN3 Heavy Industrial in the east. There are also sections zoned E2 Environmental Conservation and E3 Environmental Management. A portion of land adjoining West Dapto Road and another along the northern boundary are zoned SP2 Infrastructure (Rail and Road) (Attachment 1).

The site contains an existing Biobanking Site (Attachment 2), endangered ecological communities, threatened flora and fauna, riparian lands, coastal environment and the Illawarra Escarpment. Additionally, the eastern allotments are largely mapped as being flood and bushfire prone.

The Biobanking site within Lot 1 DP 588139 (west of West Dapto Road) was established in 2019 and applies to one of the largest stands of remnant bushland in West Dapto. Throughout the site, predominantly in proximity to West Dapto Road and within the Biobanking site, is the vegetation community Lowland Woollybutt Melaleuca Forests which contains an Endangered Ecological Community, known as the Illawarra Lowlands Grassy Woodland. Within the site, a number of threatened

flora and fauna occur. The east of the site is mapped as being within the Coastal Environmental Area buffer under the State Environmental Planning Policy (Coastal Management) 2018.

The site contains 2 natural and built heritage items listed as Local Items of Significance in Wollongong LEP 2009, and potentially sites of Aboriginal cultural significance.

The entirety of the site has been in the ownership of BlueScope since the early 1960s. Originally, land east of West Dapto Road was intended to be utilised for industrial purposes by the owner to develop a steel mill, which did not proceed. Prior to the 1960s the site was split across a number of allotments in multiple ownerships, which have since been amalgamated into the current lot arrangements.

BlueScope applied to enter into a voluntary Biobanking Agreement with the Minister for the Environment, for the central portion of Lot 1 DP 588139 under the *Threatened Species Conservation Act 1995.* The Biobanking Agreement was requested under clause 14 of the Biobanking Regulation for the purpose of designating a biobank site on the land. In 2019 a Biobanking Agreement was executed covering approximately 39 ha of vegetation. By entering into the Biobanking Agreement, BlueScope agreed to undertake specified management actions and in return, after the sale of their biodiversity credits, receive an annual payment from the Biodiversity Conservation Trust to cover the cost of these management actions.

In 2018 the industrial lands within the site were identified by the State Government as a potential location for a prison. However, the State Government did not proceed with the proposal.

The Wollongong Local Planning Panel (WLPP) considered the draft Planning Proposal request at its meeting held 29 April 2021. The WLPP provided recommendations to Council, which have been considered in this report.

PROPOSAL

On 12 October 2020, a draft Planning Proposal request and draft Neighbourhood Plan were submitted for a BlueScope Lands site in Kemble Grange (Lot 1 DP 588139; Lot 2 DP 230137; Lot 1 DP 588140; Lot 1002 DP 1192327). The draft Neighbourhood Plan will be the subject of a separate report to Council, pending Council's decision on the draft Planning Proposal request.

The objective of the draft Planning Proposal request is to rezone the site to facilitate increased urban and industrial development, while ensuring perpetuity protection of environmental values on site, including EECs, through the establishment of a 48.51 ha Biodiversity Stewardship site in association with the Biodiversity Conservation Trust and the NSW Department of Planning, Industry and Environment.

The draft Planning Proposal request seeks to amend the Wollongong Local Environmental Plan 2009 zoning and associated floor space ratios, minimum lot sizes and maximum height of buildings, as follows –

1 Rezone parts of Lot 1 DP 588139 adjoining Paynes Road, from R2 Low Density Residential to R3 Medium Density Residential, with a Minimum Lot Size changed from 449 m^2 to 300 m^2 and an amended Floor Space Ratio of 0.75:1 from 0.5:1.

2 Rezone land on the corner of West Dapto Road and Darkes Road within Lot 1 DP 588140 from E3 Environmental Management to R3 Medium Density Residential with a Minimum Lot Size changed from 39.99 ha to 300 m^2 and an amended Floor Space Ratio of 0.75:1 from No FSR.

3 Rezone land along West Dapto Road within Lot 1 DP 588140 from E3 Environmental Management to E2 Environmental Conservation, with a minimum lot size of 8.9 ha from 39.99 ha.

4 Rezone land within Lot 1 DP 588139 from E2 Environmental Conservation to IN2 Light Industrial to with a Minimum Lot Size changed from 39.99 ha to 999 m^2 and an amended Floor Space Ratio of 0.5:1 from No FSR.

5 Rezone land within Lot 1002 DP 1192327, Lot 1 DP 588140 and Lot 1 DP 588139 from E3 Environmental Conservation to IN2 Light Industrial with a variety changes to minimum lot sizes, and an amended Floor Space Ratio of 0.5:1 from Nil.

6 Rezone part of the private railway from SP2 Infrastructure (Rail) to IN3 Heavy Industrial with a minimum lot size of 2999 m^2 from Nil.

7 Various minimum lot size changes within Lot 1 DP 588139, Lot 1 DP 588140, Lot 1192327 and Lot 230137.

8 Establish a 48.51 ha Biodiversity Stewardship site across Lot 1 DP 588139 and Lot 1 DP 588140 in consultation with the Biodiversity Conservation Trust and the NSW Department of Planning, Industry and Environment.

The draft Planning Proposal and draft Neighbourhood Plan (Attachment 6) request estimates that with the proposed changes, the site will be able to accommodate approximately 577 dwellings within the R3 Medium Density Residential and R2 Low Density Residential zoned land, 40.3 ha of IN2 Light Industrial and 40.5 ha IN3 Heavy Industrial zoned land. Land zoned as E2 Environmental Conservation is proposed to expand slightly, while land zoned E3 Environmental Management is proposed to be reduced as a consequence of the other changes.

The following studies have been submitted in support of the draft Planning Proposal request -

- Water Cycle Management Study (Cardno, June 2020)
- Ecological Constraints Assessment (EcoPlanning, June 2020)
- Traffic Impact Assessment (Cardno, June 2020)
- Bushfire Assessment (Peterson Bushfire, June 2020)
- West Dapto Lands, Kembla Grange: Aboriginal Cultural Heritage Assessment Report (Biosis, March 2020)
- West Dapto Lands, Kembla Grange: Archaeological Report (Biosis, March 2020)
- Arboricultural Development Assessment Report 84 Sheaffes Road (Moore Trees, June 2020)
- Preliminary Site Investigation: 84 Sheaffes Road (Cardno, May 2019)
- Preliminary Site Investigation: 178 and 261 West Dapto Road (Cardno, May 2019)
- West Dapto Road, Kembla Grange: Historical Heritage Assessment and Statement of Heritage Impact (Biosis, April 2020).

Attachment 3 identifies the separate areas proposed to be rezoned under the draft Planning Proposal request discussed below.

<u>Area 1: R2 Low Density Residential to R3 Medium Density Residential</u>

The draft Planning Proposal request seeks to rezone approximately 14.685 ha of land, within Lot 1 DP 588139, from R2 Low Density Residential to R3 Medium Density Residential. Land to be rezoned to R3 is proposed to have an amended Minimum Lot Size of 300 m^2 from 449 m^2 and an amended Floor Space Ratio of 0.75:1 from 0.5:1.

The proposed R3 zoned lands are intersected by the proposed Northcliffe Drive Extension (NDE), and adjacent to an existing Biobanking site, zoned E2 Environmental Conservation to the east, and Sheaffes Road to the south. A small section of R2 land surrounding a proposed pocket park is also proposed to be rezoned to R3.

Amendment Proposed	Current	Proposed
Zone	R2	R3
Minimum Lot Size	499 m^2	300 m^2
Floor Space Ratio	0.5:1	0.75:1

Council officers consider insufficient strategic merit has been provided to justify rezoning land from R2 Low Density Residential to R3 Medium Density Residential, as proposed in the draft Planning Proposal request. The West Dapto Vision seeks to reduce the scale of development as the Illawarra Escarpment is approached. The proposed R3 area in the northern reaches of the draft Planning Proposal are generally not in proximity of planned town centres accessible by pedestrians. Additionally, the proposed interface between the proposed R3 zone and the existing E2 zoned land would need be addressed to limit potential impacts of bushfire upon residential areas and the environmental values within the Biobank site.

The Wollongong Local Planning Panel (WLPP) advised it supports the recommendations of the officer's report not to rezone the northern and eastern parts of Paynes Road precinct to R3. The WLPP noted the planning controls should align with the adjoining land to the west of Paynes Road (R2) and the southern side of Sheaffes Road (R3).

It is recommended that the southern part of the residential precinct, adjacent to Sheaffes Road, be rezoned from R2 to R3, with an amended minimum lot size of 300 m^2 and a FSR of 0.75:1 and maximum building height of 13m, consistent with the southern side of Sheaffes Road.

Area 2: E3 Environmental management to R3 Medium Density Residential

The draft Planning Proposal request seeks to rezone approximately 1.2 ha on the corner of West Dapto Road and Darkes Road (Lot 1 DP 588140) is proposed to be rezoned from E3 Environmental Management land to R3 Medium Density Residential with a FSR of 0.75:1 and Minimum Lot size of 300 m^2.

Amendment Proposed	Current	Proposed
Zone	E3	R3
Minimum Lot Size	39.99 ha	300 m^2
Floor Space Ratio	No FSR	0.75:1

Council officers consider insufficient strategic merit has been provided to justify rezoning land from E3 to R3 adjacent to West Dapto Road and Darkes Road. The site is mapped as containing Endangered Ecological Community (EEC) vegetation, which is likely to be removed if the rezoning is supported by Council. It was identified that site access and Asset Protection Zones required to comply with Planning for Bushfire Protection 2019 would result in additional land management within the adjacent E3 zoned land.

The WLPP advised it supports the recommendations of the officer's report not to rezone the land to R3 and noted that the applicant accepted the recommendation at the meeting.

It is recommended that Council not support the rezoning of this land adjacent to Darkes Road from E3 to R3.

Area 3: E3 Environmental Management to E2 Environmental Conservation

Approximately 2.4ha of land adjacent to West Dapto Road within Lot 1 DP 588140 is proposed to be rezoned from E3 Environmental Management to E2 Environmental Conservation. This area contains woodland vegetation. The draft Planning Proposal request seeks to amend the minimum lot size from 39.99 ha to 8.9 ha to allow separation from the IN2 zoned area.

Amendment Proposed	Current	Proposed
Zone	E3	E2
Minimum Lot Size	39.99 ha	8.9 ha
Floor Space Ratio	No amendment	No amendment

Rezoning land from E3 Environmental Management to E2 Environmental Conservation will contribute to the environmental conservation outcomes upon the site which include EECs. The proposed E2 land is to be included within the Biodiversity Stewardship site to be established on site. Discussion regarding the proposed reduced minimum lot sizes within riparian corridors is provided within the Discussion of Key Considerations within this report.

The WLPP advised it supports the recommendations of the officer's report in terms of the rezoning from E3 to E2 as proposed by the applicant.

It is recommended that the land proposed to be rezoned to E2 Environmental Conservation be supported and the minimum lot size be amended from 39.99 to 8.9 ha.

Area 4: E2 Environmental Conservation to IN2 Light Industrial

Approximately 7,170 m^2 of land zoned E2 Environmental Conservation within Lot 1 DP 588140 is proposed to be rezoned to IN2 Light Industrial, with an FSR or 0.5:1 and minimum lot size of 999 m^2 and maximum building height of 9m. The site would be integrated into the existing IN2 Light Industrial zoned land, allowing greater consistency for development.

The proposed rezoning requires the removal of native vegetation and is expected to be utilised as part of the perimeter road for the IN2 land.

The site is approximately 35 metres from the West Dapto Catholic Cemetery located on Lot 1 DP 1037747. The proposal has the potential to impact upon the amenity of the cemetery site due to the proposed removal of vegetation and the intended land use.

Amendment Proposed	Current	Proposed
Zone	E2	IN2
Minimum Lot Size	39.99 ha	999 m^2
Floor Space Ratio	No FSR	0.5:1

The WLPP advised it did not support the rezoning from E2 to IN2 as the ecological mapping shows the area as EEC and contiguous with the E2 to the west.

However, Council officers consider the proposed zoning amendment from E2 Environmental Conservation to IN2 Light Industrial contributes to the existing IN2 zoned land within Lot 1 DP 588140. Council Environment Division raised no objection to the rezoning and noted the loss of E2 zoned land can be offset by credits from the BioBanking Agreement. Council Heritage Officer raised concern on the potential impacts on the Local Heritage Item St John's Catholic Cemetery – 5974. Upon a site inspection, it was identified that there was sufficient E2 vegetated land between the cemetery and the proposed IN2 land could be utilised as a buffer to the heritage item.

It is recommended that the identified E2 land be rezoned to IN2 and the minimum lot size be amended from 39.99 ha to 999 m^2. The loss of the vegetation in the E2 zone can be offset by credits from the BioBanking Agreement.

Area 5: E3 Environmental Management to IN2 Light Industrial

Amendment 5 consists of a number of similar rezoning proposals. In total four (4) areas of E3 Environmental Management are proposed to be rezoned as IN2 Light Industrial. The proposal seeks to amend the minimum lot size to 999 m^2 from 39.99 ha and change the Floor Space Ratio from no mapped FSR to 0.5:1 in the areas rezoned for IN2. The locations for each rezoning are described as follows –

5a Approximately 4600 m^2 of land to the north east of the existing IN2 zoned land on Lot 1 DP 588140 and Lot 1002 DP 1192327. The proposed rezoning will likely result in the removal of woody weed vegetation, which is discussed in the key considerations section of this report.

5b Approximately 3.69 ha of land between the proposed NDE and West Dapto Road, located on Lot 1 DP 588139. The site is currently utilised for rural purposes and contains a dwelling house and farm dam. The proposed IN2 is in proximity to Local Heritage Item 6329 Moreton Bay Fig located on the opposing side of West Dapto Road. An intersection to access the site is proposed between the Moreton Bay Fig and Local Heritage Item 5974 St John's Catholic Cemetery.

5c Approximately 1000 m^2 of land between the proposed NDE and the existing IN2 land located on Lot 1 DP 588139 and a section of 488 m^2 of land on the eastern boundary on the same portion of IN2 zoned land. The site is largely used for rural land uses associated with grazing livestock. Both portions of land to be rezoned IN2 are in proximity to a mapped watercourse.

5d Approximately 7320 m^2 of land adjacent to West Dapto Road on Lot 1 DP 588139. The site is currently utilised for rural land use purposes and generally associated with the grazing of livestock. The proposed IN2 land to be rezoned is approximately 19 m west of the Local Heritage Item 5974 St John's Catholic Cemetery and is separated by West Dapto Road.

5e Approximately 1.13 ha of land on the southern side of the existing IN2 Light Industrial zoned land on Lot 1 DP 588140, currently zoned E3 Environmental Management is proposed to be zoned IN2 to enable the construction of a perimeter access road to service the industrial uses. The area is largely cleared of vegetation and was zoned E3 due to being medium flood hazard. The updated Mullet Creek Flood Study (2019) and the information submitted with the application shows that it is not within the 1% flood planning level.

Amendment Proposed	Current	Proposed
Zone	E3	IN2
Minimum Lot Size	39.99 ha	999 m^2
Floor Space Ratio	No FSR	0.5:1

The ecological value of the E3 lands proposed to be rezoned as IN2 is considered to be of low significance. Council's Environmental Division raised no objection to rezoning the land to IN2. Some of the E3 land is mapped as being flood prone. Council's Stormwater and Development Engineers raised concern with rezoning E3 within the floodplain to IN2, which may limit future developable land.

The WLPP advised it supported the following -

- Area 5(a) - The Panel supports the recommendations of the officer's report to rezone land from E3 to IN2, because the vegetation has been ground truth as woody weeds.
- Area 5(b), 5(c) and 5(d) – The panel supports the recommendation of the officer's report, to rezone the land from E3 to IN2 because it is cleared land. The Panel did not consider area 5(e).

It is recommended that Areas 5(a) through to 5(e) be rezoned to IN2 from E3 with a minimum lot size be of 999 m^2 from 39.99ha and amend the minimum lot size from No FSR to 0.5:1.

<u>Area 6a: SP2 Infrastructure to IN3 Heavy Industrial</u>

The existing SP2 Infrastructure (Rail) zoned land traverses the northern boundary of Lot 1002 DP 1192327 and is generally aligned with West Dapto Road. The SP2 zoned land crosses West Dapto Road at Lot 2 DP 230137 and heads in a north-westerly direction. After entering into Lot 2 DP 230137 the SP2 zoned land continues in a north-westerly direction. The SP2 zone is located on the adjoining Lot 402 DP 1148505, 132 West Dapto Road. The zone boundary and the lot boundary are mis-aligned by a width of 6m. Lot 402 is discussed below.

The proposal seeks to rezone the SP2 zoned land, approximately 2.03 ha located on Lot 1002 DP 1192327 and 5033 m^2 on Lot 2 DP 230137 to IN3 Heavy Industrial. The proposal includes amending the minimum lot size to 2999 m^2 from no mapped minimum lot size for both allotments.

The land is currently is being utilised for grazing of livestock. The rail corridor is not formally mapped as an easement on either lot. Within the BlueScope site the rail infrastructure is overgrown by trees, weeds and grazing grasses.

Amendment Proposed	Current	Proposed
Zone	SP2 (Rail)	IN3
Minimum Lot Size	No Minimum Lot Size	2999 m^2
Floor Space Ratio	No FSR	No FSR

Council officers consider the SP2 zoning has the potential to support the functioning of the adjacent IN3 zone by allocating land for rail infrastructure. The draft Neighbourhood Plan indicates the rail line could be extended into a loop within the IN3 land.

The existing spur line is largely in private ownership, with the exception of the West Dapto Road crossing, and is not gazetted by an easement. Council has undertaken a review of the Section 9.1 Direction 6.2 and concluded, based upon the rail spur being in private ownership, that the existing spur line in the SP2 zoned land is not for public purposes and has not been designated for acquisition. Based upon this information, Council Officers do not object to the land being rezoned to IN3 from SP2 despite the potential loss of the existing rail spur.

The WLPP advised it supports the removal of the SP2 Infrastructure – Railway Corridor and rezoning to IN3 Heavy Industry.

It is recommended that the SP2 Infrastructure (rail) zoning be rezoned to IN3 Heavy Industry and minimum lot size be amended to 2999 m^2 from no mapped minimum lot size.

<u>Area 6b and 6c: Lot 402 DP 1148505 Minor Rearrangement between SP2 Infrastructure, IN3 Heavy Industry and E3 Environmental Management</u>

The SP2 Infrastructure rail corridor extends into Lot 402 DP 1148505, 132 West Dapto Road. Lot 402 DP 1148505 is not in the ownership of BlueScope. Part of the corridor has been covered with bitumen and is being used for car storage. For consistency, this section of the rail corridor is also proposed to be rezoned from SP2 Infrastructure to the adjoining zones of IN3 Heavy Industry and E3 Environmental Management (adjacent Dapto Creek). Further consultation is required with the landowner of Lot 402 on this proposed change.

Amendment Proposed	Current	Proposed
Zone	SP2	E3 and IN3
Minimum Lot Size	Nil	E3 39.99ha IN3 2999m2
Floor Space Ratio	No FSR	No FSR

Council officers support rezoning the land from SP2 to E3 to allow for a more appropriate interface between the existing E3 zoned land and the proposed IN3 land which is in proximity to Dapto Creek. Further consultation is to occur with landowners.

It is recommended the land be rezoned from SP2 to IN3 and E3, and a minimum lot size of 2999 m2 and 39.99ha, respectively.

<u>Area 7: Minimum Lot size amendments</u>

Generally, E2 Environmental Conservation zoned land, east of West Dapto Road, and E3 Environmental Management zoned land is associated with Dapto Creek, Sheaffes Creek and Robins Creek and have a minimum lot size of 39.99 ha. The draft Planning Proposal seeks to amend the minimum lot sizes from 39.99 ha to a variety of minimum lot sizes, to enable the developable land (IN2, IN3, R2 and R3) to be

separated from the conservation land (E2 and E3) along the zone boundaries. Clause 4.1A of the LEP permits the residue land to be included in one undersized lot, not multiple undersized lots. To enable the efficient and economic development of the lots, the minimum lots standards need to be varied.

Lot and DP	Amendment Proposed	Current	Proposed
Lot 1 DP 588139	E2, E3 Minimum Lot Size	39.99 ha	40.1 ha, 9.3 ha, 1.8 ha
Lot 2 DP 230137	E2, E3 Minimum Lot Size	39.99 ha	2.1 ha
Lot 1002 DP 1192327	E3 Minimum Lot Size	39.99 ha	9.1 ha
Lot 1 DP 588140	E3 Minimum Lot Size	39.99 ha	5.8 ha (this area may be able to be merged with the 9.1ha in Lot 1002), 12.9 ha, 8.9 ha (these areas may be able to be merged to form one 20ha lot)

The consolidation of the E2 and E3 land is supported while reduction in the minimum lot size that could fragment the E2 and E3 land, and could impact upon the ability to establish a Biodiversity Stewardship site. The establishment of the Biodiversity Stewardship site will be further discussed with Council officers, Government agencies and departments and Biodiversity Conservation Trust should the draft Planning Proposal Progress.

The WLPP advised it supports the recommendations of the officer's report to retain the existing minimum lot size, but there should be further investigations as to whether clause 4.1A of the Wollongong LEP 2009 achieves the desired and appropriate development and conservation outcomes. An amendment to this clause, if it does not currently achieve the desired outcomes, may be a more appropriate approach.

It is recommended that Council support the proposed amended minimum lot sizes with E3 zoned land within Lot 1 DP 588139, Lot 1 DP 588140, Lot 2 DP 230137 and Lot 1002 DP 1192327 to allow the separation of the IN2 and IN3 land from the E2 and E3 land, and minimising the number of E2/E3 lots.

Area 8: IN2 Light Industrial to E3 Environmental Management

Within Lot 1 DP 588139 are two small isolated portions of land currently zoned IN2 Light Industrial. The locations for each rezoning are described as follows –

Area 8 (a) – The area is approximately 75 m^2 and is adjacent to the Prixcar car storage site on Lot 1 DP 1232422. The small area has been cleared of vegetation. Even though it has been cleared, it forms part of the existing Biobank site. Under the IN2 zone, the land has a minimum lot size of 999 m^2 and a floor space ratio of 0.5:1.

Area 8 (b) – The area is approximately 3500 m^2 and is generally managed land, cleared of vegetation. The land is on the northern boundary of Lot 1 DP 588139 and adjacent to the Prixcar site. The land has a minimum lot size of 999 m^2 and a floor space ratio of 0.5:1.

These two areas were not part of the original draft Planning Proposal request. During the assessment and consultation with BlueScope, it was agreed that area 8(a) (75 m^2) should be rezoned to E3 Environmental Management. No amendment was proposed for the larger area 8(b) located on the northern boundary.

It is recommended Area 8(a) be rezoned E3 from IN2, with an amended minimum lot size of Nil from 999 m^2 and the FSR be changed from 0.5:1 to No FSR.

It is recommended Area 8(b) be retained as IN2 with a minimum lot size of 999 m^2 with an FSR of 0.5:1.

Area 9: E2 Environmental to E3 Environmental Management

The proposed NDE is proposed to cross Lot 1 DP 588139 through a gap in the BioBanking Area that is a paddock. Part of the corridor is zoned E2 Environmental Conservation where roads are not a permitted use. Although not part of the original draft Planning Proposal request, during the assessment and consultation with Bluescope, it was agreed that this area should be rezoned to a zone that permits roads. It is proposed the E2 land be rezoned E3 with no change to the minimum lot size of FSR to enable the proposed NDE.

Amendment Proposed	Current	Proposed
Zone	E2	E3
Minimum Lot Size	Nil	Nil
Floor Space Ratio	No FSR	No FSR

It is recommended the land be rezoned from E2 to E3 with no amendments to the minimum lot size or FSR, to facilitate the future NDE.

Discussion of Key Considerations

1 Environmental Constraints

The site is generally utilised for rural land uses and contains large areas of cleared vegetation and utilised for grazing of livestock. The draft Planning Proposal request has the potential for some future environmental impacts. Areas where the draft Planning Proposal is likely to have potential environmental impacts are where land zoned for environmental purposes is to be rezoned to IN2 and R3, contain identified Endangered Ecological Communities (EECs). The Ecological Constraints Assessment (ECA) by Ecoplanning (2020) *highlights the following* -

- Preliminary site surveys did not locate any threatened flora species, and it was considered there is a low likelihood for these to be present in the highly disturbed areas that would be subject to future development.
- The presence of a seasonal roost camp of the threatened fauna species Grey-headed Flying Fox (GHFF) along West Dapto Creek.
- Other than the known seasonal GHFF, preliminary habitat based fauna surveys did not locate any other threatened fauna species, however it is considered that there is a moderate to high likelihood of other threatened fauna occurring within the site.
- There is an existing Biobank site on BlueScope land west of West Dapto Road, within Lot 1 DP 588140 with a further 48.51 of native vegetation on E2 and E3 lands, including EEC's, proposed to be under a future Biodiversity Stewardship Site.
- Ecological constraints categorised into High, Moderate and Low constraint classes mapped across the subject site.
- The *Biodiversity Conservation Act 2016*, Serious and Irreversible Impact (SAII) entity Illawarra Lowlands Grassy Woodland (ILGW) EEC, is present in the Planning Proposal area. The ECA notes there will be a need to demonstrate sufficient avoidance and minimisation measures to reduce the potential for a SAII to occur to the ILGW EEC for future DA's.
- Areas of riparian corridors associated with Sheaffes and Dapto Creek are included on the NSW Government Biodiversity Values Map (BVM).
- Preliminary ecosystem and species offset credit calculations for future biodiversity impacts.

In conclusion the ECA identifies -

- Future development in the Planning Proposal/Neighbourhood Plan area would impact on an estimated 22.98 ha of native vegetation and potential habitat for threatened species

- Future development applications are likely to trigger one or more of the thresholds for entry into the NSW Biodiversity Offset Scheme and this will require -
    - Survey and assessment according to the Biodiversity Assessment Method (BAM) inclusive of targeted surveys for threatened flora and fauna species
    - Preparation of Biodiversity Development Assessment Reports (BDARs) to accompany these development applications, determining the need for and quantifying offset obligations.
- A controlled activity approval will be required at the development assessment phase for development within 40 m of the top of bank of a watercourse, as required under the NSW Water Management Act 2000
- The proposed Biodiversity Stewardship Site (BSS) will require a Biodiversity Stewardship Site Assessment Report (BSSAR) in support of the establishment of the BSS and Biodiversity Stewardship Agreement.

Council's Environmental Planning Team has reviewed the application and provided in principle support for the draft Planning Proposal request, subject to the following being carried out prior to a Gateway Determination -

- The applicant discuss the proposal to establish a Biodiversity Stewardship site with the Biodiversity Conservation Trust, the NSW Department of Planning, Industry and Environment regarding, and Council officers.
- The applicant address the proposed dedication of E2 and E3 lands including the current western Biobank site and proposed Biodiversity Stewardship site, including details of an in-perpetuity funding agreement for the restoration and enhancement of the site
- The applicant discuss the potential for Biodiversity Certification of the Planning Proposal/Neighbourhood Plan area with the NSW Department of Planning, Industry and Environment to streamline and provide certainty in planning outcomes, future development and biodiversity impact assessment and offsetting.

<u>Coastal Wetlands</u>

The State Environmental Planning Policy (Coastal Management) 2018 (SEPP CM) is applicable to land adjacent to the M1 Motorway and southern rail line within Lot 1002 DP 1192327. The land identified under the SEPP CM mapping is currently zoned IN3 Heavy Industrial, however is currently being utilised for the grazing of livestock. The Ecological Constraints Assessment (ECA) identified and mapped the plant community type (PCT) as being Coastal freshwater lagoons of the Sydney Basin Bioregion and South East Corner Bioregion (PCT 781) in the eastern portion of the subject site. This PCT equates to the *Biodiversity Conservation Act 2016* Freshwater wetlands on coastal floodplains Endangered Ecological Community and potentially the SEPP Coastal Management Coastal Wetlands.

The area has been inspected by Council officers, DPIE-EES, Bluescope and their consultants. It appears that the vegetation community PCT 781 has established around a channel cut in the 1970s. It was agreed that the vegetation community type is present, however whether it qualifies to be mapped under the SEPP requires further assessment by DPIE-EES.

<u>Existing Biobank Site</u>

Lot 1 DP 588139 has an existing Biobank site. The Biobank site is separated in two by land designated for the NDE. BlueScope Limited applied to establish a Biobanking site for the central and northern portions of Lot 1 DP 588139 under the *Threatened Species Conservation Act 1995.* The ecological significance of the site was identified by BlueScope and EcoPlanning prior to the current methods of offsetting the removal of EEC. Due to the highly constrained nature of the site, BlueScope sought to enter into a voluntary Biobank Agreement with the understanding that the credits generated could later be utilised to offset the impacts of removing EECs on site listed as red flag vegetation. As a result, in 2019 a Biobanking Agreement was executed covering approximately 39 ha of vegetation.

Proposed Biodiversity Stewardship Site

In addition to the Biobanking site, the draft Planning Proposal request proposes the establishment of a Biodiversity Stewardship site. The Biodiversity Stewardship site generally consists of land in proximity to vegetated riparian corridors that traverse the site currently zoned E2 and E3. The proposed Biodiversity Stewardship site is approximately 48.51 ha and is expected to extend from the northern reaches of Lot 1 DP 588139 into Lot 1 DP 588140 and Lot 1002 DP 1192327.

The establishment of a Biodiversity Stewardship site is supported by Council officers. However, there are concerns that the various minimum lot sizes proposed will limit the ability to establish the Biodiversity Stewardship site, which is proposed as the primary conservation method of vegetation outside of the existing Biobanking site. Section 5.9 of the BC Act 2016 (NSW) states the requirements relating to entering into a biodiversity stewardship agreement. Section 5.9(1) states the Minister must not enter into a biodiversity stewardship agreement relating to land unless all the owners of the land are parties to the agreement.

The Biodiversity Conservation Trust (2020) have advised that a site subject to a conservation agreement (such as a Biodiversity Stewardship Agreement) should have 'a common, responsible party across all lots involved' and 'configuration is relatively contiguous and is likely to remain as the one property entity for the foreseeable future.

To ensure the security of the biodiversity stewardship site, the applicant will be required to discuss the draft proposal with the Department of Planning, Industry and Environment and the Biodiversity Conservation Trust, in consultation with Council Staff prior to a Gateway determination and be exhibited as part of the draft Planning Proposal. In addition to these discussions it is recommended the proponent engage Council's Property Division regarding the dedication of land.

Flooding

The site is within the Mullet Creek catchment and includes the sub-catchments of Dapto Creek and Sheaffes Creek catchments. The Water Cycle Management Study conducted by Cardno (2020) proposes a number of land modifications to mitigate flooding impacts to the proposed Industrial lands and the R3 zoned land adjacent to West Dapto Road should the draft Planning Proposal request proceed. The earthworks discussed in the draft Neighbourhood Plan include the fill of a farm dam and unclassified watercourse.

Generally filling of a watercourse contradicts the Section 9.1 Local Planning Direction 4.3, clause 7.3 of the Wollongong LEP, and Chapters E13 and D16 of the Wollongong Development Control Plan 2009.

During the assessment of the draft Planning Proposal request, a new Local Planning Direction No 4.3 – Flood Prone Land, commenced on 14 July 2021. As the draft Planning Proposal request was submitted previous to the commencement of the local planning direction, both the previous Direction and newly commenced Direction have been considered as part of the assessment.

The majority of Lot 1002 DP 1192327 and Lot 2 DP 230137 are mapped as a flood planning area, and is already zoned IN3 Heavy Industry. The draft Planning Proposal does not propose to change the IN3 zoning. How the sites can be developed with the existing flood constraints will need to be considered as part of the draft Neighbourhood Plan and any future Development Application.

Geotechnical

The draft Planning Proposal request was not supported by a geotechnical report, but provided a summary of geology, topography, Acid Sulfate Soils and site Contamination. A desktop analysis of aerial photography was undertaken by the proponent to detect the likelihood of previous filling of the site. The draft Planning Proposal suggests minimal filling has occurred across the site but may have occurred in the location of the racehorse training track.

The report by Cardno indicates a desktop analysis of Acid Sulfate Soils (ASS) was undertaken as part of the draft Planning Proposal request. The report indicates across the site it is expected Class 3, 4 and 5 ASS exists and that an Acid Sulfate Soils Management Plan will be required to be submitted.

The report by Cardno describes two separate Preliminary Site Investigations (PSI) that have been undertaken to determine site contamination. The PSIs were undertaken between 2018 and 2019.

Council's Geotechnical Division reviewed the proposal and provided comments. Council's geotechnical engineers identified some inconsistencies between existing studies applicable to the site and the report by Cardno. It was recommended that further investigation occur during the neighbourhood planning and subdivision stages should the draft Planning Proposal request proceed.

Traffic

A Traffic Impact Assessment (Cardno 2020) was submitted in support of the draft Planning Proposal request. The desktop traffic impacts assessment studied the existing and proposed infrastructure by utilising Council's TRACKS 2036+ modelling. The primary zones to generate traffic resulting from the proposal are; Medium Density Residential, Residential, IN2 Light Industrial and IN3 Heavy Industrial.

Vehicle assess is provided by West Dapto Road, Sheaffes Road and Paynes Road. In addition to existing infrastructure access to the site is to be provided through connections to the future NDE.

The Traffic Impact Assessment did not provide a comparison of traffic flows under the current and proposed zoning, but rather an assessment of the traffic flows if the rezoning progressed.

An additional 419 AM vehicle movements are expected and 471 in the PM peak hour from 577 residential dwellings. This includes land proposed to be rezoned R3, adjacent to Darkes Road. Council is not supportive of the rezoning from E2 to R3 in this location and the proponent has indicated it will be removed from an amended draft Planning Proposal. This is expected to result in 115 fewer dwellings and reduce vehicle movement from 419 to 335 in the AM and 376 in the PM peak hour.

The Industrial Land traffic movements are based upon 19.63 jobs per hectare in IN2 Light Industrial zoned land and 4.51 jobs per ha for land zoned IN3 Heavy Industrial. The Traffic Impact Assessment identifies an expected 223 AM and 182 PM vehicle movements in peak hour associated with IN2 land and 52 AM and 42 PM peak hour vehicles movements associated with IN3 zoned land.

The draft Planning Proposal request included preliminary SIDRA Modelling. The modelling applies to the design of intersections. The design of the proposed intersections is generally a matter considered at the Neighbourhood Planning and Development Application stages; yet, are considered under Council's West Dapto Development Contribution Plan. Some inconsistencies between the intersection treatments proposed in the draft Planning Proposal request and Council's West Dapto Development Contributions Plan have been identified. The inconsistencies will generally not impact upon the draft Planning Proposal request, however, will need to be considered as part of the draft Neighbourhood Plan.

Council officers are generally supportive of the concept road network within residential areas, however some areas will require further design consideration as part of the revision of the draft Neighbourhood Plan. Council's Traffic Division provided comment that the internal road network, servicing residential development, required further design consideration at the neighbourhood planning stage and promote residential development that addresses the NDE and complies with Planning for Bush Fire Protection 2019.

The final road layout will be required to be revised as part of the revision of the draft Neighbourhood Plan. This will require the applicant to provide further information on batters and road designs in E3 Environmental Management and IN2 Light Industrial zoned land in proximity to riparian corridors. Furthermore, the revised road design should include additional connections to and between the industrial zones to comply with Planning for Bushfire Protection 2019 and the West Dapto Vision.

Northcliffe Drive Extension (NDE)

The proposed NDE goes through Lot 1 DP 588139 as part of the link from Reddalls Road to Paynes Road.

The Traffic Impact Statement submitted in support of the proposal discusses the expected traffic volumes to result from the rezoned.

A 50% concept design has been provided to the proponent to assist in the design of the residential portion of the site. Council will make an 80% draft available to the proponent, as the design progresses. This will assist with designing connections into the existing residential area to west and achieving dwellings that address the NDE. It is expected the design of the neighbourhood plan will be amended as the design of the NDE is made available to the proponent.

Transmission Easements

An existing easement for transmission lines crosses the site from the south eastern portion of Lot 1 DP 588140 and travels in north-easterly direction across Lot 1002 DP 1192327. The transmission lines split in the adjacent allotment not within the study area. As a result, a branch of the transmission lines is gazetted along the eastern boundary of Lot 1002 DP 1192327 in proximity to the South Coast Rail Corridor. Further design detail will be required at the neighbourhood planning stage and consultation with Endeavour Energy.

Heritage

Aboriginal Heritage

The site contains locations recorded under the Aboriginal Heritage Information Management System (AHIMS) and Council's mapping system, demonstrating a historic use of the land within West Dapto and the site, by the local Aboriginal people. Sites of Aboriginal significance identified under AHIMS are generally located in proximity to Dapto Creek, Sheaffes Creek and Robins Creek. The archaeological sites are mapped as having moderate to high significance. Additionally, there are several locations, which include fig trees, that are AHIMS pending and require further investigation. The significance of the fig trees to Aboriginal culture is acknowledged in the Archaeological Report. The Archaeological Report prepared by Biosis, dated 26 March 2020 recommends further testing of areas with a moderate – high Aboriginal archaeological potential. The Archaeological Report acknowledges local heritage item No. 6326 Group of Bunya Pines, Moreton Bay Figs and Hills Figs within Lot 1 DP 588139. The Arboricultural Development Assessment Report prepared by Moore Tree, dated June 2020 identifies the trees as 1-20 and recommends further testing for tree health be undertaken.

Council's Heritage Officer has recommended further information be provided as part of the Planning Proposal regarding archaeological survey. It is requested the proponent undertake the following studies pertaining to Aboriginal heritage and archaeology -

- Archaeological testing of areas with a moderate – high Aboriginal archaeological potential, as per recommendation in the Biosis Archaeological Report
- Testing Report for Tree Health on Local Heritage No. 6326, as per the recommendations of Moore Trees dated June 2020.

Natural Heritage

Lot 1 DP 588139 contains heritage item number 6326 - Bunya Pines, Moreton Bay Figs and Hill Figs. Located in land zoned R2 Low Density Residential, the land is proposed to be utilised as a pocket park. The pines appear before 1949 aerial photography and are considered early examples of ornamental plantings and windbreaks utilised in the West Dapto area. The pines are likely associated with Clarke's historical hut and stockyards, which are no longer present upon the site.

The proposal includes land to be rezoned from R2 to R3 surrounding the pocket park, which is consistent with the discussion in the Statement of Heritage Impact (SoHI). While the rezoning is unlikely to result in a negative impact upon the local heritage item, a danger exists from falling Bunya pinecones due to their size.

The Moreton bay Fig, Local heritage item 6329, is located on the east side of Dapto Creek and is within land zoned E3 Environmental Management. It is not expected the Planning Proposal will have an impact upon the heritage item. However, any development in the vicinity of the tree would result in a minor noise and visual impact that would not affect the significance of the item.

Heritage (European)

The SoHI identifies the local heritage item No. 5974, St John's Catholic Cemetery located on Lot 1 DP 1037747. The lot is not included in lands applicable to the draft Planning Proposal request. However, due to the proximity of the allotment to land to be rezoned to IN2 Light Industrial there is potential for the visual amenity of the site to be impacted upon. The SoHI concluded the visual impacts would be indirect and could be mitigated by establishing a visual barrier, through plantings to the east and a landscaped strip within the setback to West Dapto Road implemented through the introduction of site specific DCP controls.

Council's Heritage officer has noted the draft Planning Proposal request has the potential to impact upon a number of local heritage items and their buffers. Further design considerations limiting the potential visual impact on heritage items will be required at the neighbourhood planning stage.

As part of the exhibition, the draft Planning Proposal request will be referred to Local Aboriginal Community groups, Heritage NSW for comment on both the Aboriginal Heritage under the *NSW National Parks and Wildlife Act 1974* and Historical Archaeology under the *NSW Heritage Act 1977*.

Non heritage listed items of importance

The submitted SoHI identifies the former Dapto radio telescope site and associated infrastructure, built in 1952, upon Lot 1 DP 588139. The site is not an identified heritage item, however it is recognised for its importance to Australia's contribution to early 20th century radio telescope research. The SoHI found the only features left of the observatory are concrete footings which are of low archaeological potential. The footings have been inspected by Council officers. The SoHI recommends at the neighbourhood planning stage, heritage interpretation be investigated and implemented. Signage should be provided nearby to recognise the role the site played in the development of radio telescope technology.

The site previously contained a number of farms, and some commercial buildings. The majority of the structures have been demolished, however sites may have archaeological values. The buildings were largely associated with veteran land grants throughout West Dapto and were examples of early European farming practices in the area. The structures, many of which have fallen into disrepair or been demolished, are not recognised as formal heritage items. As a result of the draft Planning Proposal, many of the former sites are to be redeveloped. The SoHI identifies the archaeological significance of the sites can range from high to low.

Council's Heritage officer has reviewed the SoHI regarding the observatory site and noted the archaeological provisions of the *NSW Heritage Act 1977* would need to be addressed in relation to the site in any future development proposals for the site. Council's Heritage officer concurred with the SoHI, that at the Neighbourhood Planning stage there was the potential for interpretation opportunities to recognise the importance of the site.

Council's Heritage Office has recommended an Archaeological research and design report for testing of areas of high archaeological potential be carried out for non-aboriginal sites.

Bushfire

A Bushfire Assessment was undertaken by Peterson Bushfire (2020) in accordance with Planning for Bushfire Protection 2019 (PBP 2019). The assessment of the site identified multiple areas of vegetation which pose a bushfire hazard and will influence future development and subdivision of the site. Vegetation which poses a threat to the existing R2 zoned land is generally associated with the existing Biobanking site to the north, north east and east. Vegetation which poses a threat to IN2 zoned land is from various directions which encircle the industrial land. Vegetation which poses a threat to the proposed R3 zoned land to the east of West Dapto Road is to the east and south.

The bushfire assessment provided the following recommended mitigation measures to ensure suitability of part of the subject lands for residential and industrial development -

- Asset Protection Zones to the residential zones ranging from 12 m to 36 m

- Provisions of defendable space to the light industrial zones consisting of public roads and minimum 6 m wide fire access roads
- Vegetation management across all developable zones to achieve Inner Protection Area (IPA) standards
- Adequate access for emergency response and evacuation consisting of alternate access to the existing road network for the residential zones
- Compliant road widths and design for all zones
- Adequate water supply for all developable zones to allow fire-fighting operations by fire authorities.

Council's Bushfire Officer reviewed the application and provided comments on the draft Planning Proposal request. It appears the draft Planning Proposal request and the accompanying draft Neighbourhood Plan displayed some minor inconsistencies with PBP 2019. It was found the proposed Asset Protection Zones (APZs) opposite the riparian corridors were reliant upon the treatment of riparian corridors, which may be altered during revegetation works. Therefore, APZ should be calculated based upon the final outcome of revegetation works. Furthermore, it appears dead-end roads, exceeding 200m in length, service the IN2 Light Industrial zones. In accordance with PBP 2019 grouped industrial sites require a secondary access.

The southern IN2 Light Industrial zone land appears to have a fire trail exiting the site to the south. Council officers have identified that fire trails are not suitable substitute for a road under Section 3.4.4 of PBP 2019 and that currently there is no connection into the existing road network as the trail terminates at the property boundary. The Proponent has not indicated to Council discussions have occurred with neighbouring property owners regarding easements for assess.

Access to the proposed R3 Medium Density Residential zoned land in proximity to West Dapto Road and Darkes Road is not protected by a perimeter road. Furthermore, the R3 zoned land would require a 29m APZ in what is an EEC. It is recommended that the E3 Environmental Management zoned land not be considered for rezoning to R3 Medium Density Residential.

During the exhibition period, the draft Planning Proposal will be referred to the NSW Rural Fire Service (NSW RFS).

CONSULTATION AND COMMUNICATION

Community consultation

Property owners in proximity to the BlueScope lands were notified of the draft Planning Proposal request between 18 November and 16 December 2020 as part of a non-statutory consultation process. In response Council received 10 submissions. From the submissions received, nine (9) were from the public and one was from a government agency. The submissions received raised a number of concerns regarding the draft Planning Proposal request; yet, were generally not opposed to the proposal, subject to amendments. A summary of submissions received are included in the following table.

Issue raised	Council Officer Response
Seven submissions were concerned about increased traffic would impact upon existing and proposed infrastructure	The site is already zoned to permit residential and industrial development. The draft Planning Proposal request is seeking to modify some of the zone boundaries and planning controls. The Draft Planning Proposal request was accompanied by a traffic impact assessment. The Traffic Impact Assessment projects changes to traffic volumes resulting from the draft Planning Proposal request and the impacts upon the existing and proposed road infrastructure. Councils Traffic Division are generally supported the findings of the Traffic Impact Assessment.

Issue raised	Council Officer Response
	The impacts generated by traffic are likely to be less than proposed as a reduction in land proposed to be zoned R3 as recommended within this report.
Six submissions were concerned about the visual and amenity impacts associated with zoning land from R2 to R3	Council officers and the WLPP have not supported the rezoned of land from R2 to R3, except adjacent to Sheaffes Rd, to align with the zoning on the southern side of Sheaffes Rd.
Six submissions were concerned about insufficient recreational space being provided	The draft Planning Proposal request seeks to establish a pocket park, within the existing R2 zoned land within Lot 1 DP 588139. Council is not supportive of rezoning the land specifically for recreations use as the existing Bunya Pines, local heritage item 6326, located within the site are dangerous due to safety concerns. The trees are likely to be fenced off should the heritage item be retained. A broader analysis of recreational activities was undertaken as part of the assessment of the draft Planning Proposal request. A number of opportunities for recreation exist within proximity to the proposed site and include land within Kembla Grange Estate, the proposed sporting fields adjacent to Darkes Road Town Centre and Integral Energy Park.
One submission was concerned about the impacts of traffic, including bus stops and bike lanes along Sheaffes Road	Sheaffes Road is identified in Council's Contributions Plan. However, due to existing Sydney Water infrastructure and the Biobanking site there is limited potential to improve Sheaffes Road. A review of Council's mapping indicated the residential portions of BlueScope lands will be serviced by bus routes and cycleways. The full extent of bus routes and cycleways will continue to evolve as further neighbourhood plans are submitted to Council.
One Submission was concerned about development impacting upon the existing running tracks on Council owned land	The draft Planning Proposal request is restricted to the Bluescope land and does not extend into Integral Energy Park.
One proposal is concerned with the fire trail proposed to service IN2 zoned land on the southern boundary of Lot 1 DP 588140 adjacent to land owned by Dapto Leagues Club	Council does not support the current use of a fire trail to service the IN2 zoned land. While this could be considered as part of the draft Neighbourhood Plan, Dapto Leagues Club would need to agree to any access road entering the property.
Transport for NSW Transport for NSW provided a satisfactory referral subject to requesting consulting occur should a Gateway Approval be received. Transport for NSW noted further studies/information was required	Noted. It is noted that some of the studies will be relevant to the draft Neighbourhood Plan and future DAs.

Issue raised	Council Officer Response
regarding the rail corridor access via West Dapto Road, Freight movements, noise from industrial sites, traffic signals associated with the Northcliff Drive Extension, State and local road funding, Section 87 0f the Roads Act 1993, Active and Public transport	

Wollongong Local Planning Panel Consideration

On 29 April 2021, the item was considered by the WLPP who acknowledged the land is a key site within Stage 1 of the West Dapto Urban Release Area and has been largely zoned for urban, industrial and environmental conservation outcomes. The WLPP noted the distance from existing and proposed town centres and site constraints, which include, flooding and native vegetation were of concern. However, due to the size of the site, the constraints would not prohibit the progression of the draft Planning Proposal request.

The Panel's comments on the specific amendments sought have been detailed in this report as part of the discussion on each amendment. Attachment 4 is a copy of the Panel's meeting minutes and recommendations.

PLANNING AND POLICY IMPACT

Strategic context

The draft Planning Proposal request relates to land zoned for urban release and employment uses in 2010 as part of Stage 1 of the West Dapto urban release.

The draft Planning Proposal is the result of more detail examination of the site as part of the draft Neighbourhood Plan process, which forms an amendment to the Wollongong DCP 2009 – Chapter D16 West Dapto Release Area. The draft Neighbourhood Plan process endeavours to provide more detailed planning for adjoining properties so that issues like connecting roads, drainage management, recreation facilities are addressed in an integrated manner.

Illawarra-Shoalhaven Regional Plan 2041

The Illawarra-Shoalhaven Regional Plan 2041 (released 1 June 2021) is the NSW Government's strategy for guiding land use planning decisions for the region for the next 20 years. The ISRP 2041 sets the strategic framework of the region aiming to protect and enhance the region's assets and plan for a sustainable future. Under the vision, the theme *"A region that values its people and places"* sets out to provide greater housing diversity which is more affordable and sustainable. The draft Planning Proposal request is generally consistent with the following objective and strategies within the ISRP 2041:

Objective 18 *Provide housing supply in the right locations.*

The ISRP 2041 identifies West Lake Illawarra as being the focus for housing supply and designed to be healthy, vibrant and sustainable with active and passive open space.

Objective 19 *Deliver housing that is more diverse and affordable*

The proposal generally aligns with Strategy 19.1 *provide a mix of housing types and lot sizes including small lots in urban release areas*. The draft Planning Proposal request is applicable to land within the West Dapto Urban Release Area. It is likely that the proposal will result in greater housing diversity through the proposed reductions to the minimum lot size and floor space ratio within the existing R2 Low Density Residential zoned land. However, resulting from the distance to existing and proposed and proposed town centres medium density housing is generally not supported.

Objective 23 *Celebrate, conserve and reuse cultural heritage*

The proposal generally aligns with Strategy 23.1 – *Undertake heritage studies early to inform conservation and value add opportunities* and *Apply adaptive reuse and heritage interpretation to create distinctive local places.* The SoHI and Archaeology Report recommended interpretation be utilised for items not recognised as being heritage items but that represent past European development within the West Dapto area which has generally been supported by Council's Heritage Officers.

Council's Heritage officer has recommended additional archaeological studies be provided on known and potential sites of Aboriginal Significance and early European settlement prior to a Gateway determination. Further recommendations regarding heritage sites will be provided as part of the Neighbourhood Planning process, should the draft Planning Proposal request progress.

Wollongong 2028 Community Strategic Plan

This report contributes to the delivery of Our Wollongong 2028 goal "We value and protect our environment" under the objective "The sustainability of our environment is improved". It specifically delivers on the following -

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	**4 Year Action**	**Operational Plan Actions**
1.3.1 Manage land uses to strengthen urban areas and improve connectivity to train stations and key transport routes	1.3.1.1 Impacts from development on the environment are assessed, monitored and mitigated	Assess new developments and planning proposals for environmental impacts

West Dapto vision

The draft Planning Proposal is generally consistent with the West Dapto Vision and aims at planning for suitable transport links, water management, environmental conservation, open space, housing and employment. The draft Planning Proposal is generally consistent with the West Dapto Vision by contributing to residential housing and employment within Stage 1 and 2 of the West Dapto Urban Release Area and Employment Lands. The draft Planning Proposal request also seeks to preserve environmental lands within an identified urban release area. The site will be connected into the future NDE providing transportation routes, which will service the residential and employment lands

Council officers have made recommendation within this report to limit the impact upon the Illawarra Escarpment, native vegetation, riparian corridors and potential coastal wetlands upon the site.

FINANCIAL IMPLICATIONS

The financial implications of the West Dapto Urban Release Area are significant and are subject to regular monitoring and modelling. As part of the West Dapto Review Project, Council considered and adopted an updated West Dapto Section 7.11 Development Contributions Plan for the West Dapto Urban Release Area, which includes the subject site.

The cost associated with the upgrades to West Dapto Road, and Sheaffes Road and the establishment of the NDE are included in the West Dapto Development Contributions Plan 2020. Developer contributions have been considered as part of the draft Planning Proposal request, however, will be calculated at the subdivision stage.

On 4 June 2021 the Special Infrastructure Contributions (SIC) program for the West Lake Illawarra commenced. The SICs program seeks to recover some of the cost of State and regional infrastructure through developer contributions.

There are no significant financial implications resulting from this report.

CONCLUSION

This report considers the draft Planning Proposal request for BlueScope lands, being Lot 1 DP 588139, Lot 1 DP 588140, Lot 2 DP 230137 and Lot 1002 DP 1192327 West Dapto Road Kembla Grange. The proposal seeks to facilitate additional residential and industrial development together with improved environmental outcomes.

Should the draft Planning Proposal request be supported, there is the potential to add to the residential housing supply and to support local economic and employment opportunities through increasing industrial lands identified by the State Government and Council under the ISRP 2041 and the West Dapto Vision. The potential urban outcomes have been carefully considered in the context of the site's constraints and characteristics.

Council has the option to adopt the draft Planning Proposal as recommended in this report, either in part or in full, or to not progress a draft Planning Proposal.

It is recommended that Council resolve to prepare a draft Planning Proposal for the site as recommended and, following the satisfactory receipt of additional information, submit it to the NSW Department of Planning, Industry and the Environment seeking a Gateway Determination to allow exhibition. It is also recommended that the draft Neighbourhood Plan be updated to reflect the draft Planning Proposal and be exhibited with the draft Planning Proposal.

wollongong
city of innovation

Subject Site
Kembla Grange
Blue Scope Land

Subject_Site





0 440
Meters

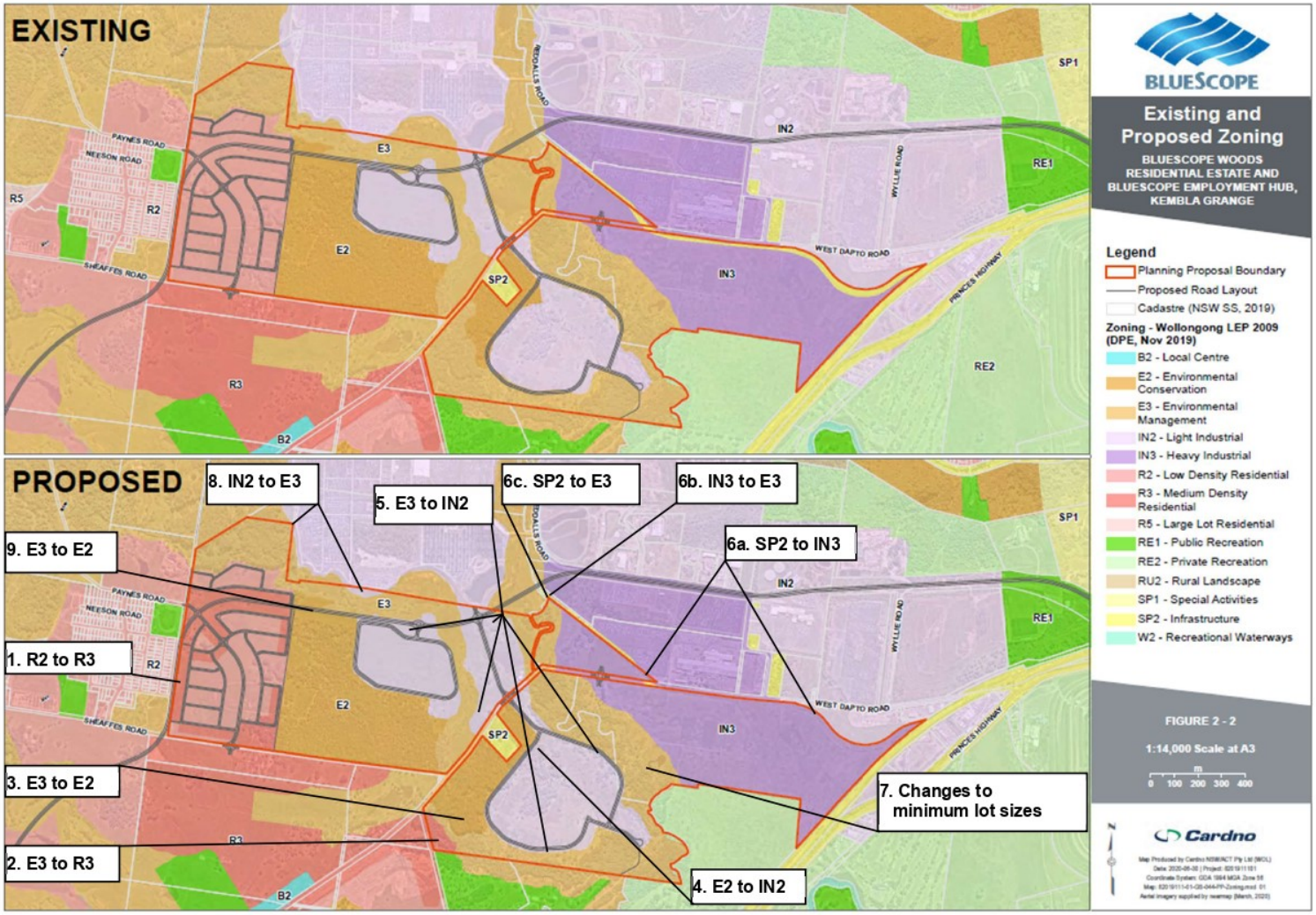
Date of Aerial Photography: 2018
Drawn by : H.Jones
Date: 15-06-2021

LUP ref:KG Location Map.mxd



Biobanking Agreement area and proposed Stewardship site




EXISTING
PROPOSED
8. IN2 to E3
5. E3 to IN2
6c. SP2 to E3
6b. IN3 to E3
6a. SP2 to IN3
9. E3 to E2
1. R2 to R3
3. E3 to E2
2. E3 to R3
7. Changes to minimum lot sizes
4. E2 to IN2
BLUESCOPE
Existing and Proposed Zoning
BLUESCOPE WOODS RESIDENTIAL ESTATE AND BLUESCOPE EMPLOYMENT HUB, KEMBLA GRANGE
Legend
Planning Proposal Boundary
Proposed Road Layout
Cadastre (NSW SS, 2019)
Zoning - Wollongong LEP 2009 (DPE, Nov 2019)
B2 - Local Centre
E2 - Environmental Conservation
E3 - Environmental Management
IN2 - Light Industrial
IN3 - Heavy Industrial
R2 - Low Density Residential
R3 - Medium Density Residential
R5 - Large Lot Residential
RE1 - Public Recreation
RE2 - Private Recreation
RU2 - Rural Landscape
SP1 - Special Activities
SP2 - Infrastructure
W2 - Recreational Waterways
FIGURE 2 - 2
1:14,000 Scale at A3
m
0 100 200 300 400
Cardno

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	29/4/21
PANEL MEMBERS	Sue Francis, Alison McCabe, Scott Lee

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 29/4/21 opened at 1:00pm and closed at 4:00pm.

MATTER DETERMINED

Item 3 - Planning Proposal PP-2020/4 – Bluescope Holdings, Kembla Grange

PUBLIC SUBMISSIONS

The Panel heard from Brian Moran (Bluescope), Sophie Perry (Cardno), Justine Wallis (Cardno), David Laing (Cardno)

PANEL CONSIDERATION

The Panel considered the Council officer's report, draft Planning Proposal request and supporting documents, and the material presented at the meeting.

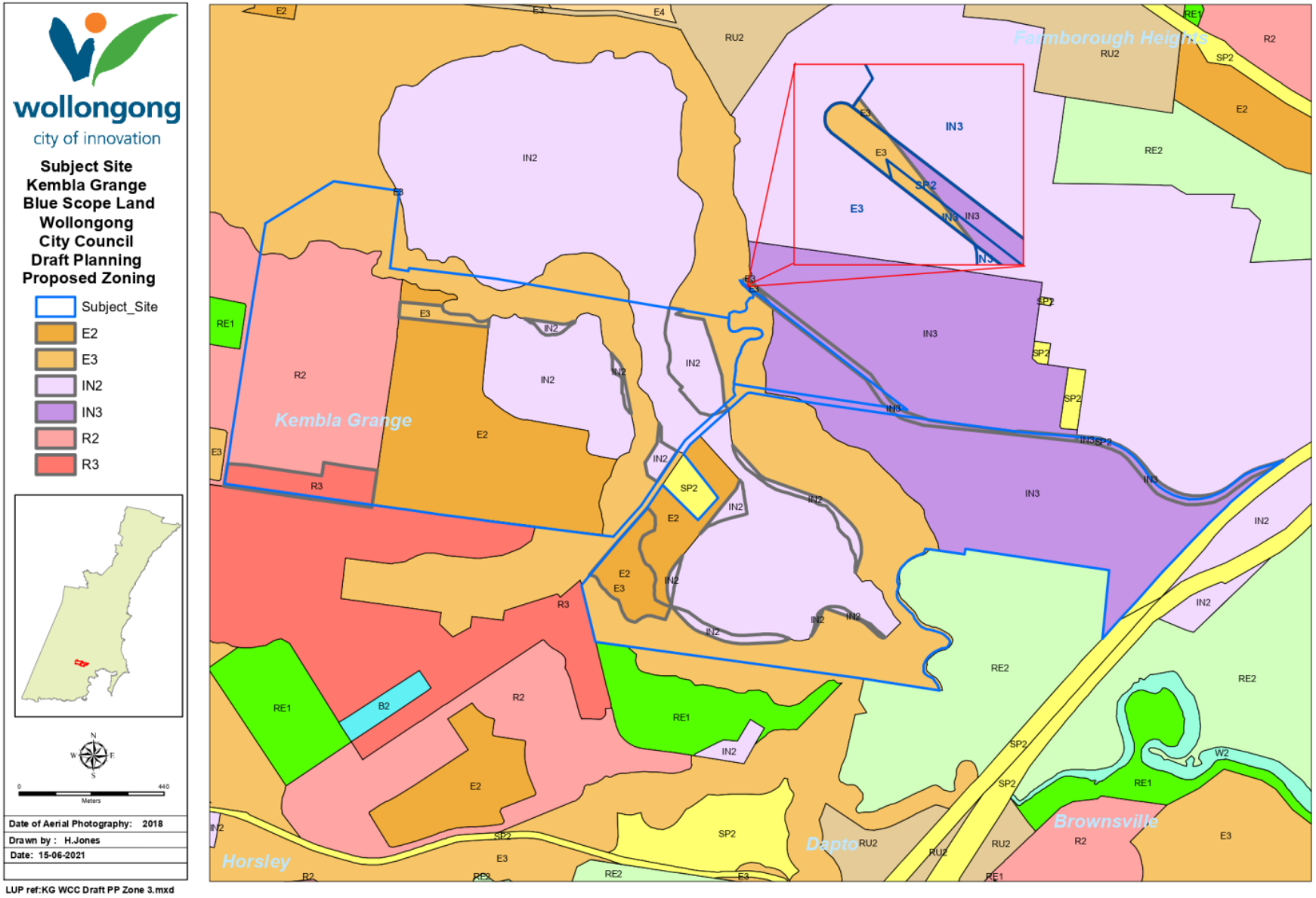
PANEL DECISION

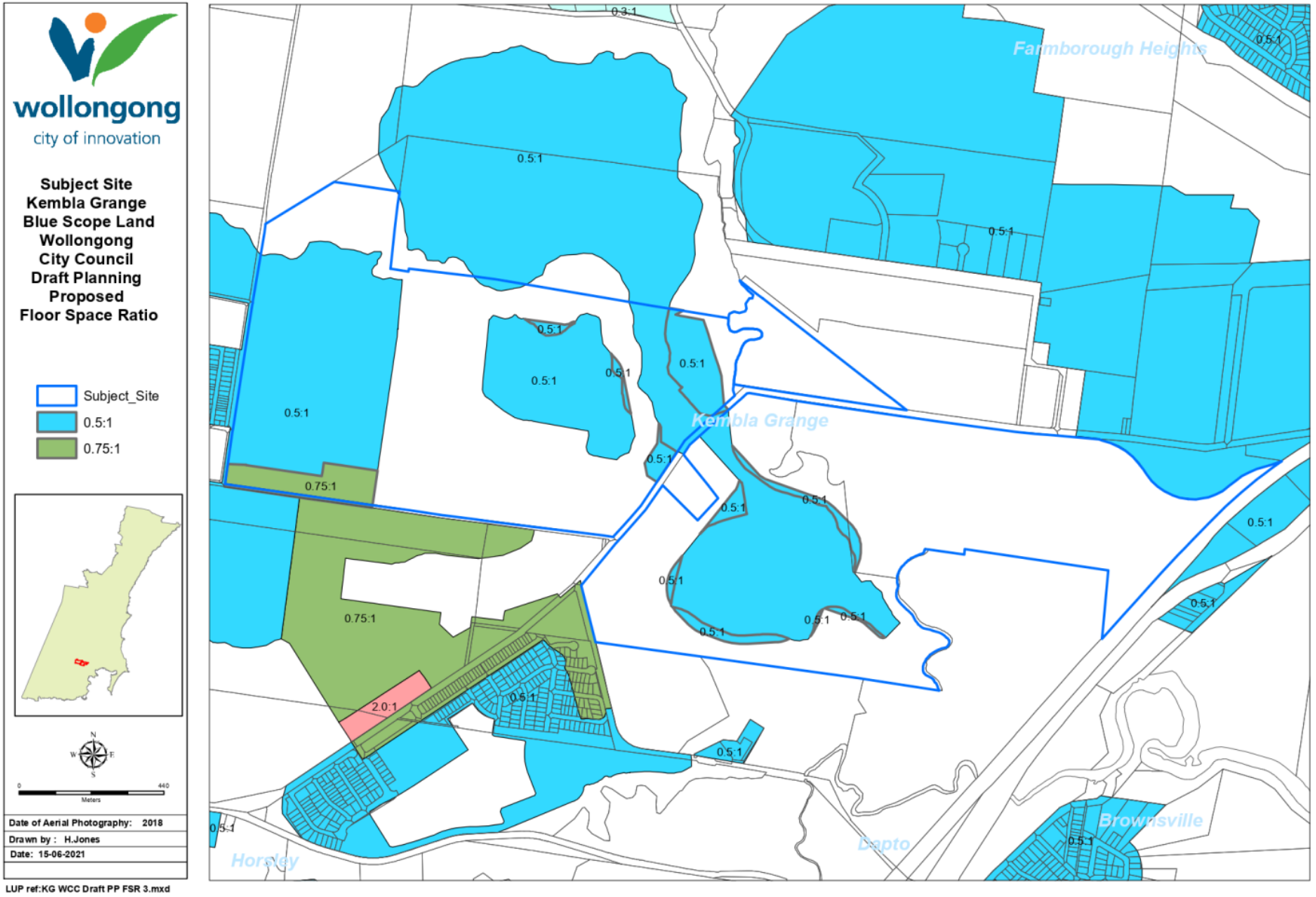
The Panel notes that the land is within stage 1 of the West Dapto Urban Release Area and has been zoned for urban development and conservation outcomes. Based on the proposed amendments to the existing zoning outlined in the Council officers report, the Panel advises:

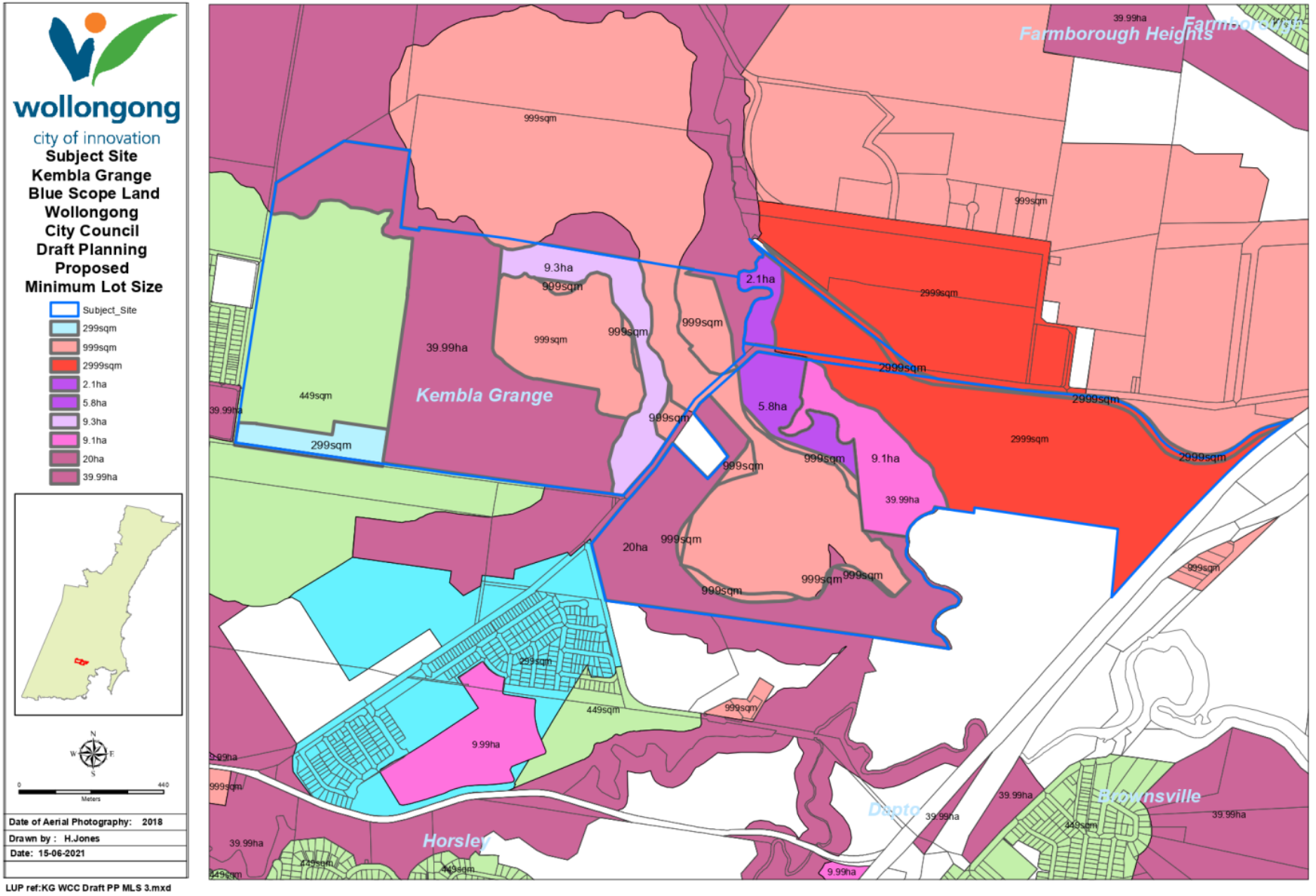
- Amendment 1 - The Panel supports the recommendations of the officers report not to rezone parts of the Paynes Rd precinct to R3. The planning controls should align with the land to the west of Paynes Road and the southern side of Sheaffes Rd
- Amendment 2 – The Panel supports the recommendations of the officers report not to rezone the land to R3, and notes that the applicant accepts the recommendation
- Amendments 3 - The Panel supports the recommendations of the officers report in terms of the rezoning from E3 to E2 as proposed by the applicant. Refer to amendment 7 re proposed lot size changes
- Amendment 4 - The Panel did not support the rezoning from E2 to IN2 – as the ecological mapping shows the area as EEC and is contiguous with the E2 to the west.
- Amendment 5(a) - The Panel supports the recommendations of the officers report to rezone the land from E3 to IN2, because the vegetation has been ground truth as woody weeds
- Amendment 5(b), 5(c) and 5(d) - The Panel supports the recommendations of the officers report, to rezone the land from E3 to IN2, because it is cleared land
- Amendment 6 – The Panel supports the removal of the SP2 Infrastructure – Railway corridor.
- Amendment 7 - The Panel supports the recommendations of the officers report to retain the existing Minimum Lot Sizes, but there should be further investigations as to whether clause 4.1A of the WLEP would achieve the desired and appropriate development and conservation outcomes. An amendment to this clause, if it does not currently achieve the desired outcomes, may be a more appropriate approach.
- Amendment to Coastal Management SEPP – The Panel notes that the SEPP mapping submitted by the applicant is proposed to be reviewed.

The decision was unanimous

PANEL MEMBERS	
 Sue Francis (Chair)	 Alison McCabe
 Scott Lee	


wollongong
city of innovation
Subject Site
Kembla Grange
Blue Scope Land
Wollongong
City Council
Draft Planning
Proposed Zoning
Subject_Site
E2
E3
IN2
IN3
R2
R3
Meters
Date of Aerial Photography: 2018
Drawn by : H.Jones
Date: 15-06-2021
LUP ref:KG WCC Draft PP Zone 3.mxd
Kembla Grange
Farmborough Heights
Brownsville
Dapto
Horsley


wollongong
city of innovation
Subject Site
Kembla Grange
Blue Scope Land
Wollongong
City Council
Draft Planning
Proposed
Floor Space Ratio
Subject_Site
0.5:1
0.75:1
Meters
Date of Aerial Photography: 2018
Drawn by : H.Jones
Date: 15-06-2021
LUP ref:KG WCC Draft PP FSR 3.mxd
0.3:1
0.5:1
0.75:1
2.0:1
Farmborough Heights
Kembla Grange
Horsley
Dapto
Brownsville


wollongong
city of innovation
Subject Site
Kembla Grange
Blue Scope Land
Wollongong
City Council
Draft Planning
Proposed
Minimum Lot Size
Subject_Site
299sqm
999sqm
2999sqm
2.1ha
5.8ha
9.3ha
9.1ha
20ha
39.99ha
Meters
Date of Aerial Photography: 2018
Drawn by : H.Jones
Date: 15-06-2021
LUP ref:KG WCC Draft PP MLS 3.mxd
Farmborough Heights
Kembla Grange
Horsley
Depot
Brownsville

wollongong
city of innovation

Subject Site
Kembla Grange
Blue Scope Land
Wollongong
City Council
Draft Planning
Proposed
Height Of Building

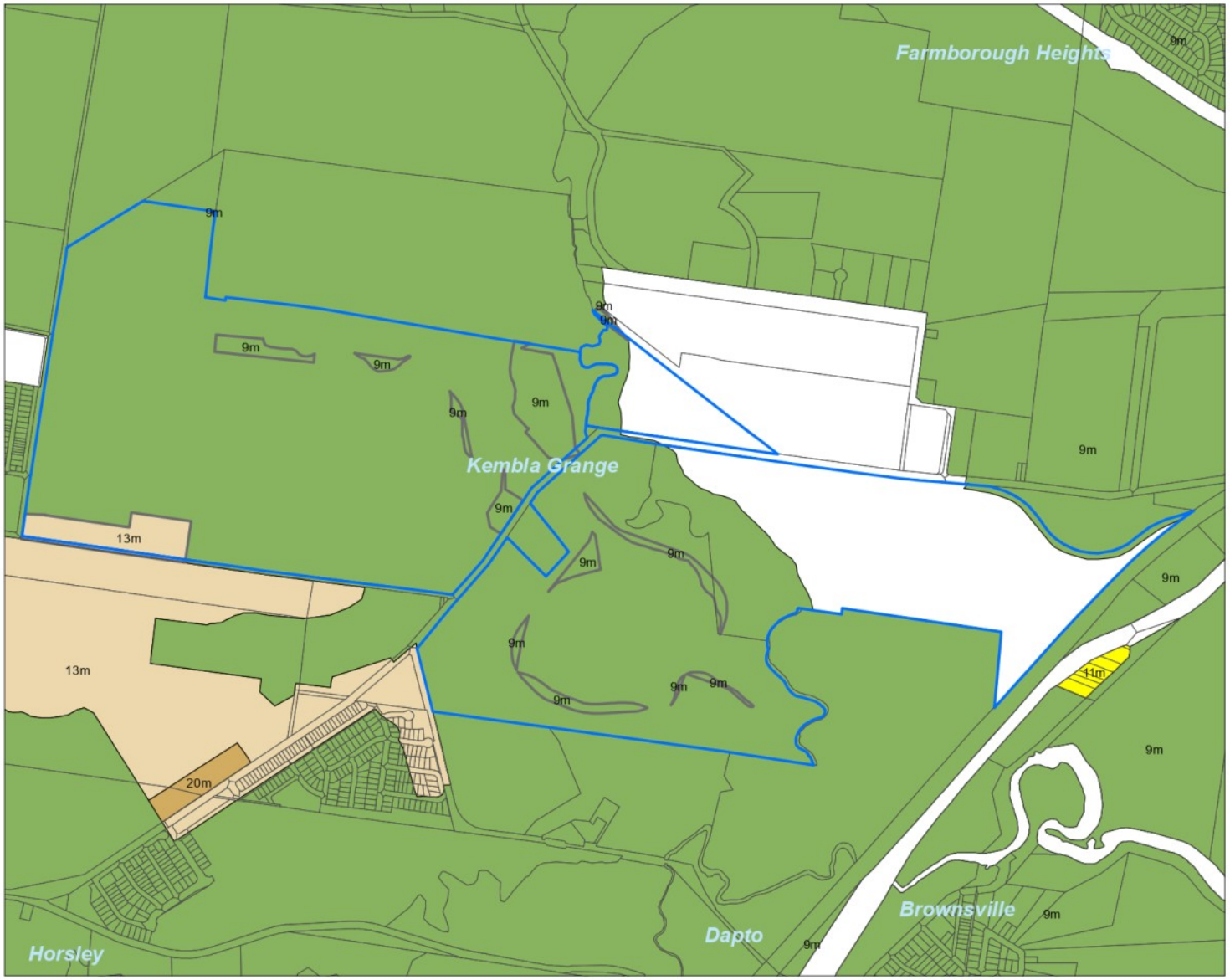
Subject_Site
9m
13m

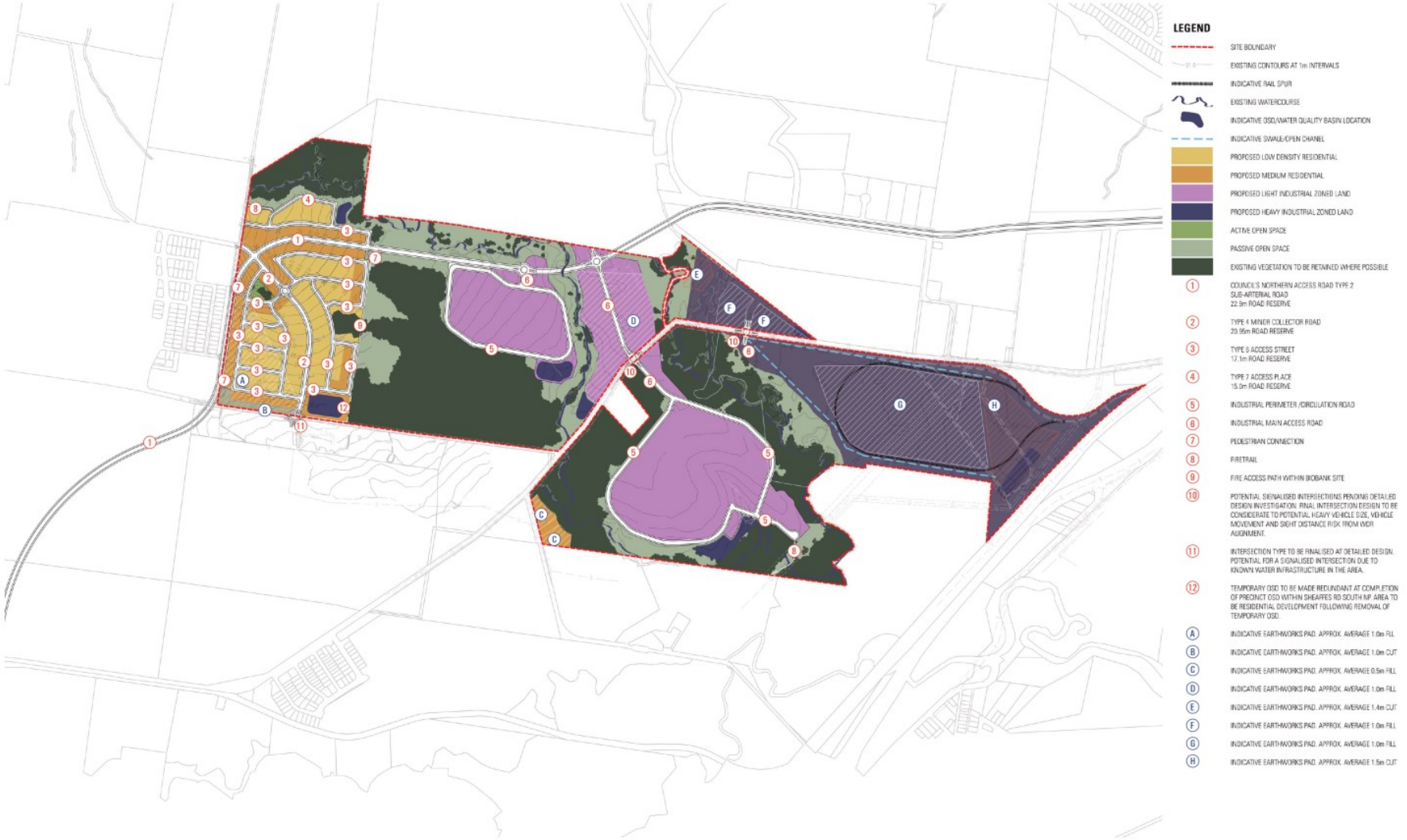


N
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E
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440
Meters

Date of Aerial Photography: 2018
Drawn by : H.Jones
Date: 15-06-2021

LUP ref:KG WCC Draft PP Zone 3.mxd





NEIGHBOURHOOD PLAN (VERSION 2)

Cardno

landscape architecture
urban design
environmental management

BLUESCOPE

0 100 200 300 600m
SCALE 1:6000 @ A1, 1:12000 (A3)

BLUESCOPE STEEL **BSL KEMBLA GRANGE DA & NP**

DATE	PROJECT NO.	DRAWING NO.	ISSUE
30.06.2020	82019111-01	L1001	1

File: PP-2020/6 Doc: IC21/710

ITEM 2 PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL - CLEVELAND ROAD PRECINCT

A draft Planning Proposal request has been lodged by NewQuest Properties Pty Ltd, on behalf of a number of property owners, to rezone various sites along Cleveland Road in the West Dapto Urban Release Area. The draft Planning Proposal request includes Council owned land. Council officers have carried out a preliminary assessment and also referred the request to the Wollongong Local Planning Panel for advice relating to strategic merit.

This report considers the proposal and recommends that the draft Planning Proposal be progressed, subject to the completion of additional studies. It is recommended that a draft Neighbourhood Plan be prepared and reported separately to Council for endorsement prior to exhibition.

RECOMMENDATION

1 A draft Planning Proposal be prepared for the Cleveland Road precinct within Stage 3 of the West Dapto Urban Release Area to rezone the precinct to permit urban development (Attachment 3).

2 The proponent and landholders submit the additional information relating to heritage within six (6) months of the date of the Council resolution.

3 Following receipt of the additional information, the draft Planning Proposal be referred to the NSW Department of Planning, Industry and Environment for a Gateway determination.

4 Should the Gateway Determination be issued, consultation be undertaken with the following agencies -

- a NSW Department of Planning, Industry and Environment – Environment, Energy and Science
- b NSW Department of Planning, Industry and Environment - Natural Resources Regulator
- c NSW Rural Fire Service
- d Department of Education
- e Endeavour Energy
- f Transgrid
- g Transport for NSW
- h State Emergency Services
- i Sydney Water
- j Heritage NSW
- k Jemena
- l Illawarra Local Aboriginal Lands Council

5 Should the NSW Department of Planning, Industry and Environment issue a Gateway determination the draft Planning Proposal be exhibited for a minimum period of twenty eight (28) days.

6 The NSW Department of Planning, Industry and Environment be requested to issue authority to the General Manager to exercise plan making delegations, in accordance with Council's resolution of 26 November 2012.

7 The proponent and landholders be encouraged to submit a revised draft Neighbourhood Plan within six (6) months of the date of the Council resolution to enable exhibition with the draft Planning Proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Location Plan and Current Zoning
2 Land Ownership/Interests Map
3 Revised Proposed LEP Amendment Maps and Concept Plans
4 Wollongong Local Planning Panel Advice and Statement of Reasons

BACKGROUND

The proposal covers various sites along Cleveland Road, Cleveland. The site is bounded by Dapto High School to the east, Horsley to the north, the Stockland Stage 3 development to the west, and Mullet Creek to the south (Attachment 1).

The submitted draft Planning Proposal consists of 18 individual lots and has a site area of 352 hectares. The area is used as for rural purposes, mainly grazing and agistment. The property ownership details, site areas and current zoning are provided in Attachment 2. The submitted draft Planning Proposal includes three Council owned lots, the former Tramway corridor (Lot 310 DP 1188000) and two lots located at the eastern end of Cleveland Road (Lots 312 and 313 DP 1188000).

To complete the review of the eastern end of Stage 3, three additional Council owned lots, located between Reed Park and Fowlers Road, have been incorporated into the draft Planning Proposal request, representing an additional area of 15.67 hectares. In total, Council's ownership consists of -

- Four (4) lots on the north side of Cleveland Road (extending to Reed Park) (Lots 200 DP 1175709, 309, 311 and part 312 DP 1188000) which are identified for recreational purposes and are proposed to be zoned RE1 Public Recreation and E3 Environmental Management
- Parts of the former Mt Kembla – Kanahooka Tramway corridor (20m wide) which is proposed to be a cycleway (Lot 310 DP 1188000)
- Lot 313 DP 1188000, and part Lot 312 DP 1188000, located on the south side of Cleveland Road which are identified as a development site (classified as Operational land) and is proposed to be zoned RE1 Public Recreation, B1 Local Centre and R2 Low Density Residential.

Council's representation for future development of the Cleveland Road land holdings is being provided by the Property & Recreation Division. A Probity Plan has been prepared to ensure proper process is followed and separation is maintained between Council's land interest and land use assessment role.

The West Dapto Urban Release Area (WDURA) is divided into 5 stages. The intent behind the staging was to control development timing and demand for services. Stages 1 and 2 were rezoned for urban development in 2010. Stages 3, 4 and 5 were zoned for rural purposes to defer urban release until the Stages 1 and 2 were sufficiently progressed.

The Cleveland Road precinct is a large part of Stage 3 and is the next logical step in the release of land within WDURA. The Cleveland Road precinct also links to the recently completed Karrara Bridge. Sydney Water has advised that upgrades to the trunk drinking water and trunk wastewater networks are required to service Stage 3 of WDURA and are currently scheduled to be provided in 2024-25.

The draft Planning Proposal request is supported by the following studies -

- Urban Design Report (DFP 2020)
- Traffic Impact Assessment (Bitzios Consulting 2020)
- Bushfire Strategic Study (Ecological 2020)
- Riparian Assessment (Ecological 2020)
- NRAR Advice letter on riparian corridors (NRAR 2020)
- Flora and Fauna Assessment (Ecological 2020)
- Overarching VMP (Ecological 2020)

- Floodplain Risk and Water Cycle Management Plan (Rienco Consulting 2020)
- Interim Heritage Report (Biosis 2020)
- Phase 1 Preliminary Site Investigations (Ade Consulting Group 2020)
- Draft LEP amendment maps (revised May 2021)
- Draft concept / subdivision layout (revised May 2021).

The original submitted draft Planning Proposal was referred to other landowners within the precinct for comment. A submission was received from Urbanco Pty Ltd on behalf of a landholder of Lots 401 and 402 DP 1254873, Fairwater Drive. The submission was accompanied by -

- Fairwater Drive Business Park and Residential Neighbourhood Urban Design and Vision (UrbanCo 2021)
- Concept Plan (UrbanCo 2021)
- Preliminary Detention Basin sizing (Maker Engineering 2020)
- Flood advice letter (Indesco 2020)
- Draft LEP amendment maps.

On 21 May 2021, the draft Planning Proposal request was reported to the Wollongong Local Planning Panel (WLPP) for their advice in accordance with the Ministerial Direction.

Revised plans were submitted by NewQuest on 25 June 2021 and 1 July 2021, incorporating changes in response to comments made by the WLPP and to incorporate the zoning amendments requested by Urbanco. Updated flood advice was also submitted (Aixa Pty Ltd July 2021).

PROPOSAL

The original submitted Planning Proposal request sought to rezone the area to enable urban development as part of Stage 3 of the WDURA. The current zones across the site are RU2 Rural Landscape with some E2 Environmental Conservation. The proposal sought to rezone the precinct to -

- R2 Low Density Residential, 349sqm minimum lot size, 0.5:1 FSR, and 9m height limit
- R3 Medium Density Residential, 249sqm minimum lot size, 0.75:1 FSR and 12m height limit
- B1 Neighbourhood Centre, 0.75:1 FSR, 9m height limit (no min lot size)
- B6 Enterprise Corridor, 2:1 FSR, 20m height limit (some 699sqm lot sizes)
- RE1 Public Recreation
- E2 Environmental Conservation, 39.99ha minimum lot size
- E3 Environmental Management, 39.99ha minimum lot size.

The draft Neighbourhood Plan provided with the Planning Proposal suggests a development comprising of approximately 2,888 lots (including 22 commercial lots).

The proposed rezoning precinct is bisected by Cleveland Road and is largely proposed to be zoned R2 Low Density Residential over much of the developable area. The proposal includes a B1 Local Centre zoned area south of Cleveland Road, near the intersection with Fowlers Road, and a B6 Enterprise Corridor zone for a site to the north of Fairwater Drive and Fowlers Road. R3 Medium Density Residential zoning is proposed in close proximity to the B1 and B6 land.

The submission lodged by Urbanco Pty Ltd on behalf of the landholder for Lots 401 and 402 DP 1254873, Fairwater Drive proposed the following amendments to the submitted draft Planning Proposal -

- To revise the boundaries of the proposed R3 Medium Density zone and also the proposed R2 Low Density Residential zone (within the current E2 zoning)

- Proposed residential height limits of 12m.
- To create a small parcel of RE1 Public Recreation
- To have the Floor Space Ratio within their proposed R2 zoned area increased to 0.75:1, and the Floor Space Ratio for part of the proposed R3 zoned area increased to 1:1
- To rezone the residual E2 Environmental Conservation land to E3 Environmental Management
- To have specific minimum lot sizes within the residual E2 zoned land, proposed to be E3 land
- The proposed R2 section on the current E2 land is seeking a density similar to that proposed for R3 land.

NewQuest updated the proposed zoning, minimum lot size, height and FSR maps to incorporate the range of matters identified through the evolution of the proposal.

The final draft Planning Proposal, incorporating the suggestions of landowners, the Wollongong Local Planning Panel and amendments made by Council officers proposes:

- A R2 Low Density Residential zone over the majority of the precinct with a 349sqm minimum lot size, 0.5:1 and 0.75:1 FSR, and 9m, 12m and 20m height limits
- A B1 Neighbourhood Centre zone on Cleveland Road with a 0.75:1 FSR, 9m height limit (no min lot size)
- A R3 Medium Density Residential precinct around the B1 Neighbourhood Centre, 249sqm minimum lot size, 0.75:1 FSR and 12m height limit
- A B6 Enterprise Corridor precinct on the northern side of Fairwater Drive with a 2:1 FSR, 20m height limit (some 699sqm lot sizes)
- Areas of RE1 Public Recreation – comprising Council land on Fowlers Road Drive/ Cleveland Road (16m height limit), the proposed Fairwater Drive park, the former tramway corridor, electricity easements and the proposed recreation area near Cleveland House
- The retention of an E2 Environmental Conservation over the woodland on the northern side of the precinct, with a 8.99ha minimum lot size to allow separation from the developable land.
- A E3 Environmental Management along the riparian corridors with a 39.99ha minimum lot size.
- The Heritage listing of the former tramway corridor, the majority of which is in Council ownership and is identified as a future pedestrian / cycle link.
- Identifying the western part of the former tramway corridor on the Land Reservation Acquisition Map, consistent with the West Dapto Development Contribution Plan
- Updating the Riparian Lands and Acid Sulfate Soils Map

Strategic Context

The draft Planning Proposal request is broadly consistent with the following strategic documents and policies -

- Illawarra Shoalhaven Regional Plan (2015) which applied when this request was lodged. The Plan aims to provide diverse housing opportunities, close to public transport and services and recognises the role of WDURA to deliver these outcomes. It is noted that a rezoning of the size proposed would also make consideration of a school site(s) important as part of this Planning Proposal
- Illawarra Shoalhaven Regional Plan 2041 was released on 1 June 2021 and sets a vision and guiding framework for the next 20 years. The WDURA is recognised within the Plan, which aims to deliver diverse and affordable housing, in the right locations and to celebrate, conserve and reuse cultural heritage

- Wollongong Local Strategic Planning Statement (LSPS) 2020 acknowledges that WDURA is intended to be a significant source of housing supply and will also provide for protection of environmental assets. The LSPS also acknowledges the role of infrastructure and services to cater for the needs of the growth area including transport, educational, community and recreational facilities
- Council's Planning Proposal Policy (2018) seeks to discourage spot rezoning and requires that proposals must have strategic merit. The site is within a recognised urban release area and the proponent has included surrounding parcels of land in a holistic manner
- Council's West Dapto Vision 2018. The Vision estimates that the urban release area would potentially provide 19,500 dwellings (and a population of over 56,000 people). The Vision seeks to concentrate higher densities around centres and public transport nodes and co-locate compatible land uses to reduce reliance on private vehicles. The Vision indicates that the precinct is intended to have a village centre and neighbourhood park (2-5ha) located next to an identified district park. The Vision also recognises that community facilities, schools and childcare are an important component of a strong, healthy and well-connected community.

The submitted draft Planning Proposal is also broadly similar to the proposed zonings prepared in 2006 and exhibited in 2007-8 as part of the previous work on Stage 3.

Site Constraints

Flooding

The precinct contains several drainage lines, with Mullet Creek to the south, and a tributary of Mullet Creek to the north. Several smaller drainage lines feed into the two larger creeks. Currently there are several farm dams along these watercourses, attesting to the combined volume of water in the sub catchment. The proponent has been liaising with Council's flood engineers to ensure the proposed zoning boundaries are clear of floodway areas and high hazard areas, with only small encroachments into flood fringe areas. Flood impacts have a significant influence on the development patterns within the precinct

The current Mullet Creek Flood Study was completed and adopted in 2019. This replaces the 2010 Mullet & Brookes Creeks Flood Study which formed the basis of the 2010 Mullet & Brookes Creek Floodplain Risk Management Study and Plan, which remains current. A new draft Mullet Creek Floodplain Risk Management Study and Plan is in preparation and is anticipated to be completed in 2021-22.

The 2010 Floodplain Risk Management Study and Plan tested a cut and fill scenario to increase the developable area within the WDURA. The cut/fill scenario relied on cooperation between adjoining landowners, or the development of larger precincts, and has not been successfully implemented to date, due to the fragmented development that has occurred. The draft Planning Proposal for Cleveland Road proposes a similar cut/fill scenario and will require the cooperation of adjoining landowners/developers.

The low lying areas are prone to flooding and the proposal would need to demonstrate compliance with Ministerial Direction 4.3 – Flood Prone Land, a new version of which has commenced on 14 July 2021. Ministerial Direction 4.3 - Flood Prone Land indicates that a Planning Proposal must not rezone land within a flood planning area from rural to permit residential development, or permit development in floodways, unless -

- it is in accordance with a Floodplain Risk Management Plan, or is consistent with a flood study adopted by Council in accordance with the principles of the Floodplain Development Manual 2005, or
- is supported by a flood and risk impact assessment prepared in accordance with the Floodplain Development Manual 2005 accepted by the relevant planning authority, or
- is of minor significance.

It is considered that the submitted proposal is generally consistent with the maximum development scenario presented in Council's 2010 Floodplain Risk Management Study and Plan, although further modelling work is required to refine the extent of filling and the assessment of impacts. Additional information in this regard was provided by the proponent in July 2021. The updated flood advice provided by Aixa Pty Ltd (July 2021) is currently being assessed.

An earthworks concept Development Application may be required for the northern Mullet Creek tributary to ensure all owners agree to the cut/fill scenario proposed, and to ensure overall flood management. A similar concept Development Application for the southern tributary may be more difficult to achieve as it would rely on landowners on the southern side of the creek outside the rezoning area (in Stage 4).

Environmental

The precinct has tributaries of Mullet Creek in both the section north of Cleveland Road and along the southern boundary of the precinct. There is established bushland in the northern portions of the site, along the main tributary. The current proposal seeks to rezone a portion of this land from E2 Environmental Conservation to R2 Low Density Residential. The E2 area on the site originates from a rezoning made in 1992 (Amendment No. 22 to Wollongong Local Environmental Plan 1990) to preserve an area of mature remnant woodland for a proposed regional park and to ensure sensitive urban development in an area of regenerating woodland. This E2 area was also proposed to be retained under the exhibited 2006 draft zoning proposal. This E2 area also has some geotechnical constraints and is generally low lying. The portion of the E2 land proposed to be zoned for residential use does not contain any woodland.

It is unclear as to how Council proposed to create the regional park as the land has not been acquired or identified for acquisition. Western sections of the proposed park (which contain woodland) have been transferred to Council as part of the DA process. The E2 area is a significant parcel of woodland and Council officers do not support the rezoning of the woodland portion from E2 Environmental Conservation to E3 Environmental Management as suggested by the Urbanco submission.

The southern arm of Mullet Creek is within an area currently zoned RU2 Rural Landscape and is more disturbed than the northern tributary.

As previously mentioned, there are a number of creeks and drainage lines throughout the precinct, in addition to flooding issues, some of these watercourses also have riparian values and the overall system contributes to water quality in the Mullet Creek catchment, which drains into Lake Illawarra.

Wollongong Local Environmental Plan 2009 already has Natural Resources Biodiversity – Sensitivity mapping for the precinct, which is not proposed to be changed by the proponent.

Topography

Much of the precinct is undulating farmland and capable of accommodating development. Some of the flat low-lying areas appear to be prone to being waterlogged. There are some steep sections of land in the southern section of the precinct, facing south overlooking Mullet Creek. Geotechnical studies suggest the ground below the 18m AHD contour has a soft crust over soft saturated sediments, particularly in the area around Fairwater Drive. Additional development standards may be required within the affected area.

Aboriginal heritage

The interim heritage report indicates that the proposed rezoning would impact on some recorded Aboriginal sites and that an AHIP would be required for future development works. Some of the sites are within or close to riparian or E2 Environmental Conservation zoned areas and could be potentially avoided with minor zone boundary changes. Other sites and potential archaeological deposits are recorded within areas where they would inevitably be subject to disturbance to enable development should the draft Planning Proposal progress. The proponent has been requested to provide an Aboriginal Cultural Heritage Assessment Report and Aboriginal Test Excavation Report, which has yet to be submitted.

Non-Aboriginal Heritage

The curtilage and description for "Cleveland House" was recently updated as part of Phase 1 of the Heritage Review (Wollongong Local Environmental Plan 2009 Amendment No. 45). It is currently unclear how the future management of the building (which has partially collapsed) and outbuildings would be undertaken. The site area is proposed to be RE1 Public Recreation under the proposal. The proponent has been asked to provide a Heritage Impact Assessment for "Cleveland House" and a Cultural Heritage Management Plan. If zoned to RE1 Public Recreation, the item would eventually be the responsibility of Council to maintain.

A planning proposal may be inconsistent with the terms of Ministerial Direction 2.3 - Heritage Conservation only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that -

a The environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or

b The provisions of the planning proposal that are inconsistent are of minor significance.

Once the additional information is submitted, the proposal could be referred to State Government Agencies, such as NSW Heritage for review and comment. It is recommended that the additional information be submitted prior to Council forwarding the Planning Proposal for Gateway determination.

The Tramway Corridor (20m) traverses the northern part of the site. The 10.6km Tramway linked a coal mine on the southern side of Mt Kembla with Lake Illawarra at Kanahooka. The harbour was not established on Lake Illawarra and reports suggest that the line never transported coal when the mine operated between 1895 and 1902.

The tramway links the Brookes Reach Estate to the Fowlers Rd / Fairwater Drive intersection. Parts of the tramway corridor within the Brookes Reach Estate are heritage listed. It is proposed to extend the heritage listing for the whole length of the corridor within the draft Planning Proposal area. The majority of the corridor is owned by Council. The western section is privately owned and is identified for acquisition. The West Dapto Vision, DCP Chapter and Development Contribution Plan 2020, all identify the tramway corridor as a future pedestrian / cycleway link.

Bushfire

A Bushfire Strategic Study report has been submitted with the proposal. Should the proposal progress past a Gateway determination, formal consultation with NSW Rural Fire Service will be undertaken to assess the proposal in relation to Ministerial Direction 4.4 – Planning for Bushfire Protection.

Employment opportunities

The proposed B6 Enterprise Corridor precinct, located on the northern side of Fairwater Drive, will provide additional local employment opportunities in West Dapto.

The proposed B1 Local Centre, located on the southern side of Cleveland Road will provide local retail employment opportunities.

Infrastructure servicing

- Sydney Water has recently advised that there is currently no capacity to service Stage 3. Upgrades to the trunk drinking water network are forecasted for 2024-25 and trunk wastewater beyond 2024-25. NewQuest Property have reached a commercial agreement with Sydney Water for interim servicing arrangements for 144 Cleveland Road (Lot 200 in DP 803810). Council is not aware of any other arrangements.
- Council has prepared concept plans for the upgrading of Cleveland Road and has received State Government funding (HAF) to prepare a Business Case for reconstruction of the road. Council officers have been working with NewQuest to determine appropriate intersection locations.

- Transmission easements – the precinct is crossed by four electricity transmission easements (two Transgrid, two Endeavour Energy). The concept plan proposes the undergrounding of the two eastern Endeavour Energy transmission line (33kV located adjacent to the Eastern Gas Pipeline and 132kV), and no change to the Transgrid lines (330kV) located in the west of the precinct.
- The Eastern Gas pipeline is located in an easement on the western side of Fowlers Road and through the Council land on the south side of Cleveland Road.
- School sites: Council's West Dapto DCP chapter identifies the need to provide a primary school site and high school in the Stage 3 precinct. The Department of Education has not nominated the location of future school sites anywhere in the WDURA. The draft Neighbourhood Plan does not show a school site. Council officers have contacted the Department of Education to seek their advice on the need for a school site within the precinct. The exhibition of the draft Planning Proposal will enable Council to seek a formal response from the Department. It is important that school sites can be located in areas that can cater for the traffic demands, are close to other facilities, and possibly share recreational areas.
- Local parks will need to be provided in each sub-precinct.

Consideration by Wollongong Local Planning Panel

On 21 May 2021, the draft Planning Proposal request was reported to the Wollongong Local Planning Panel for their advice in accordance with the Ministerial Direction.

The Panel considered the Council officer's report, draft Planning Proposal request by NewQuest and supporting documents, the submission by Urbanco and supporting documents, and representations from other landowners.

The Panel acknowledged that overall, the proposal has strategic merit however were concerned about -

- The homogenous nature of the zoning, height, lot size and density proposed
- A lack of local retail/services B1 zoning
- A lack of open space within walking distance of the proposed residential areas
- The suggestion of leaving these issues to the Neighbourhood Plan stage to resolve.

The Panel recommended that Council -

- Zone transmission easements RE1 Public Open Space (with reduced/removed height limits)
- A variety of lot sizes/densities be provided within the proposed R2 Low Density Residential zones (e.g. 900sqm to 300sqm) with larger lots located near riparian areas to achieve a transition in density
- Smaller lot sizes have a reduced height limit
- Council continue to liaise with the NSW Department of Education to identify a future school site
- Additional Local Parks to be incorporated in the R2 zoned land and to be consistent with WDCP chapter D16, Section 9.1 provisions and to be provided and shown on the zoning map prior to moving to Gateway
- The proposed plan reflects more closely the 2006 draft LEP in respect to providing additional B1 Neighbourhood Centres that are centrally located in the R2 zone. These areas could be small scale (e.g. 500m2) and be suitable for café, corner shop type uses, that would provide future amenity and services for resident
- The proposed structure of subdivision layout be reviewed by Council's urban designer in respect to road design and layout and lots size design and positioning
- The land identified for the location of the proposed indoor recreation centre must have a height limit that reflects the proposed centre

- The proposed zoned area of the B1 Neighbourhood Centre be reviewed to ensure sufficient planning and development outcomes for this area can be achieved and will accommodate future demand
- Consideration be given to including a R3 Medium Density zone around the B1 Neighbourhood Centre
- Canopy street trees be required as part of any Neighbourhood Plan and emphasis on the retention of any significant existing trees within the precinct to be redeveloped
- The three (3) small residential blocks presented in the Addendum are not to be rezoned to R2, and should be removed, as per the original Council officers report. These spaces should be retained as open space and part of the riparian zone
- The proposed height limit of 12m in the R3 Medium Density Residential zone is considered generally acceptable unless Council's more detailed analysis and modelling suggests otherwise.

A copy of the Panel's advice is attached (Attachment 4).

Revised plans were submitted by NewQuest incorporating changes to respond to the Panel's comments and incorporating the agreed amendments requested by Urbanco.

Draft Neighbourhood Plan

A revised overall concept plan has been submitted with the draft Planning Proposal, outlining indicative 2,888 lots and a possible road layout.

No further documentation has been submitted regarding the revised layout from NewQuest or in response to Council's request for additional information. An Urban Design Report was submitted by DFP in 2020 with regard to the similar previous layout. Urbanco have provided an Urban Design and Vision document with their submission for the Fairwater Drive site.

The Wollongong Local Planning Panel were concerned about the homogenous nature of the zoning, height, lot size and density proposed in the draft layout and recommended that it be reviewed by an Urban Designer. Council officers have raised similar concerns. The Neighbourhood Plan is able to address the concerns relating to the mix of housing types throughout the precinct.

If a revised draft neighbourhood Plan and supporting documentation is submitted, this could be exhibited with the draft Planning Proposal, should this progress to a Gateway determination.

CONSULTATION AND COMMUNICATION

The original submitted draft Planning Proposal was circulated to landowners within the precinct for comments. A submission was made by Urbanco Pty Ltd on behalf of a landholder.

Not all landholders have agreed with the suggested acquisition layer, which would need to be subject to further consultation with landholders and relevant Council staff should the proposal proceed.

Should the proposal progress to a Gateway determination, Council would undertake formal consultation with government agencies and the Planning Proposal would be publicly exhibited for a minimum period of 28 days.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We value and protect our environment" under the objective "The sustainability of our environment is improved". It specifically delivers on the following –

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	**4 Year Action**	**Operational Plan Actions**
1.3.1 Manage land uses to strengthen urban areas and improve connectivity to train stations and key transport routes	1.3.1.1 Impacts from development on the environment are assessed, monitored and mitigated	Assess new developments and planning proposals for environmental impacts

The draft Planning Proposal as recommended is broadly consistent with -

- Illawarra Shoalhaven Regional Plan 2041 (2021) – in broad terms, as it supports urban development within the West Dapto Urban Release Area
- Wollongong Local Strategic Planning Statement 2020, as it supports urban development within the West Dapto Urban Release Area
- Council's Planning Proposal Policy (2018), as Council has adopted the West Dapto Vision for development within the urban release area
- Council's West Dapto Vision 2018.

FINANCIAL IMPLICATIONS

The financial implications of the WDURA are significant and are subject to regular monitoring and modelling. As part of the West Dapto Review Project, Council considered and adopted an updated Section 7.11 Contributions Plan for the West Dapto Urban Release Area.

In addition to the Contributions Plan, the NSW Government recently introduced the Special Infrastructure Contributions (SIC) program for the West Lake Illawarra (effective from 4 June 2021). The SIC seeks to recover some of the cost of infrastructure through developer contributions, calculated at development application stage.

The costs associated with the proposed upgrades to Cleveland Road and some identified main roads connecting to other stages within the release area are included in infrastructure planning for the WDURA, SIC and the West Dapto Development Contributions Plan 2020. Council has received HAF funding for Cleveland Road to prepare a business case for further funding.

Areas identified for Council acquisition, including the "Cleveland House" site would need to be managed by Council in the future, which would entail Council outlining any acquisition requirements/conditions prior to dedication/acquisition. Not all landowners have agreed to having land within the acquisition layer which will be an area of negotiation through the draft Planning Proposal process.

The acquisition of the western part of the Tramway corridor (currently privately owned) is identified for acquisition by the West Dapto Development Contribution Plan 2020.

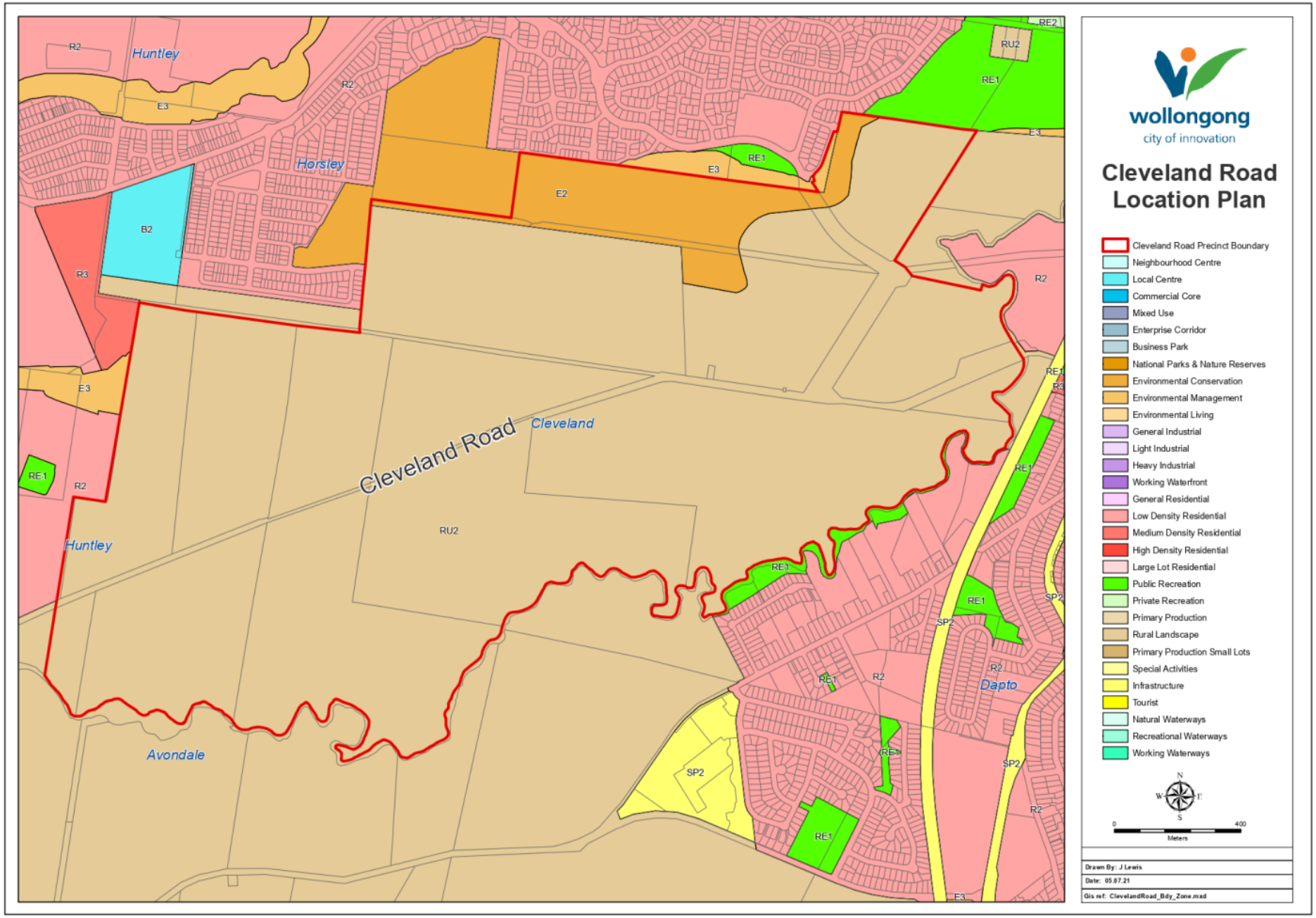
CONCLUSION

The draft Planning Proposal for the Cleveland Road, Cleveland precinct has strategic and site merit and should be endorsed to progress for a Gateway determination and then exhibition.

Prior to seeking a Gateway determination, some additional information is required from the applicant to satisfy Ministerial Directions 2.1 Environment Protection Zones, 2.2 Coastal Management, 2.3 - Heritage Conservation, 4.3 – Flood Prone Land. It is recommended that the additional information be submitted within six (6) months of the resolution. Once received, the information will be assessed and if satisfactory a Gateway determination will be sought.

Following the Gateway determination, the exhibition of the draft Planning Proposal will enable referrals to statutory authorities and the further testing and refinement of the draft Planning Proposal. The exhibition will also enable the community to provide input into the draft Planning Proposal.

Some issues identified in the report will be addressed through the preparation of a draft Neighbourhood Plan. The draft Neighbourhood Plan will be reported to Council for endorsement prior to exhibition.

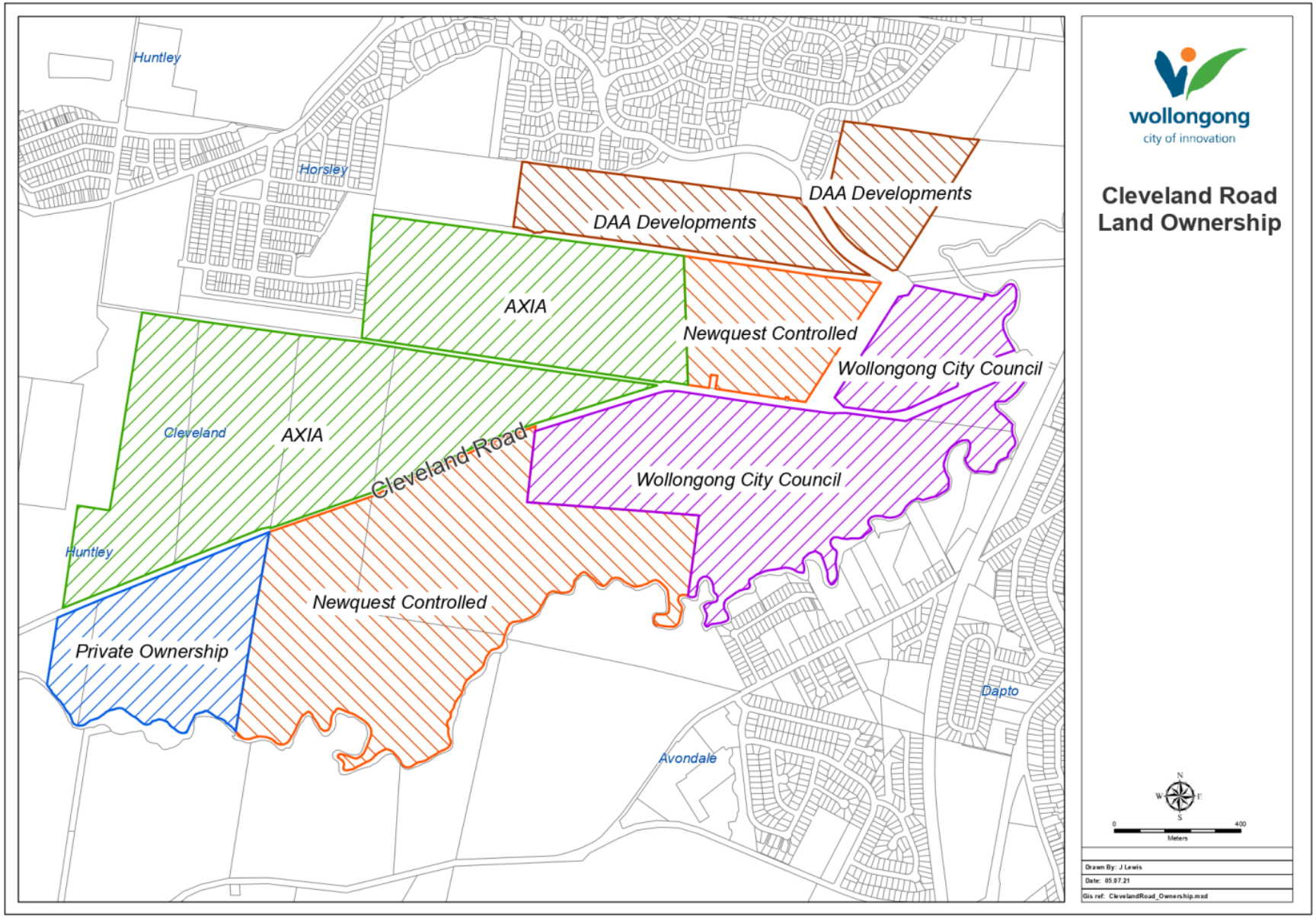

Huntley
Horsley
Cleveland
Cleveland Road
Huntley
Avondale
Dapto
R2
E3
E2
B2
R3
RE1
RU2
RE2
SP2
wollongong
city of innovation
Cleveland Road
Location Plan
Cleveland Road Precinct Boundary
Neighbourhood Centre
Local Centre
Commercial Core
Mixed Use
Enterprise Corridor
Business Park
National Parks & Nature Reserves
Environmental Conservation
Environmental Management
Environmental Living
General Industrial
Light Industrial
Heavy Industrial
Working Waterfront
General Residential
Low Density Residential
Medium Density Residential
High Density Residential
Large Lot Residential
Public Recreation
Private Recreation
Primary Production
Rural Landscape
Primary Production Small Lots
Special Activities
Infrastructure
Tourist
Natural Waterways
Recreational Waterways
Working Waterways
N
W
E
S
0
400
Meters
Drawn By: J Lewis
Date: 05.07.21
Gis ref: ClevelandRoad_Bdy_Zone.mxd

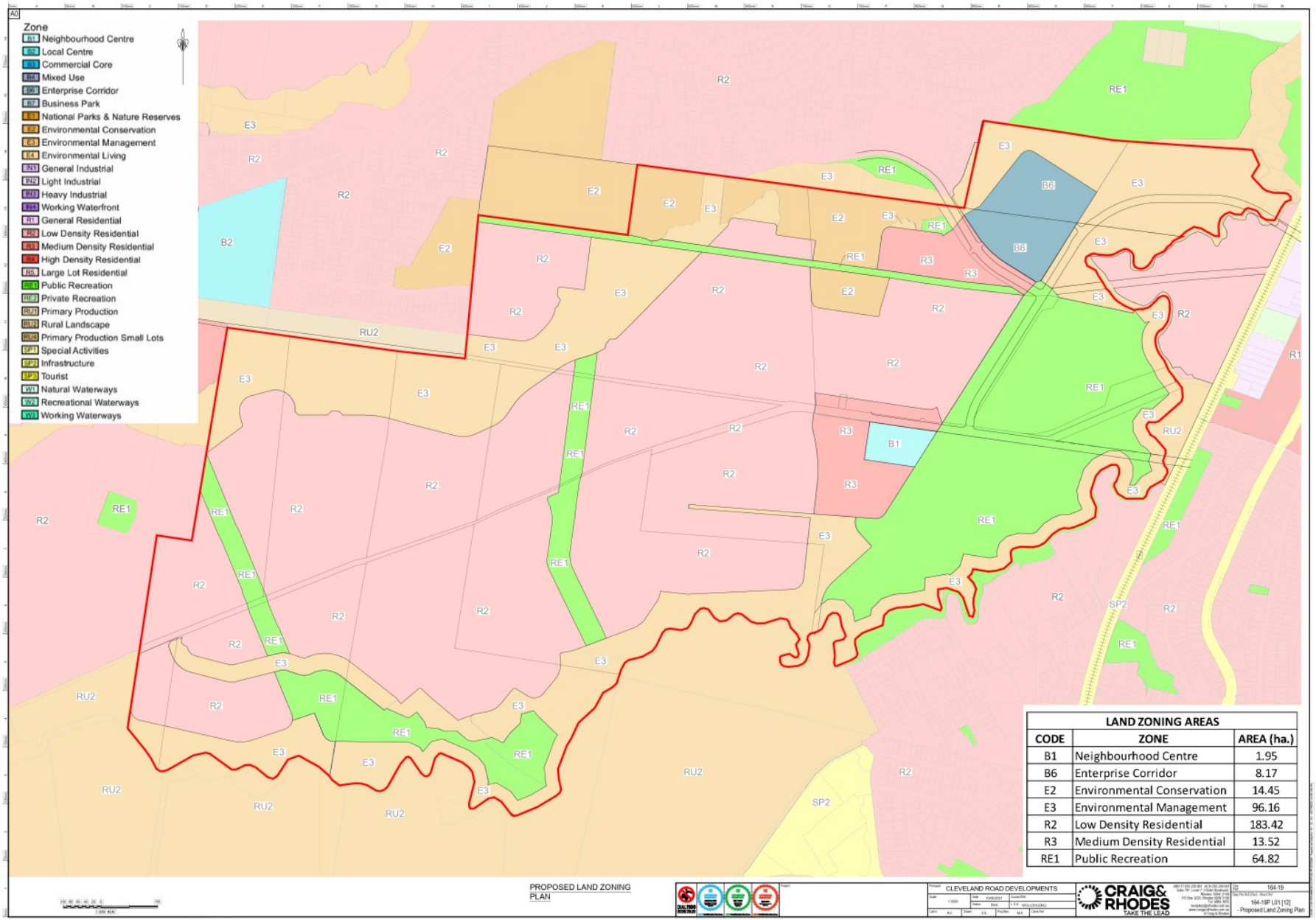
Land Ownership Table

Lot Description	Property Address	Owner (Developer Option)	Area (ha)	Current zonings
Lot 401 DP 1254873	Lot 401 Fairwater Drive CLEVELAND	DAA Developments Pty Ltd	13.85	RU2 E2 E3
Lot 402 DP 1254873	Lot 402 Fairwater Drive CLEVELAND	DAA Development Corporation Pty Ltd	20.94	RU2 E2
Lot 1 DP 741423	Lot 1 Cleveland Road HUNTLEY	Private	24.98	RU2
Lot 201 DP 803810	138 Cleveland Road CLEVELAND	Private	0.873	RU2
Lot 200 DP 803810	144 Cleveland Road CLEVELAND	Cavi Properties Pty Ltd (NewQuest)	20.12	RU2 E2
Lot 1 DP 532391	148 Cleveland Road CLEVELAND	Gentle Art Pty Ltd and Makisti Holdings Pty Ltd and Stackwood Holdings Pty Ltd (Axia Pty Ltd)	40.56	RU2
Lot 100 DP 1086479 (Tramway corridor)	Lot 100 Bong Bong Road HORSLEY	Gentle Art Pty Ltd and Makisti Holdings Pty Ltd and Stackwood Holdings Pty Ltd (Axia Pty Ltd)	1.02	E2
Lot 1 DP 156208	196 Cleveland Road CLEVELAND	Cleveland A Pty Limited (Axia Pty Ltd)	18.1	RU2
Lot 59 DP 1125379	Lot 59 Cleveland Road CLEVELAND	Private (Axia Pty Ltd)	16.3	RU2
Lot 2 DP 730326	290 Cleveland Road CLEVELAND	Private (Axia Pty Ltd)	21.18	RU2
Lot 1 DP 730326	334 Cleveland Road HUNTLEY	Private (Axia Pty Ltd)	20.75	RU2
Lot 1 DP 999485	Lot 1 Cleveland Road CLEVELAND	NSW Electricity Networks Operations Pty Ltd	0.111	RU2
Lot A DP 156446	Lot A Cleveland Road CLEVELAND	Cleveland Group Holdings Pty Ltd (Newquest)	40.62	RU2
Lot 1 DP 194419	273 Cleveland Road CLEVELAND	Australasian Conference Association Limited	36.94	RU2
Lot 1 DP 1126171	353 Cleveland Road HUNTLEY	Private	3.24	RU2
Lot 310 DP 1188000 (Tramway corridor)	Lot 310 Fairwater Drive CLEVELAND	Wollongong City Council	2.18	RU2 E2
Lot 312 DP 1188000	Lot 312 Cleveland Road CLEVELAND	Wollongong City Council	16.75	RU2
Lot 313 DP 1188000	Lot 313 Cleveland Road CLEVELAND	Wollongong City Council	53.79	RU2

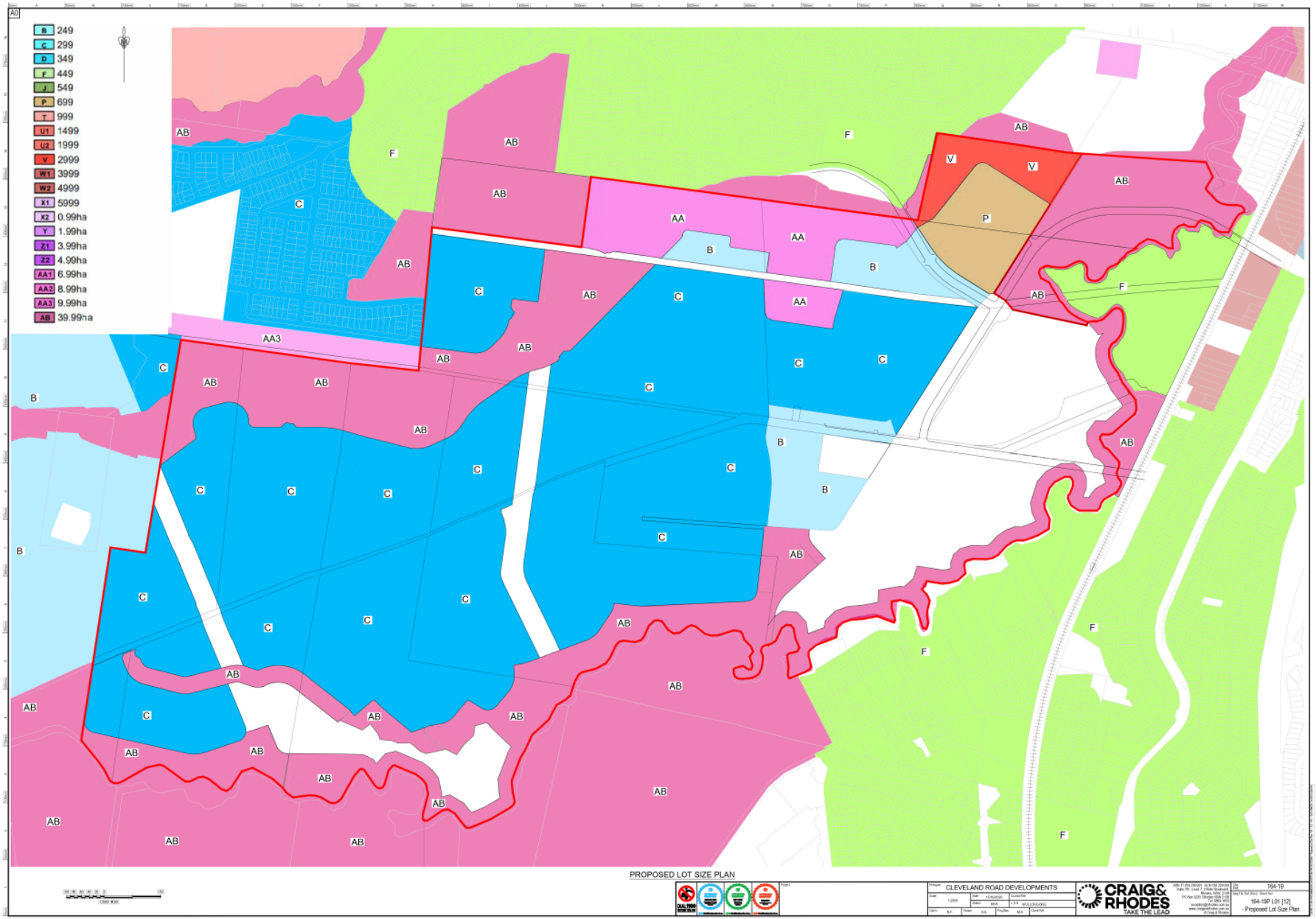
In addition, the following 3 Council owned lots, located between Reed Park and Fowlers Road, have also been incorporated into the draft Planning Proposal request, contributing an additional 15.67 hectares –

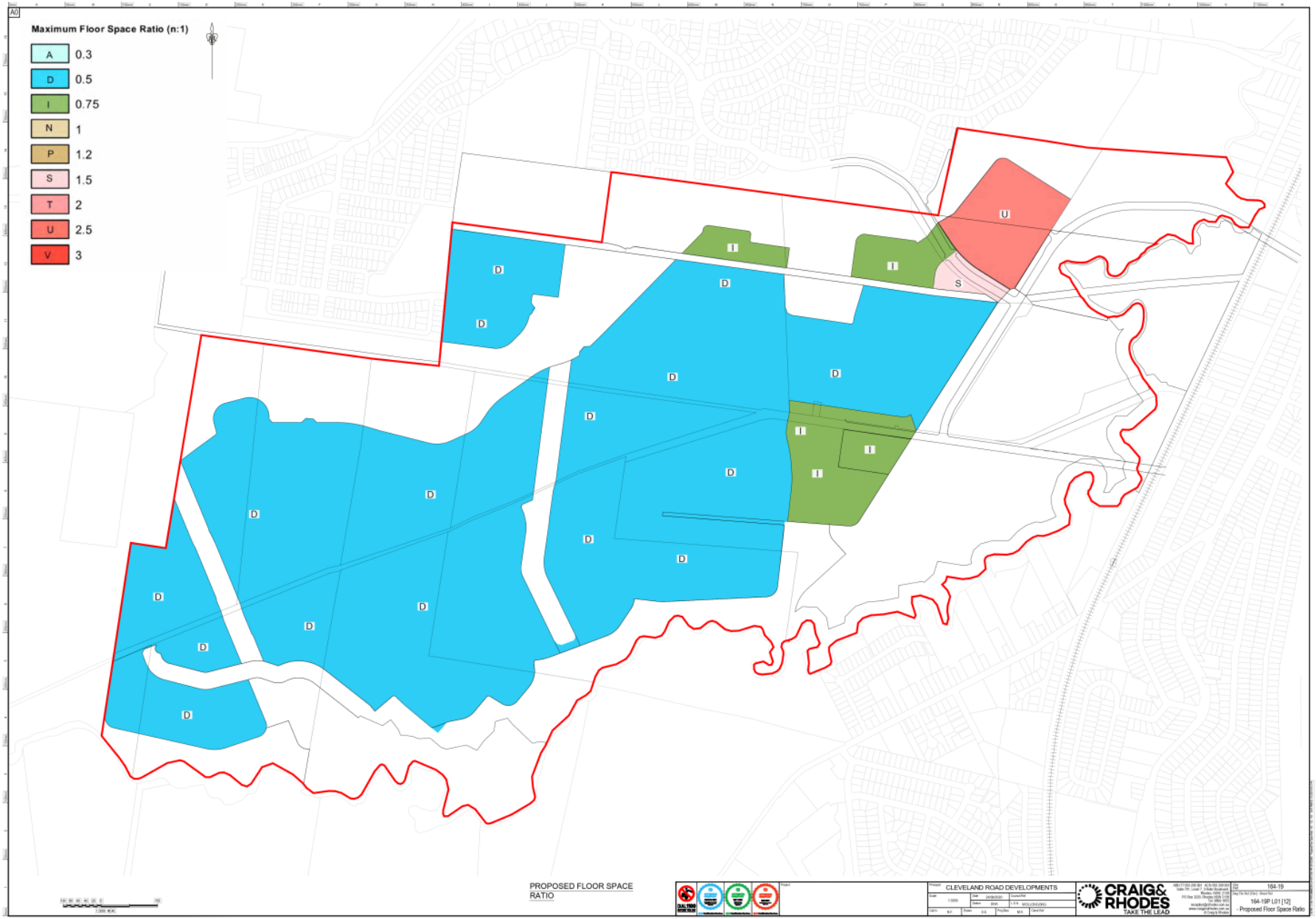
Lot Description	Property Address	Owner (Developer Option)	Area (ha)	Current zonings
Lot 200 DP 1175709	Lot 200 Fairwater Drive CLEVELAND	Wollongong City Council	11.5	RU2
Lot 309 DP 1188000	Lot 309 Fairwater Drive CLEVELAND	Wollongong City Council	3.49	RU2
Lot 311 DP 1188000	Lot 311 Fairwater Drive CLEVELAND	Wollongong City Council	0.68	RU2

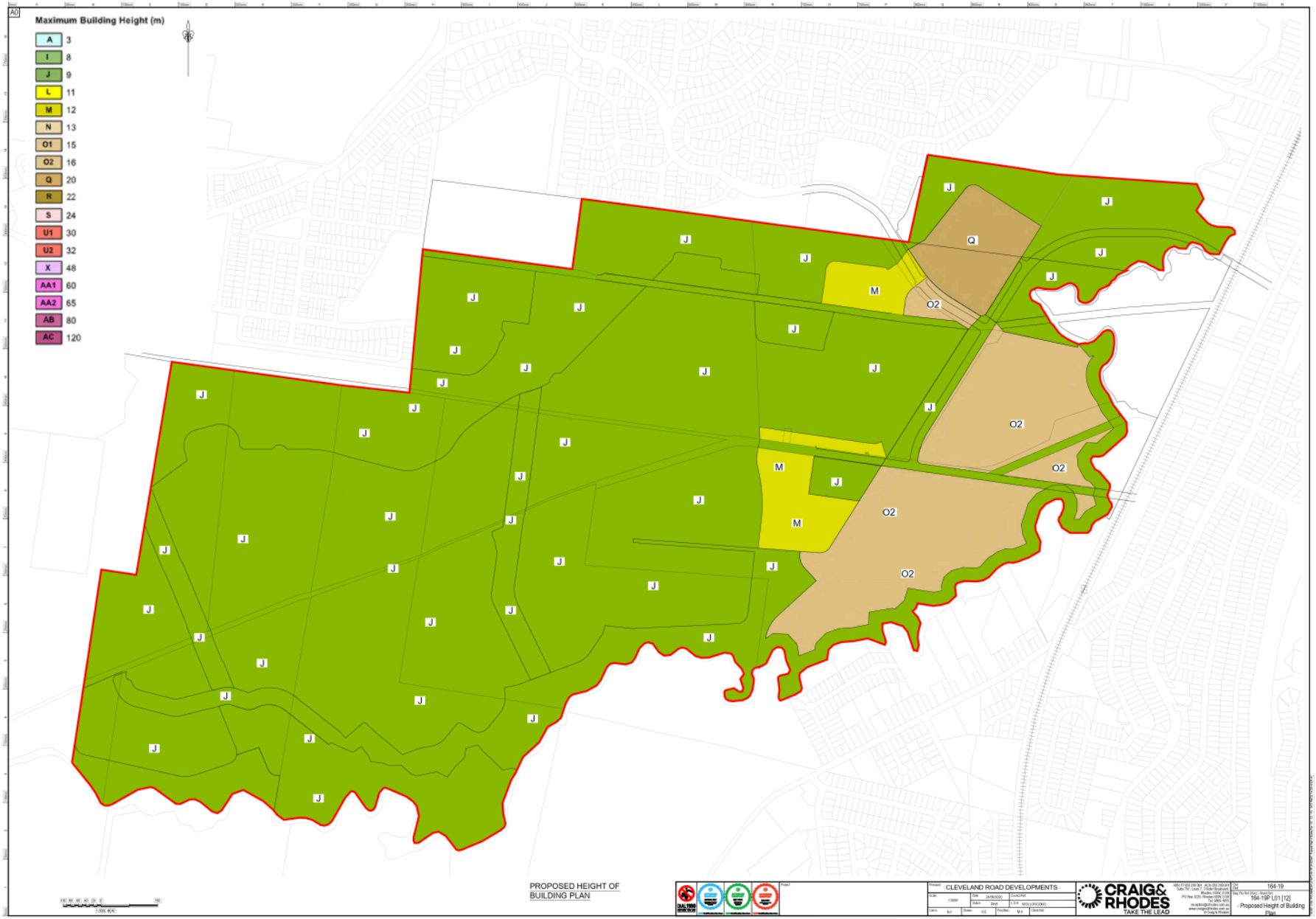

Huntley
Horsley
DAA Developments
DAA Developments
AXIA
Newquest Controlled
Wollongong City Council
Cleveland
AXIA
Cleveland Road
Wollongong City Council
Huntley
Newquest Controlled
Private Ownership
Dapto
Avondale
wollongong
city of innovation
Cleveland Road
Land Ownership
N
W
E
S
0
400
Meters
Drawn By: J Lewis
Date: 05.07.21
Gis ref: ClevelandRoad_Ownership.mxd

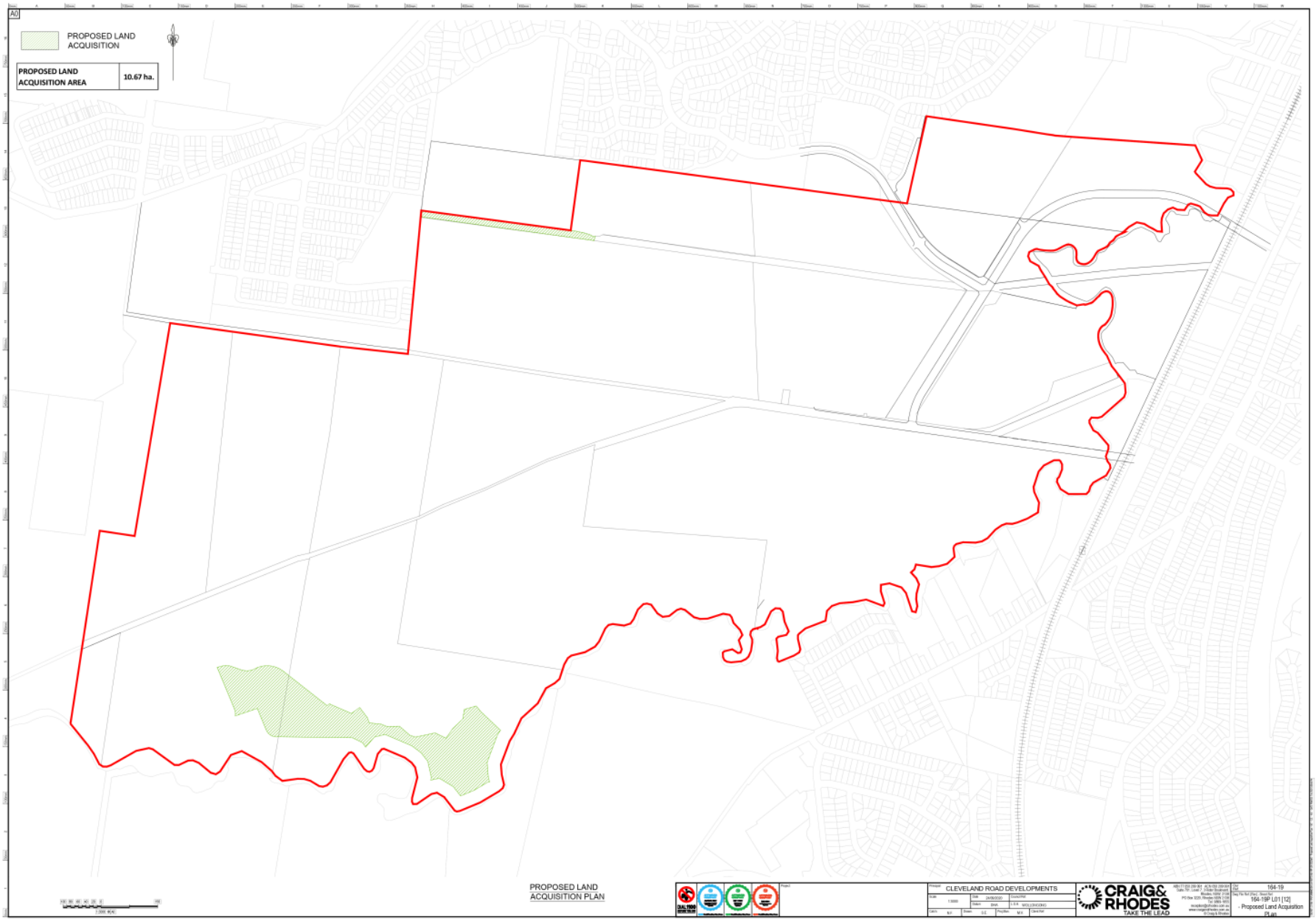


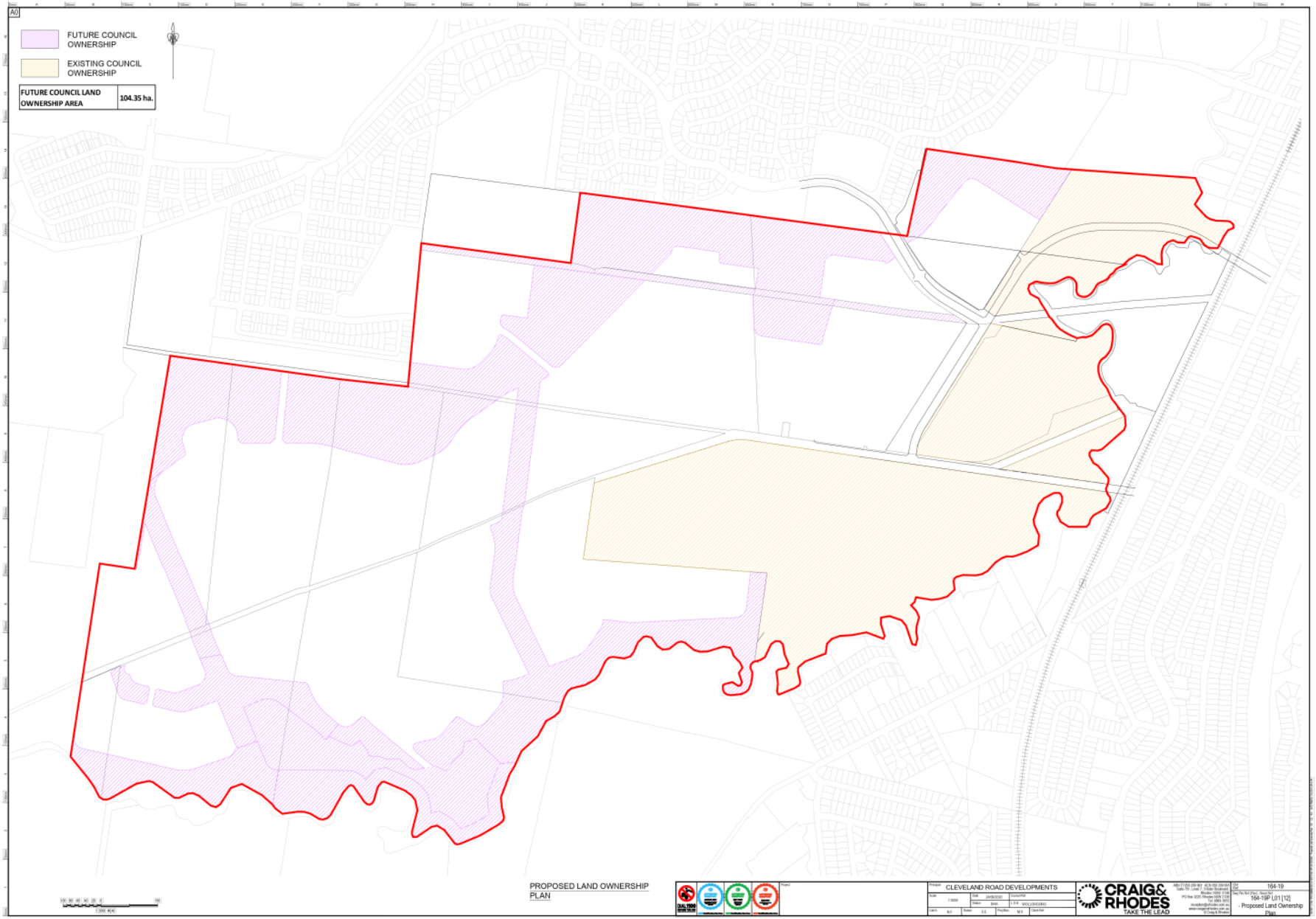
LAND ZONING AREAS		
CODE	ZONE	AREA (ha.)
B1	Neighbourhood Centre	1.95
B6	Enterprise Corridor	8.17
E2	Environmental Conservation	14.45
E3	Environmental Management	96.16
R2	Low Density Residential	183.42
R3	Medium Density Residential	13.52
RE1	Public Recreation	64.82

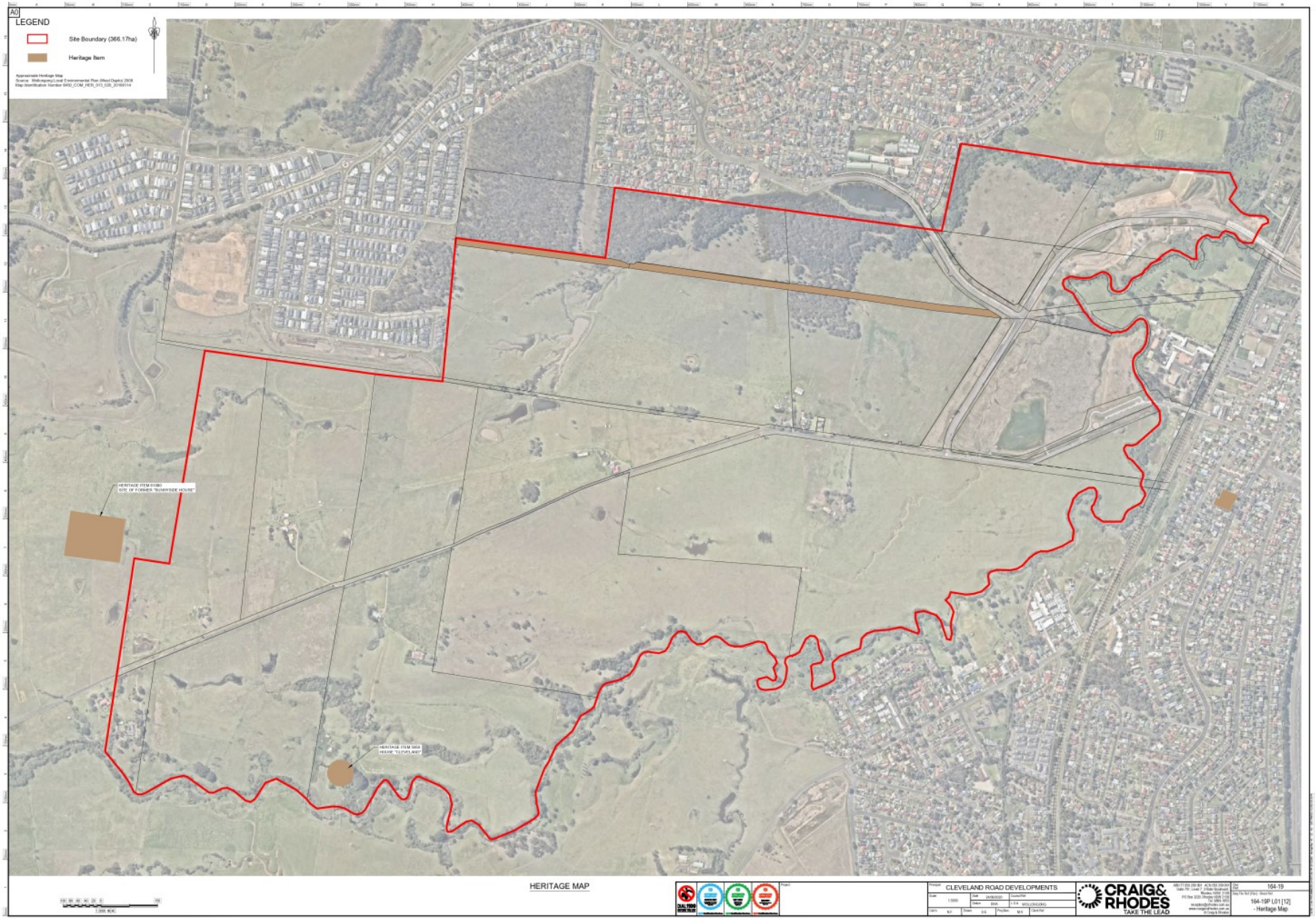

B 249
C 299
D 349
F 449
J 549
P 699
T 999
U1 1499
U2 1999
V 2999
W1 3999
W2 4999
X1 5999
X2 0.99ha
Y 1.99ha
Z1 3.99ha
Z2 4.99ha
AA1 6.99ha
AA2 8.99ha
AA3 9.99ha
AB 39.99ha
PROPOSED LOT SIZE PLAN
CLEVELAND ROAD DEVELOPMENTS
CRAIG& RHODES
TAKE THE LEAD
164-19
164-19P L01 [12]
- Proposed Lot Size Plan

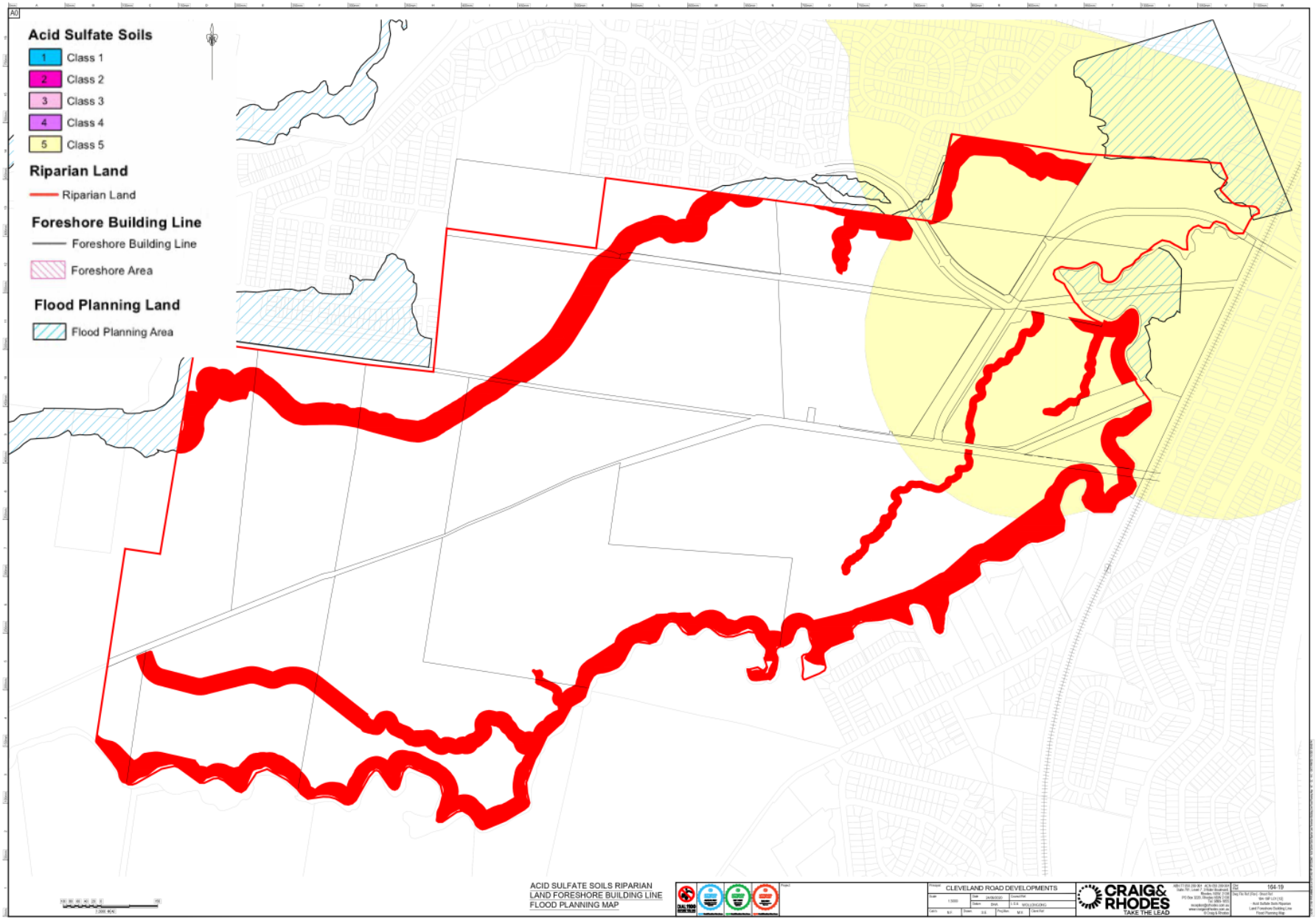

Maximum Floor Space Ratio (n:1)
A 0.3
D 0.5
I 0.75
N 1
P 1.2
S 1.5
T 2
U 2.5
V 3
PROPOSED FLOOR SPACE RATIO
CLEVELAND ROAD DEVELOPMENTS
CRAIG& RHODES
TAKE THE LEAD
164-19
164-19P L01 [12]
- Proposed Floor Space Ratio


Maximum Building Height (m)
A 3
I 8
J 9
L 11
M 12
N 13
O1 15
O2 16
Q 20
R 22
S 24
U1 30
U2 32
X 48
AA1 60
AA2 65
AB 80
AC 120
PROPOSED HEIGHT OF BUILDING PLAN
CLEVELAND ROAD DEVELOPMENTS
CRAIG& RHODES
TAKE THE LEAD


A0
PROPOSED LAND ACQUISITION
PROPOSED LAND ACQUISITION AREA
10.67 ha.
PROPOSED LAND ACQUISITION PLAN
CLEVELAND ROAD DEVELOPMENTS
CRAIG& RHODES
TAKE THE LEAD
164-19
164-19P L01 [12]
- Proposed Land Acquisition Plan


A0
FUTURE COUNCIL OWNERSHIP
EXISTING COUNCIL OWNERSHIP
FUTURE COUNCIL LAND OWNERSHIP AREA
104.35 ha.
PROPOSED LAND OWNERSHIP PLAN
CLEVELAND ROAD DEVELOPMENTS
CRAIG& RHODES
TAKE THE LEAD
104-19
104-19P L01 [12]
- Proposed Land Ownership Plan


LEGEND
Site Boundary (366.17ha)
Heritage Item
HERITAGE MAP
CLEVELAND ROAD DEVELOPMENTS
CRAIG& RHODES
TAKE THE LEAD
164-19
164-19P L01 [12]
- Heritage Map


Acid Sulfate Soils
1 Class 1
2 Class 2
3 Class 3
4 Class 4
5 Class 5
Riparian Land
Riparian Land
Foreshore Building Line
Foreshore Building Line
Foreshore Area
Flood Planning Land
Flood Planning Area
ACID SULFATE SOILS RIPARIAN
LAND FORESHORE BUILDING LINE
FLOOD PLANNING MAP
CLEVELAND ROAD DEVELOPMENTS
CRAIG& RHODES
TAKE THE LEAD
164-19

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	21/5/21
PANEL MEMBERS	Sue Francis (Chair), Scott Lee (Expert Panel Member), Larissa Ozog (Expert Panel Member)

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 29/4/21 opened at 11:00am and closed at 1:00pm.

MATTER DETERMINED

Item 1 - Planning Proposal PP-2020/6 – Cleveland Road, West Dapto

PUBLIC SUBMISSIONS

The Panel heard from:

- Michael Braithwaite (NewQuest – applicant, owner/developer)
- Matt Brown (Aixa – owner/developer)
- Richard Phillips (Aixa – owner/developer)
- Rhyan Thomson (Maker Engineering)
- David & Catherine Arapali (owner)
- Michael Rodger (UrbanCo) – representing the Arapali's
- Blake Lampert (Property Services Manager WCC – landowner)
- Lisa Burke (Statutory Property Officer WCC – landowner)

PANEL CONSIDERATION

The Panel considered the Council officer's report, addendum, the draft Planning Proposal request and the applicant's & UrbanCo's studies, and the material presented at the meeting.

PANEL DECISION

1. The Panel accepts that with the completion of Fowlers Rd bridge and the demand for housing that the proposed rezoning has strategic merit.
2. As to site specific merit however, whilst the proposed land uses have merit, the Panel is concerned with the following:
    a. the homogenous zoning, lot size, density and height proposed;
    b. the lack of local retail / services B1 zoning;
    c. the lack of local open space within walking distance within the proposed R2 zoned area;
    d. the suggestion of leaving these matters to be resolved by the Neighbourhood Plan(s).
3. The Panel therefore recommends that:
    a. The transmission easements are not to be zoned residential, but instead be zoned RE1, and the nominated development standard be removed or reduced (e.g. 1m height).
    b. A variety of density / lot sizes be provided in the R2 zone, for example 900m2 down to 300m2, with larger lots located adjacent to the riparian zoned land to provide a buffer and encourage a transition in density.
    c. The smallest lot sizes have reduced maximum height limit (i.e. 8m).
    d. Council continues to liaise with Department of Education to identify a site for a future school in accordance with the principles and objectives of D16 (West Dapto Release Area) of the WDCP which identified that a Primary School should be provided as part of the Stage 3 redevelopment. The potential land be identified prior to gazettal to ensure future residents have certainty of the facilities to be provided.

e. Additional Local Parks to be incorporated in the R2 zoned land and to be consistent with WDCP chapter D16, Section 9.1 provisions and to be provided and shown on the zoning map prior to moving to Gateway.
f. The proposed plan reflects more closely the 2006 draft LEP in respect to providing additional B1 Neighbourhood Centres that are centrally located in the R2 zone. These areas could be small scale (e.g. 500m2) and be suitable for café, corner shop type uses, that would provide future amenity and services for residents.
g. The proposed structure of subdivision layout be reviewed by Council's urban designer in respect to road design and layout and lots size design and positioning.
h. The land identified for the location of the proposed indoor recreation centre must have a height limit that reflects the proposed centre.
i. The proposed zoned area of the B1 Neighbourhood Centre be reviewed to ensure sufficient planning and development outcomes for this area can be achieved and will accommodate future demand.
j. Consideration be given to including a R3 Medium Density zone around the B1 Neighbourhood Centre.
k. Canopy street trees be required as part of any Neighbourhood Plan and emphasis on the retention of any significant existing trees within the precinct to be redeveloped.
l. The three (3) small residential lots presented in the Addendum are not to be rezoned to R2, and should be removed, as per the original Council officers report. These spaces should be retained as open space and part of the riparian zone.
m. The proposed height limit of 12m in the R3 Medium Density Residential zone is considered generally acceptable unless Council's more detailed analysis and modelling suggests otherwise.

The decision was unanimous

PANEL MEMBERS	
Sue Francis (Chair)	Larissa Ozog
Scott Lee	

File: EM-911.02.024 Doc: IC21/550

ITEM 3 PUBLIC EXHIBITION - WEST DAPTO SUBURBS REVIEW - SUBURB 'A' KEMBLA GRANGE

The West Dapto Suburbs Review Project aims to ensure that the future suburbs in the West Dapto Urban Release Area (WDURA) meet current and future needs of the community and comply with the guidelines set by the Geographical Names Board (GNB).

The three (3) existing suburbs: Kembla Grange, Huntley and Avondale, are very large, reflecting their rural character. It is proposed to divide them into six (6) new suburbs, shown in Figure 1, to reflect their future urban characters.

At the Council meeting of 26 October 2020, Council endorsed the six (6) week exhibition of a shortlist of names for the proposed suburbs for the northern portion of Huntley and western portion of Avondale (referred to as proposed suburbs C and E respectively). In response to community concern about the shortlisted names proposed for the western portion of Kembla Grange (Suburb A), Council required staff to work with residents to investigate further naming options for that area.

In November - December 2020, community members were invited to tell us their naming ideas for Suburb A, and to provide feedback on the shortlist of names for suburbs C (Huntley) and E (Avondale). Council received 244 submissions and one (1) petition. The project team, working with the Community Working Groups have prepared a second shortlist of names for Suburb A.

RECOMMENDATION

1 Council endorse the proposed shortlist of names for Suburb A (Attachment 1) for public exhibition. The exhibition period will be for six (6) weeks.

2 Following exhibition, a report to Council be prepared with final recommendations for all proposed Suburbs A, C and E.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Shortlist for Suburbs A
2 Proposed Suburbs Map
3 List of Nominated Names from Phase 2
4 Engagement Report

BACKGROUND

The GNB publication: *NSW Address Policy and User Manual* recommends for areas experiencing population growth that new, smaller suburbs be created before residential densities increase significantly. This minimises disruption to residents because new populations, understandably, become attached to the names of their suburbs.

In accordance with the GNB guidelines, the proposed suburb boundaries follow existing creek lines that topographically bisect two (2) of the existing suburbs: Dapto Creek in Kembla Grange and Robins Creek in Huntley. A proposed future road, that will be a main north south connection through the release area (and is included in the release area's structure planning), traverses Avondale, and was selected as the most appropriate way to segment the suburb. See Figure 1

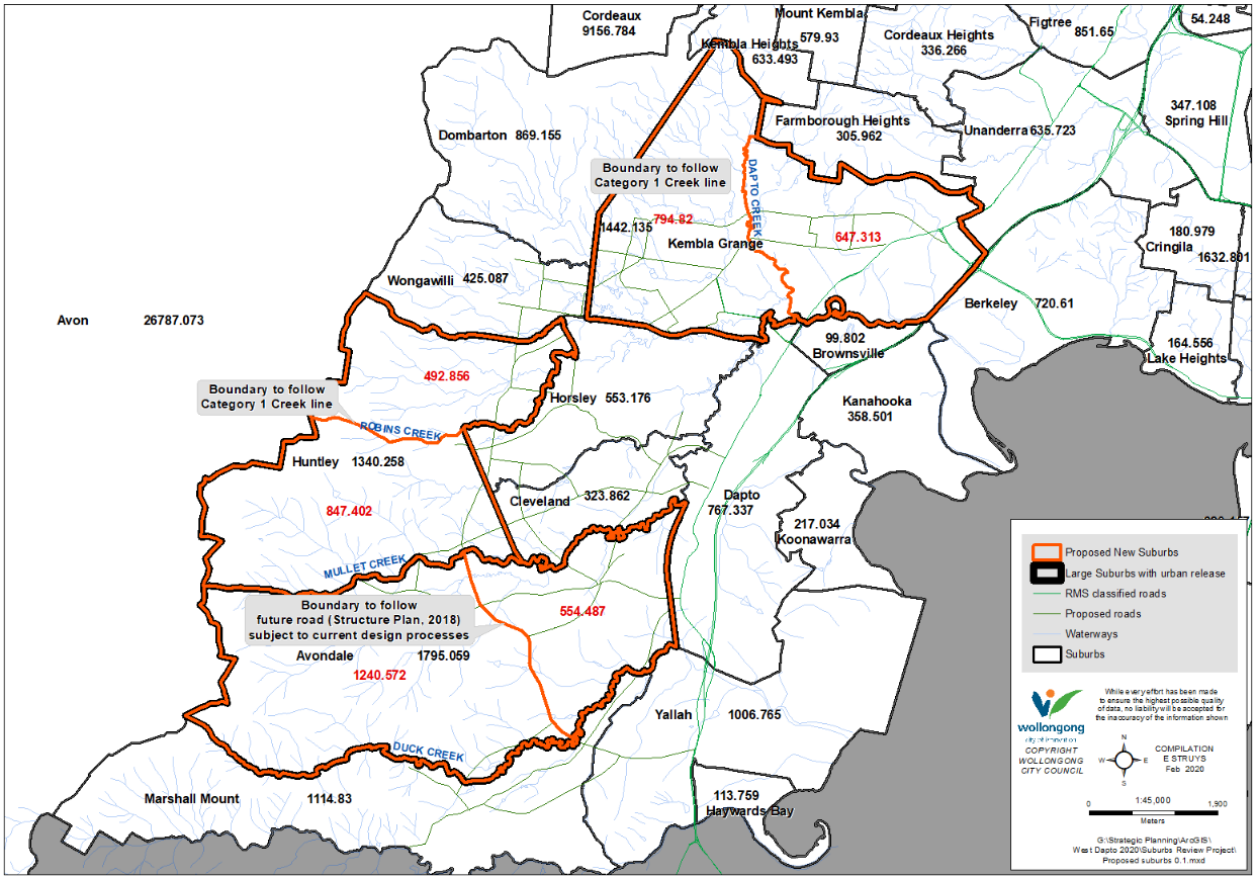


Figure 1 Proposed new suburbs

WDURA suburbs review process to date

In March 2020, the community was invited to suggest names for the six (6) future suburbs, and to provide comment on the relevance of the existing names of Kembla Grange, Huntley and Avondale. An extended engagement period was implemented to allow for the effects of Covid-19.

Initial feedback from the community has shown that the current names of Kembla Grange, Huntley and Avondale remain meaningful and these are proposed to remain associated with the eastern portions of existing suburbs Kembla Grange and Avondale and the southern portion Huntley. Names for the remaining three (3) suburbs were considered from submissions received throughout the community consultation. Two (2) Working Groups (Aboriginal Working Group and Community Working Group), established to research and review the nominations with Council's project team, created a draft shortlist of suitable names. These were forwarded to the GNB for comments, along with the proposed new suburb's boundaries. After the GNB's comments were reviewed, a final shortlist of proposed names was prepared and presented to the West Dapto Review Committee in August 2020 and Council meeting on 26 October 2020.

There was significant community interest in the proposal, particularly around the shortlist names for proposed Suburb A (Kembla Grange). In response to the community's interest, Council's resolution on 26 October 2020 was -

1 *Council endorse the proposed shortlist of names, as detailed in Figure 2, excluding the area west of Kembla Grange, for public exhibition. The exhibition period will be for six (6) weeks.*

2 *Council work with residents to investigate further naming options for the second portion of Kembla Grange.*

Public engagement occurred over 6 weeks, from 4 November to 16 December 2020. Community members were asked to provide feedback on the names Guwara and McPhail that were nominated for Suburb A (Kembla Grange). Alternative suburb names were also able to be nominated, in response to

the Council resolution. For Avondale and Huntley, community members were asked to provide feedback on the names Lindsay, Woolangurry, Murringah and Murrindarry.

PROPOSAL

Research into the suggested names for Suburb A (Kembla Grange) by Council staff and the Community Working Groups has been objective and thorough. The GNB has also assisted, providing new and updated guidance on names. Based on the Working Group's research and the GNB's initial advice, the following names are considered worthy of recognition and more likely to be supported by the GNB:

Murringah is a Dharawal word for coal.

Stream Hill is an early land grant in West Dapto and location of one of the oldest homesteads still standing in West Dapto.

Haworth is a property owned by the Haworth family between 1853-1875 and part of the 1825 Dunlop Vale land grant.

It is proposed to proceed to exhibition of these names.

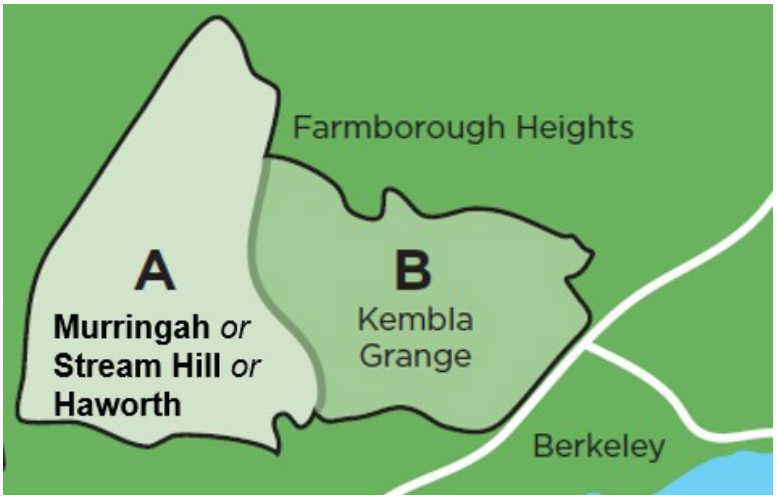


Figure 2 Shortlist Suburb A

Staff have investigated all proposed boundary changes or amendments raised in submissions for Kembla Grange. The suggestions were primarily individual, or property based rather than contributing to a strategic goal. No specific changes are proposed. The GNB will consider specific boundaries as part of any formal suburb name application process.

For proposed suburbs C (Huntley) and E (Avondale), it is recommended that the project be paused until we have consulted with the community about the proposed names for proposed Suburb A (Kembla Grange). Following exhibition, all submissions will be reviewed and a report to Council will be prepared with recommendations related to all three (3) proposed suburbs A, C and E.

The remaining steps for the suburb naming project are anticipated to be -

- Public exhibition of the short-listed names for Suburb A (Kembla Grange) for 6 weeks
- West Dapto Review Committee to make final recommendations for proposed suburbs A, C and E
- Council endorse formal submission to GNB and proposed final names and boundaries submitted to GNB for review
- GNB public exhibition process
- GNB to inform Council of new suburb names
- New suburb names on public exhibition for Council
- Council endorses new suburb names

Completion of the project is targeted for the end 2021.

CONSULTATION AND COMMUNICATION

Consultation for Phase 1 of the project commenced in March 2020 and ended on 20 April 2020. The community was informed of the project and invited to suggest names for the 6 new suburbs. We also established 2 Community Working Groups to prepare a draft shortlist of names.

The second phase of the project is underway. The draft shortlist was reviewed by the West Dapto Review Committee in June 2020, and subsequently sent to the GNB seeking a preliminary review and commentary, in July 2020. Following receipt of comments from the GNB, the project team and working groups members created a final shortlist. This final shortlist was presented to Council on 26 October 2020, for exhibition endorsement.

The public exhibition between 4 November to 16 December 2020 asked the community to put forward further naming options for proposed Suburb A (Kembla Grange). Council received feedback from 160 submissions, which included 110 online responses, 6 emails and letters and 44 feedback forms. 119 people made suggestions for an alternative or new name for Suburb A. 77 different names were put forward. Separate online feedback was also available for the Avondale / Huntley shortlist options. The outcome of Avondale and Huntley will be reported to Council during the next phase.

Aboriginal Community Working Group (ACWG)

The Aboriginal Community Working Group, made up of Traditional Custodians and Knowledge Holders, has reviewed and assessed all Aboriginal names that were submitted. The group agreed that the previously agreed Dharawal language name of Murringah (coal) be put forward to the GNB and Council for consideration for Suburb A. The name Murringah (coal) tells part of a story – a song line – of Aboriginal women's coal collection in the mountains.

Community Working Group

The Community Working Group (CWG) met online, on 16 March 2021, to discuss the results of their research into the newly suggested names and to collate a shortlist of names for Suburb A. It was agreed that Stream Hill, Haworth and Haworth Grove would be recommended for consideration as future names for Suburb A. The list of all names researched is included at Attachment 3.

The GNB has subsequently provided advice that the suffix 'grove' is a road type and is not recommended to be used as part of a suburb name, as it may cause confusion. Escarpment Views was also debated amongst the CWG. Overall, the group decided not to consider the name further as it was deemed to be too generic and not unique to West Dapto. Stream Hill was the preferred name of the group.

Boundaries

The community was informed of the proposed suburb boundaries during Phase 1 of the project, in early 2020. The engagement documents for Phase 2 sought comments on the shortlisted names for each suburb, not the proposed suburb boundaries. However, some submissions included comments raising issues with the new boundaries. Staff have investigated exhibition submission's proposed boundary changes or amendments in Kembla Grange. The boundary suggestions raised in submissions were primarily individual property or ownership based rather than contributing to an objective strategic goal. It was suggested that all industrial zoned land should be in one suburb, as having industrial land in the same suburb as residential land may cause devaluation. This was similarly raised as an objection to the name change overall.

The GNB publication *NSW Address Policy and User Manual* recommends that "Address locality boundaries follow clear and easily distinguishable lines such as rivers, railways, major road centrelines". As suggested elsewhere in this report, Council staff followed this guidance when choosing the proposed boundaries between each new suburb.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal "We have an innovative and sustainable economy" "We are connected and engaged community". It specifically delivers on the following –

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2020-21
Strategy	**4 Year Action**	**Operational Plan Actions**
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	In collaboration with key agencies, facilitate the West Dapto Review Committee to deliver the first stages of the West Dapto Urban Release Area

SUSTAINABILITY IMPLICATIONS

The review of suburbs at West Dapto does not have any specific environmental sustainability implications. However, the existing size and scale of the suburbs Kembla Grange, Huntley and Avondale is not sustainable in an ultimate urban development context. In addition, once the three (3) existing suburbs reach their ultimate urban residential density capacity it would not be sustainable for emergency services coordination. Therefore, the proposed six (6) suburbs will provide a more sustainable outcome for the community and public resources.

RISK MANAGEMENT

As mentioned previously in this report, the GNB guidelines recommend creating new, smaller, suburbs before residential densities increase significantly in an urban context. One of the main risks with reviewing suburb boundaries later in a new release area development's life is the increased disruption and inconvenience to residents with address change. Council staff are managing this risk by undertaking this suburbs review project relatively early in the life of the urban release area at West Dapto.

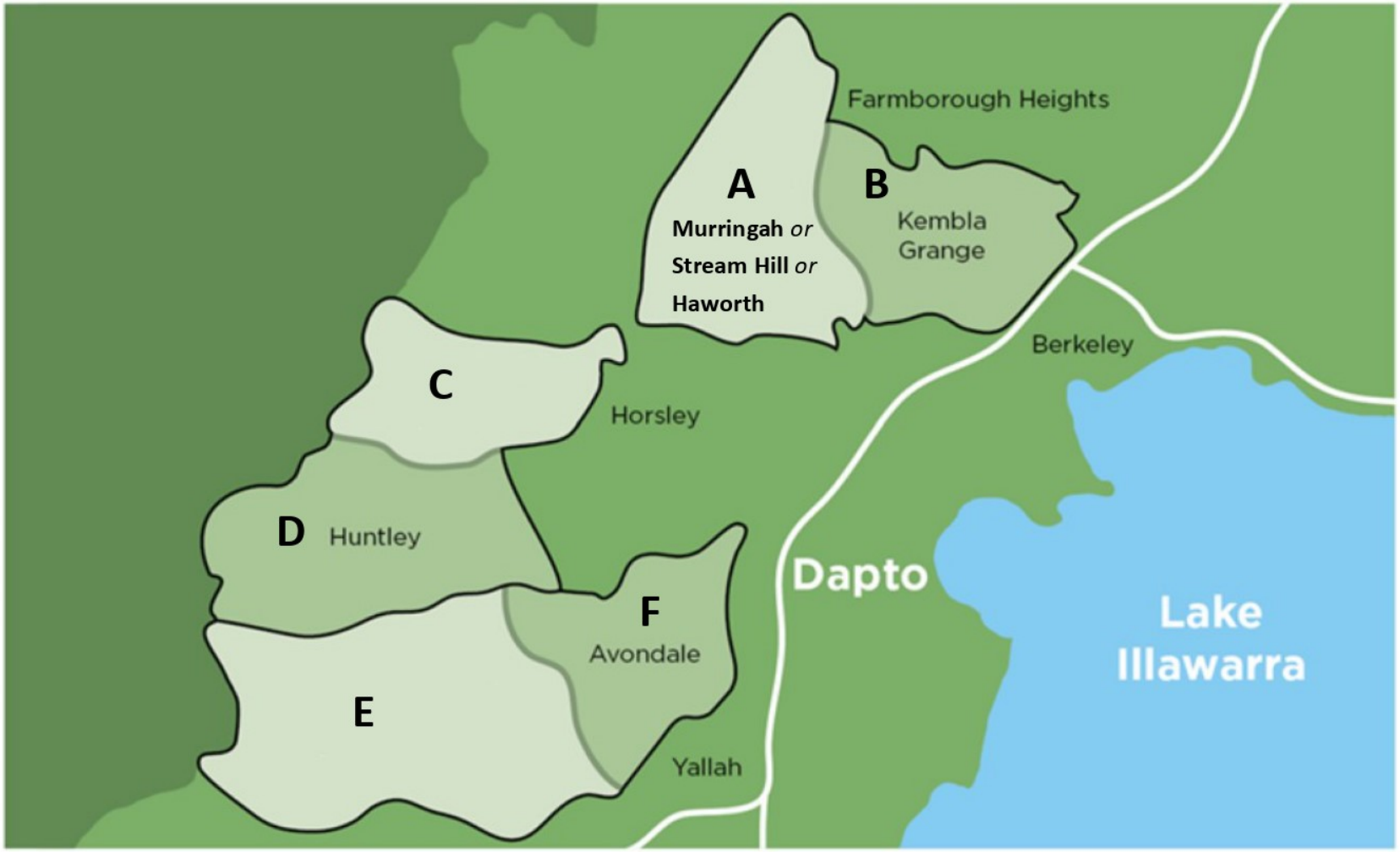
FINANCIAL IMPLICATIONS

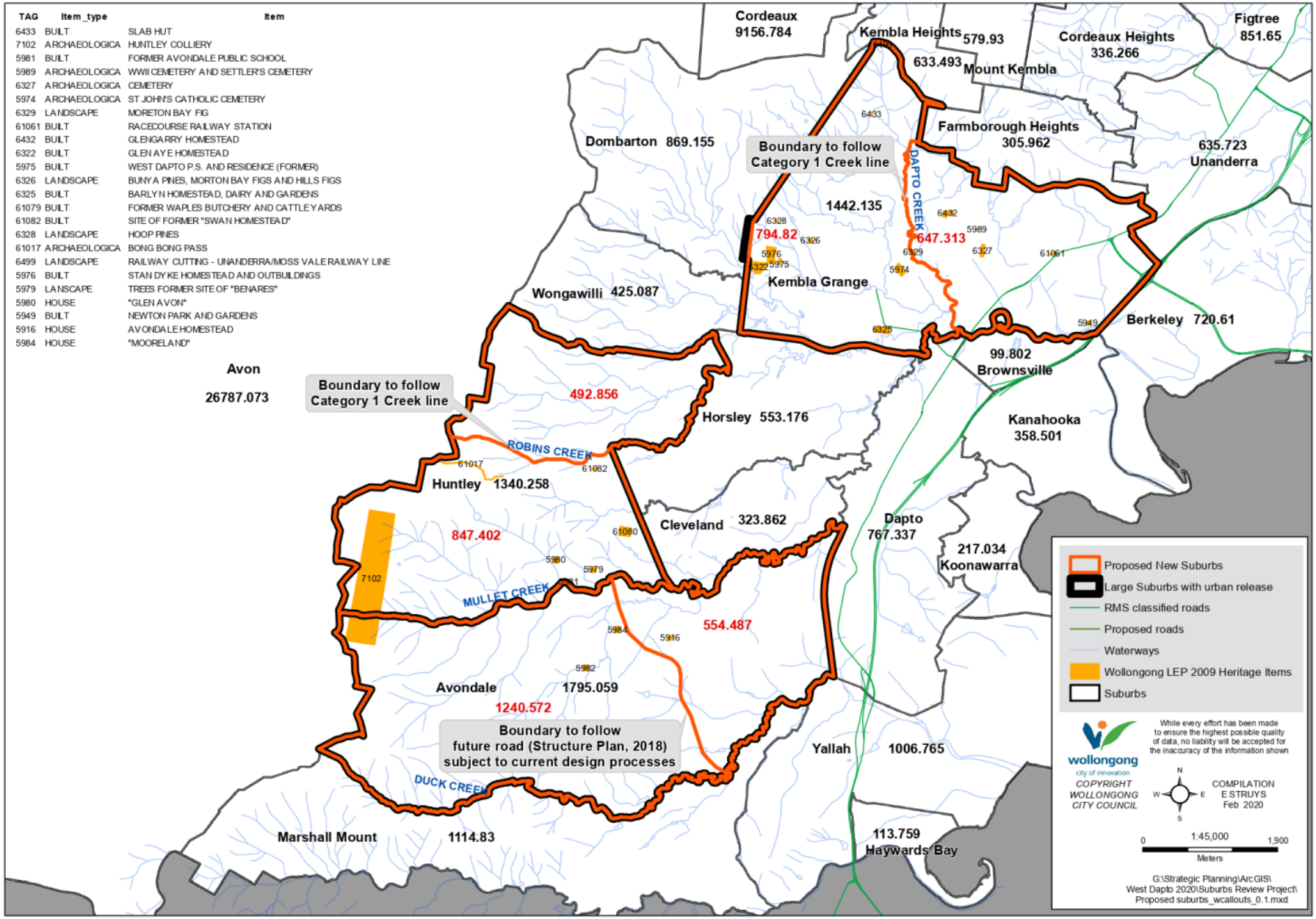
There are minimal financial implications of the proposed public exhibition West Dapto Suburbs review project. Staff resources in the City Strategy Division and Engagement team have been utilised to undertake the project. Communication and engagement costs will continue throughout the project.

CONCLUSION

The naming of the new suburbs is an important milestone in the West Dapto Urban Release Area's development. The suburbs Kembla Grange, Huntley and Avondale are larger than the GNB's guidelines recommend. Their guidelines suggest creating new, smaller, suburbs before the residential densities increase significantly, to minimise disruption to residents in the future. This report outlines the community engagement processes undertaken in the naming of the new suburbs with a focus on Suburb A (Kembla Grange). Council staff worked alongside the two (2) Working Groups, to collate and research all suggested names against the GNB's naming criteria, as well as their applicability and suitability for the West Dapto area. An Aboriginal cultural linguist will be engaged to advise the correct pronunciation of any Aboriginal names in the final shortlist.

It is recommended that the final shortlist of proposed names for Suburb A be endorsed for exhibition, to allow community consultation. It is further recommended that the finalisation of the names for suburbs C and E be paused, pending the results of the engagement for Suburb A.


Farmborough Heights
A
Murringah or
Stream Hill or
Haworth
B
Kembla
Grange
Berkeley
C
Horsley
D
Huntley
F
Avondale
E
Yallah
Dapto
Lake
Illawarra


TAG Item_type Item
6433 BUILT SLAB HUT
7102 ARCHAEOLOGICA HUNTLEY COLLIERY
5981 BUILT FORMER AVONDALE PUBLIC SCHOOL
5989 ARCHAEOLOGICA WWII CEMETERY AND SETTLER'S CEMETERY
6327 ARCHAEOLOGICA CEMETERY
5974 ARCHAEOLOGICA ST JOHN'S CATHOLIC CEMETERY
6329 LANDSCAPE MORETON BAY FIG
61061 BUILT RACECOURSE RAILWAY STATION
6432 BUILT GLENGARRY HOMESTEAD
6322 BUILT GLEN AYE HOMESTEAD
5975 BUILT WEST DAPTO P.S. AND RESIDENCE (FORMER)
6326 LANDSCAPE BUNYA PINES, MORTON BAY FIGS AND HILLS FIGS
6325 BUILT BARLYN HOMESTEAD, DAIRY AND GARDENS
61079 BUILT FORMER WAPLES BUTCHERY AND CATTLE YARDS
61082 BUILT SITE OF FORMER "SWAN HOMESTEAD"
6328 LANDSCAPE HOOP PINES
61017 ARCHAEOLOGICA BONG BONG PASS
6499 LANDSCAPE RAILWAY CUTTING - UNANDERRA/MOSS VALE RAILWAY LINE
5976 BUILT STAN DYKE HOMESTEAD AND OUTBUILDINGS
5979 LANSCAPE TREES FORMER SITE OF "BENARES"
5980 HOUSE "GLEN AVON"
5949 BUILT NEWTON PARK AND GARDENS
5916 HOUSE AVONDALE HOMESTEAD
5984 HOUSE "MOORELAND"
Cordeaux 9156.784
Kembla Heights 579.93
633.493
Mount Kembla
Cordeaux Heights 336.266
Figtree 851.65
Farmborough Heights 305.962
635.723 Unanderra
Dombarton 869.155
Boundary to follow Category 1 Creek line
DAPTO CREEK
1442.135
794.82
647.313
Kembla Grange
Wongawilli 425.087
Berkeley 720.61
99.802 Brownsville
Avon 26787.073
Boundary to follow Category 1 Creek line
492.856
Horsley 553.176
Kanahooka 358.501
ROBINS CREEK
Huntley 1340.258
Cleveland 323.862
Dapto 767.337
847.402
217.034 Koonawarra
MULLET CREEK
554.487
Avondale 1795.059
1240.572
Boundary to follow future road (Structure Plan, 2018) subject to current design processes
DUCK CREEK
Yallah 1006.765
Marshall Mount 1114.83
113.759 Haywards Bay
Proposed New Suburbs
Large Suburbs with urban release
RMS classified roads
Proposed roads
Waterways
Wollongong LEP 2009 Heritage Items
Suburbs
wollongong city of innovation
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While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for the inaccuracy of the information shown
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Suggested Names for Suburb A – Phase 2		
Banyula	Grangeview/Grange View	Little Hill
Barlyn	Granger	Logbridge
Barooga	Grangeville	Lower Dombarton
Baroomby	Gum Tree Valley	Lyden/Lyden View
Black Wattle Hill	Hampton	McPhail Grange
Blue Gum Plains or Blue Gum Sands, Blue Gum Point	Harrington	Mallon Valley
Brumby	Hastings	Marceau Fields
Captains Glen/Captains Grange	Haworth/Haworth Grove	Mountain Grange/View
Cummins	Haysville	Mount Kembla/Mount Kembla Heights
Daisy Bank	Hillview, Hillsview	Mountaindale
Dalton	Hudson Estate	Newton Park
Darkes Meadow	Hunt Valley	Omaroo
Djenbella Plains	Hyde Park	Owen
Dombarton	Iredel	Parkview, Parkdale
East Wongawilli	Johnston's Meadow	Peter
Edenfield	Jordan	Preston
Ellimeek	Kemberton	Sanctuary Views
Escarpment views	Kembla Escarpment/ Foothills/Heights/Hills/ Meadows/ Mountain	Sapphire Grange/Valley
Farmborough	Kembla Grange/Kembla Grange Estate	Stane Dyke
Flametree	Kembla Plains	Stream Hill
Fraser Hill	Kembla Ridge	The Grange
Gerard	Kembla Valley	The Ridge
Glen Ayre	Kembla Vale	Warra Views
Glengarry	Kembla Views	Weston Park
Glenleigh/Glen Leigh	Lindsay	Windy Valley

*Not all Aboriginal names are included in this list



West Dapto Suburb Review & Naming Project – Suburb A

Engagement Progress Report

July 2021

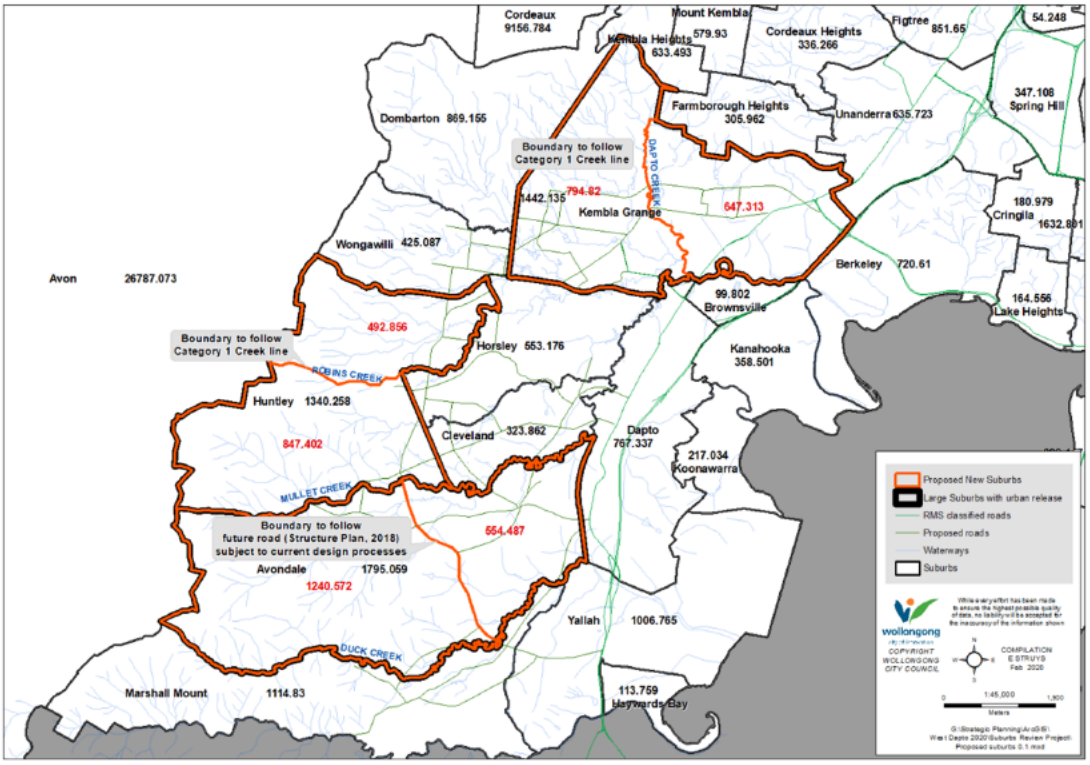
wollongong
city of innovation

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Executive Summary



Phase 1 of this project commenced in March 2020, informing the community of suburb boundary reviews of Avondale, Huntley and Kembla Grange and inviting community members to suggest new suburb names. For more information about phase 1 of the project visit at www.wollongong.nsw.gov.au/your-council/council-meetings/councilbusinesspapers A shortlist of proposed new West Dapto suburb names was presented to Council for endorsement on 26 October 2020. Council resolved to endorse the shortlist of names for the second portions of Huntley and Avondale for public exhibition. At the Council meeting on 26 October 2020, Council resolved to work with residents to investigate additional naming options for the second portion of Kembla Grange - Suburb A.

This engagement report summarises the engagement process for Kembla Grange – Suburb A. As a continuation of Phase 1 of the project for we invited community members to tell us their naming ideas for the second portion of Kembla Grange referred to as Suburb A. The eastern portion is proposed to remain named Kembla Grange. Phase 2 engagement will be reported at a later date with the outcomes for all suburbs.

In total we received feedback on Kembla Grange – Suburb A from 160 submissions, which included 110 online responses, 6 emails and letters and 44 feedback forms. Neither Guwara nor McPhail received clear support in submissions, with the majority of people stating they did not agree with either name for Suburb A.

119 people made suggestions for an alternative or new name for Suburb A. 77 different names were put forward. These names were reviewed and researched by the Community Working Group, in conjunction with Council staff.

Community engagement with the Aboriginal community has been consistent and ongoing since February 2020. At the end of 2020, a number of Traditional Custodians and Knowledge Holders requested to be involved with the project and have been highly engaged with the project since this time. The Aboriginal Community Working Group came together in February 2021 to discuss the project. They provided a shortlist of names with information about where each name should be placed and the reasons why.

When the broad community engagement period ended, the two community working groups were re-established to review and assess all suggested names against the Geographical Names Board's criteria and significance to West Dapto.

The next step in the process for naming proposed Suburb A, will be report to Councillors recommending public exhibition of the proposed shortlist. Council staff will then consult with the community about the proposed short-list of names for Suburb A. Following exhibition, all submissions will be reviewed and a report to Council will be prepared with recommendations related to all three (3) proposed suburbs A, C and E.

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Background

In March 2020, Council informed the community of the suburbs review in West Dapto and invited the community to suggest names for the new suburbs. As West Dapto develops, the existing suburbs Avondale, Huntley and Kembla Grange are becoming too large and need to be split in half. The project is being run in two phases:

Phase 1 *(concluded)*.

- Inform the community of the suburbs review.
- Invite the community to suggest names for the new suburbs.
- Establish two (2) Community Working Groups to review and assess the suggested names against the GNB criteria and any significance to West Dapto.
- Use the information collected by the Community Working Groups and Project Team to develop a draft shortlist of names for each of the new suburbs.
    - Draft shortlist to go to Geographical Names Board (GNB) for review

Phase 2 *(in progress)*

The proposed shortlist was presented to Council for endorsement on 26 October 2020. Council resolved to endorse the shortlist of names for the second portions of Huntley (Suburb C) and Avondale (Suburb E) for public exhibition. At the Council meeting of 26 October 2020, Council also resolved to work with residents to investigate additional naming options for the second portion of Kembla Grange (Suburb A). During phase 2 of the project we invited community members to tell us their naming ideas for the second portion of Kembla Grange and we invited community members to provide feedback about the shortlist of names for Avondale and Huntley. The 6 week public exhibition period commenced on Wednesday 4 November and closed on Wednesday 16 December 2020.

The Community Working Groups were re-established to review and assess all of the newly suggested names for Suburb A (Kembla Grange). The West Dapto Review Committee (which includes Ward 3 Councillors) has considered the naming suggestions for Subrub A. The GNB staff have provided informal advice. Subject to Council adoption, staff will now make arrangements for exhibition of the Suburb A shortlist of names,. Following exhibition, all submissions will be reviewed and a report to Council will be prepared with recommendations related to all three (3) proposed suburbs A, C and E. Staff would then formally apply to the GNB. The remaining steps following that include:

- GNB to inform Council of new suburb names.
- Council endorse new suburb names.

Engagement with Aboriginal community

Engagement with Aboriginal community members, Traditional Custodians and Knowledge Holders has been consistent and ongoing since February 2020. Towards the end of 2020 a number of Traditional Custodians and Knowledge Holders expressed interest in being part of the project and have been highly engaged members of the Aboriginal community working group since. The Aboriginal community working group has reviewed and assessed all Aboriginal names that were submitted during phase 2 of engagement for this project. For proposed Suburb A the group confirmed that the previously agreed name of Murringah (Dharawal language for 'coal') be put forward to the GNB and Council for consideration.

Stakeholders

Stakeholders included:

- Residents of Avondale, Kembla Grange, Huntley and the wider West Dapto and Dapto communities
- Neighbourhood Forum 8
- Wollongong Heritage Reference Group
- Illawarra Shoalhaven National Trust
- Illawarra Historical Society
- Community groups such as CareWays, Rotary and Quota
- Local primary and high schools
- Migrant Heritage Project
- Local Traditional Custodians
- Illawarra Local Aboriginal Land Council
- Aboriginal Reference Group
- Aboriginal organisations and individual knowledge and language holders.

Methodology

A number of communication methods were used in phase 2, including;

- Engagement website which included links to phase 1 engagement website and GNB, an FAQ, Council Business Papers, maps and two feedback forms.
- Frequently Asked Questions
- Advertiser notifications 18 and 25 November

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- All local primary and high schools emailed poster to include in school newsletter
- Posters displayed around the Dapto community (though was limited due to Covid)
- Letters to all residents and land owners of Avondale, Huntley and Kembla Grange including FAQ, poster, survey and reply paid envelope.
- All key stakeholders and participants from phase 1 emailed when project website was live.
- Update at Neighbourhood Forum 8 meeting in November 2020.
- Media release 6 November 2020.
- Information packs including an FAQ, poster and feedback form at Customer Service and Dapto and Wollongong Libraries.

Engagement methods included two separate feedback forms; one to provide feedback about Avondale and Huntley proposed names and the other to provide feedback about Kembla Grange previous proposed names and to invite suggestions of new/alternate names. This report focuses on the engagement for proposed Suburb A (Kembla Grange).

Results

This section of the report provides details on the engagement activities, the on-line participation summary (Table 1) and the feedback on the level of support for Guwara and McPhail from Kembla Grange (Table 2), and potential names for Suburb A from non Aboriginal Working Group members (Table 3). A summary of comments on each of the suburb names appears in the report below.

Engagement Participation Results

Details of the number of participants for each engagement activity are presented in the following.

Online Engagement Results

A total of 110 submissions were received online. Table 1 presents the usage statistics for the project page on Council's website.

Table 1: Summary of online participation

Measure and Explanation	Usage
Unique Site Visits – Total number of visits to the project page	1,100
Aware – Total number of users who viewed the project page	864

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Informed – Total number of users who opened a hyperlink or read a document	439
Engaged – Total number of users who have actively contributed to the project via the project page	110

Submission results

The community had the opportunity to complete two online surveys (or feedback forms) for this project. One for Avondale and Huntley and one for Kembla Grange. The results for Kembla Grange are reported in the following sections. Results for Avondale and Huntley will be reported at a later date with the results of the shortlist names exhibition for Kembla Grange.

Kembla Grange submission results

Community members were asked to provide feedback on the names Guwara and McPhail that were previously nominated for Kembla Grange. There was also an opportunity to provide an alternative suburb name, and to provide details on how that name met the GNB's guidelines and its significant to West Dapto.

Feedback came from 160 submissions, which included 110 online responses, 6 emails and letters and 44 feedback forms. The results are recorded in Table 2.

Table 2: Support of otherwise for Guwara and McPhail

Suburb Name Support	Yes	No
Guwara – via Engagement HQ	31	77
Guwara – via feedback forms,	10	32
Guwara - emails and letters	1	-
Guwara Total	**42**	**109**
McPhail – via Engagement HQ	5	103
McPhail – via feedback forms,	32	38
McPhail - emails and letters	-	-
McPhail total	**37**	**141**

Neither Guwara nor McPhail was supported by the community making submissions for Suburb A. Comments for and against Guwara and McPhail have been summarised and appear in the tables below.

Comments on Guwara

Some people said Guwara was the best of the names suggested, preferring it to McPhail.
The Aboriginal meaning of Guwara was considered very fitting by several people. Those opposed to the name said it was too difficult to say, spell and wasn't relevant to the local area. The existing name Kembla Grange was given as a reason why some residents had bought into the area.

Comments on McPhail

Several positive comments were received saying the McPhail family had made a positive contribution to the area. One person suggest McPhail Grange would be a more suitable suburb name.

Of the many comments not supporting the name McPhail, most said it sounds like failure. It was mentioned residents living in a suburb called McPhail would be subject to ridicule. It was felt the name was too common, not liked, sounded like a real estate agency and that many other local pioneering families could be honoured. One submission stated the family was acknowledged with the existing McPhail reserve.

New or alternative names suggested for suburb A

The community were asked if they had a suggestion for a new or alternative name for suburb A.
119 people made a suggestion for Suburb A; 88 online surveys and 31 completed Kembla Grange feedback forms.

Residents were asked to say how their suggested name met the Geographical Names Board's criteria, and the relevance the name had to West Dapto.

A total of 77 names were put forward. Some people suggested more than one name, some names were suggested a multiple of times.

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Suggested Names for Suburb A		
Banyula	Grangeview/Grange View	Little Hill
Barlyn	Granger	Logbridge
Barooga	Grangeville	Lower Dombarton
Baroomby	Gum Tree Valley	Lyden/Lyden View
Black Wattle Hill	Hampton	McPhail Grange
Blue Gum Plains or Blue Gum Sands, Blue Gum Point	Harrington	Mallon Valley
Brumby	Hastings	Marceau Fields
Captains Glen/Captains Grange	Haworth/Haworth Grove	Mountain Grange/View
Cummins	Haysville	Mount Kembla/Mount Kembla Heights
Daisy Bank	Hillview, Hillsview	Mountaindale
Dalton	Hudson Estate	Newton Park
Darkes Meadow	Hunt Valley	Omaroo
Djenbella Plains	Hyde Park	Owen
Dombarton	Iredel	Parkview, Parkdale
East Wongawilli	Johnston's Meadow	Peter
Edenfield	Jordan	Preston
Ellimeek	Kemberton	Sanctuary Views
Escarpment views	Kembla Escarpment/Foothills/ Heights/Hills/Meadows/ Mountain/Plains/Ridge/Vale/ Valley/Views	Sapphire Grange/Valley
Farmborough	Kembla Grange/Kembla Grange Estate	Stane Dyke
Flametree	Kembla Plains	Stream Hill
Fraser Hill	Kembla Ridge	The Grange
Gerard	Kembla Valley	The Ridge
Glen Ayre	Kembla Vale	Warra Views
Glengarry	Kembla Views	Weston Park
Glenleigh/Glen Leigh	Lindsay	Windy Valley

Community Working Group 2021

Council staff reconvened the Community Working Group in early 2021 and asked for their assistance in reviewing the names put forward by the community for Suburb A. Each member was asked to research a group of names and present their research back to the Project Team.

Members of the Community Working Group then met to discuss the suggested names and requested that staff discuss the merits of the following names with the West Dapto Review Committee before seeking informal advice from Geographical Names Board staff.

Table 3: Potential names for Suburb A from non - Aboriginal Working Group members

Potential Names	Community Working Group Preference	Reason
Stream Hill	Group's preferred name	Historical evidence to support the name and significance to West Dapto.
Stane Dyke	Group does not support this name	Misappropriation concerns, potential spelling and pronunciation issues, the name is already used for park and a street.
Haworth/Haworth Grove	Group generally supportive of this name going forward	Generally supportive with some concern around pronunciation.
Escarpment Views	Group does not recommend the name go forward	Too generic and not unique to West Dapto

For Suburb A, following receipt of the informal advice from the Geographical Name Board, Council staff presented the proposed short list names to the Executive Management Committee and West Dapto Review Committee. Following this, a recommendation was made to report back to Council for their consideration of the Suburb A shortlist for exhibition.

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File: CST-100.03.073 Doc: IC21/708

ITEM 4 DRAFT HOUSING AND AFFORDABLE HOUSING OPTIONS PAPER - CONSULTATION FEEDBACK

On 16 March 2020, Council resolved to exhibit the draft Housing and Affordable Housing Options Paper. The draft paper was available from 19 March 2020, but due to COVID 19 the commencement of the formal exhibition period was delayed and occurred from 5 May 2020 to 10 July 2020. Fifty-one (51) persons made a submission on the website or completed the on-line survey. Eighteen (18) written submissions were received. Most submissions were supportive of the progression of many of the options into a draft Housing Strategy.

It is recommended that Council note the exhibition feedback and progress the preparation of the draft Housing and Affordable Housing Strategy.

RECOMMENDATION

1 The community feedback received during the exhibition of the draft Housing and Affordable Housing Options Paper be noted.

2 The feedback be used to guide the preparation of the draft Housing and Affordable Housing Strategy.

3 The draft Housing and Affordable Housing Strategy be reported to Council for endorsement prior to exhibition.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Community Engagement Summary Report
2 Feedback on draft strategies presented in Option Paper

BACKGROUND

On 16 March 2020, Council considered the report on the draft Housing and Affordable Housing Options Paper and resolved that -

1 The draft Housing and Affordable Housing Options Paper be exhibited for a period of at least two months to enable community and stakeholder input.

2 The comments received be used to assist the development of a draft Housing Strategy and draft amendments to planning controls.

3 The inclusion in State Environmental Planning Policy No. 70 Affordable Housing continue to be progressed, through the development of an Affordable Housing Contributions Scheme and Development Feasibility Assessment.

4 A letter be sent to the Minister for Planning and Public Spaces objecting to the commencement of the Low Rise Medium Density Code, as the data in the draft Housing and Affordable Housing Options Paper demonstrates that this form of development is not required to address housing demand or affordability, and will not lead to good housing or community outcomes. The letter should also note Council's concerns surrounding the lack of consultation to neighbouring properties.

5 Prior to exhibition, the Draft Housing and Affordable Housing Options Paper be amended to include the following additional preferred recommendation in Table 6.1:

"5.8: Review the zoning and housing controls to limit housing densities north of Thirroul, having regard to network capacity constraints".

The draft Housing and Affordable Housing Options Paper was updated to reflect Council's resolution. The draft Paper and was available on Council's website from 19 March 2020 and formal exhibition occurred from 5 May 2020 to 10 July 2020, having been delayed by COVID.

In response to the exhibition process -

- Eighteen (18) written submissions were received
- Council's engagement website received 1,032 visits, of which 330 persons downloaded the draft report. Fifty-one (51) persons made a submission on the website or completed the on-line survey
- The three social media posts had a total reach of 23,512 and 55,952 impressions. The posts were clicked on 1,548 times and there were 219 clicks through to Council's engagement page. Forty one (41) on-line comments were provided.

The Engagement Report (Attachment 1) provides more detail on the exhibition arrangements and the comments, website survey results and submissions received.

PROPOSAL

The majority of actions identified in the draft Options paper received community support. Attachment 2 provides a summary of the draft actions listed in the draft Options Paper and feedback received. Of note there was -

- Support for the preparation of an Affordable Housing policy, Affordable Housing target and contributions scheme
- Support for the review of planning controls for environmentally and infrastructure constrained locations
- Support for the review of the medium density precincts to increase development opportunity
- Concern about over development in the northern suburbs and other locations.

Over the last 12 months, despite COVID restrictions and higher unemployment rates, median house prices have dramatically increased. Anecdotally, a combination of low interest rates, taxation settings, the ability to work from home and in regional locations, has resulted in people choosing to move out of Sydney and has increased the demand on housing in the regions. There has been a corresponding increase in rental costs, which has increased pressure for those households on low incomes.

Council needs to provide a balanced housing strategy that increases the housing stock, to house the growing population, whilst protecting the natural values of the Local Government Area (LGA) and responding to infrastructure constraints and community expectations. Many people don't like change in their street or suburb, but they also want housing to be available for their children and grandchildren.

The need to address Affordable Housing issues has become even more important. Council has limited ability to improve Affordable Housing outcomes as it relies on Federal and State policy settings.

The community feedback is being used to prepare the draft Housing and Affordable Housing Strategy. Some initial directions being investigated include -

1 Social and Affordable Housing

- Prepare an Affordable Housing Policy
- Set an Affordable Housing Target
- Continue to consider the progression of an Affordable Housing clause to be included in the Wollongong Local Environment Plan (LEP) 2009 (SEPP 70), including an Affordable Housing Contributions Scheme (consistent with the Inclusionary zoning action in the NSW Housing Strategy)
- Work with NSW Land and Housing Corporation to renew their housing stock and increase social housing

- Facilitate the development of partnerships between non-government organisations, development industry land owners and the community housing sector to deliver affordable rental housing
- Review opportunities to provide social or affordable housing consistent with action in the NSW Housing Strategy.

2 Responses to housing needs

- Continue to enable housing of the appropriate type in appropriate locations, including the review of the R3 Medium Density zone
- Increase supply of smaller dwellings
- Increase housing opportunities in and around Town Centres
- Revise the character statements for suburbs
- Review permissible uses in the Land Use Table for the residential zones
- Review the application of the R1 General Residential in City Centre
- Review the application of the SP1 Hospital zone, surrounding Wollongong Hospital in conjunction with NSW Health
- Consider housing opportunities within and surrounding Town Centres, provided employment opportunities are not compromised.

3 Responses to environmental and infrastructure constraints -

- Maintain housing restrictions in Illawarra Escarpment (along LGA), consistent with recommendations of the Illawarra Escarpment Strategic Management Plan (2015)
- Review development potential in Illawarra Escarpment foothills, currently zoned R2 Low Density Residential (along the LGA) especially sensitive sites eg 14 Cosgrove Avenue, Keiraville
- Maintain no housing development in Sydney's Drinking Water Catchment, by retaining the E2 Environmental Conservation zone
- Review development potential in constrained areas north of Thirroul
- Review development potential in environmentally constrained area such as floodways, watercourses / riparian corridors, coastal hazard areas bushfire prone lands
- Review noise controls along freight corridors, around industrial areas and the Port of Port Kembla.

4 Confirmation of policy settings -

- Retain Industrial lands for employment opportunities
- Protect the Illawarra Escarpment, significant bushland and ecological areas, floodplain, coast line from inappropriate development.

Three submission included the nomination of sites for rezoning consideration -

- Neighbourhood Forum 5 suggested the rezoning of 6-8 Grand View Parade, Lake Heights, owned by NSW Land and Housing Corporation, from R2 Low Density Residential to RE1 Public Recreation. The future of this site is part of on-going discussions with NSW Land and Housing Corporation.
- 25 O'Briens Road, Figtree – Church of Christ. The site is currently zoned RU2 Rural Landscape, and is surrounded by land zoned R2 Low Density Residential. Consultants for the Church suggested that the site could be zoned R3 Medium Density.

- Former Bulli Bowling Club, Princes Highway, Bulli. Following Council's decision on 1 February 2021 to not support the preparation of a draft Planning Proposal for the site, as there was no strategic merit, the owners requested that it be considered as part of the draft Housing Strategy. The identification of the site in the draft Housing Strategy, or a Bulli Town Centre Study, would provide strategic merit for the rezoning of the site.

Consistent with Council's Planning Proposal Policy and advice from the NSW Department of Planning, Industry and Environment, the spot rezoning of individual sites is not supported. Draft Planning Proposal requests need to demonstrate strategic merit by being consistent with recommendations or strategies contained in local or regional strategic planning documents.

The assessment of the latter two proposals is on-going and will form part of the draft Housing and Affordable Housing Strategy.

As part of the assessment of Development Application No. DA-2020/4 for 14 Cosgrove Avenue, Keiraville, Council has received submissions that the current R2 Low Density Residential zone is in appropriate and the site should be rezoned to reduce development potential. The Development Application is subject to an Appeal to the NSW Land and Environment Court. The zoning and planning controls for this site, and others in the Illawarra Escarpment foothills, will be considered as part of the Housing Strategy.

CONSULTATION AND COMMUNICATION

The draft Housing and Affordable Housing Options Paper was available from 19 March 2020, but due to COVID19 the commencement of the formal exhibition period was delayed and occurred from 5 May 2020 to 10 July 2020. Due to COVID 19 the exhibition arrangements were modified and included -

- Have your say page and survey on Council's website. The website included -
  - Copies of the various reports
  - Survey
  - Video prepared by Illawarra Housing Trust on Affordable Housing
- Notification to peak groups – UDIA, PCA, RDA, IBC
- Notification to all Neighbourhood Forums
- Notification to Statutory authorities
- Three social media posts
- On-line briefings to UDIA and PCA committees.

Council's engagement website received 1,032 visits, of which 330 persons downloaded the draft report. Fifty one (51) persons made a submission on the website or completed the on-line survey.

The three social media posts had a total reach of 23,512 and 55,952 impressions. The posts were clicked on 1,548 times and there were 219 clicks through to Council's engagement page. Forty one (41) on-line comments were provided.

Eighteen (18) written submissions were received.

Internal Divisions also provided feedback on the draft Options Paper and proposed directions.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal 5 "We have a healthy community in a liveable city". It specifically delivers on the following –

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	4 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	Develop a LGA-wide Housing Strategy

CONCLUSION

The exhibition of the draft Housing and Affordable Housing Options Paper provided the opportunity for the community to have input into the preparation of the draft Housing and Affordable Housing Strategy. The report outlines the input received from the community and stakeholders received to-date, and indicates directions being examined as part of the preparation of a draft Housing and Affordable Housing Strategy.

Draft Housing and Affordable Housing Options Paper - Engagement summary report

Contents

1 Exhibition arrangements 2
2 Submissions 2
2.1 Website feedback 2
2.2 Social Media comments 35
2.3 Written submissions 42

1 Exhibition arrangements

On 16 March 2020 Council resolved to exhibit the draft Housing and Affordable Housing Options Paper.

The draft Housing and Affordable Housing Options Paper was available from 19/3/20, but due to COVID 19 the formal exhibition period was from 5/5/20 to 10/7/2020. Due to COVID 19 the exhibition arrangements were modified and included:

- Have your say page and survey on Council's website. The website included:
  - Copies of the various reports
  - Survey
  - Video prepared by Illawarra Housing Trust on Affordable Housing
- Notification to peak groups – UDIA, PCA, RDA, IBC
- Notification to all Neighbourhood Forums
- Notification to Statutory authorities
- 3 Social media posts
- On-line briefings to UDIA and PCA committees

2 Submissions

The community provided input via the engagement website, social media and by correspondence.

2.1 Website feedback

Council's engagement website received 1032 visits, of which 330 persons downloaded the draft report (table 1). 51 persons made a submission on the website or completed the survey, detailed in Table 1.

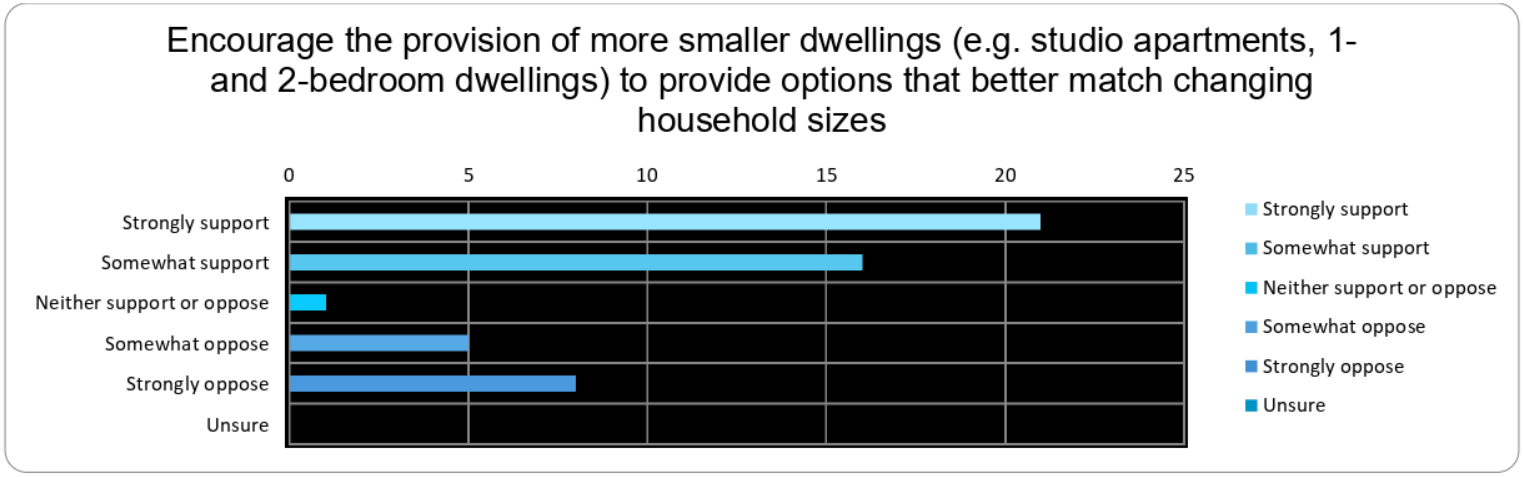
Table 1 Website document downloads

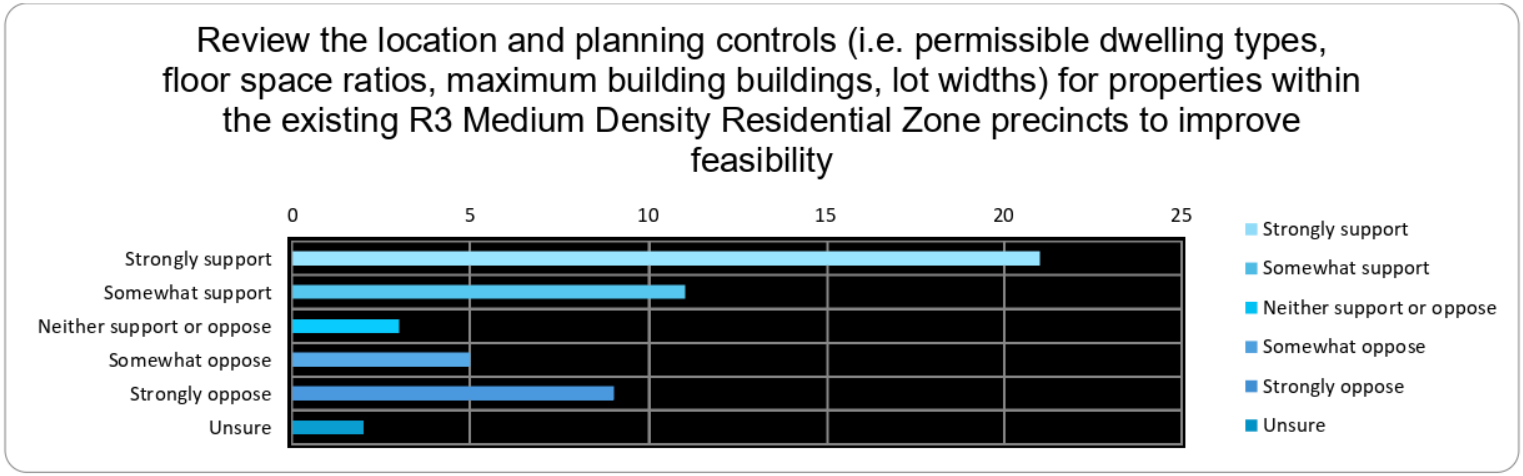
Document	Visitors	Downloads/Views
DRAFT HOUSING AND AFFORDABLE HOUSING OPTIONS PAPER - March 2020	211	330
Wollongong City Council Report - 16 March - Item 2 - Public Exhibition of Draft Housing and Affordable Housing Options	31	39
Wollongong City Council - Missing Middle Testing Paper 2020	25	30
Housing Our Community Discussion Paper May 2017	25	38
Wollongong Residential Density Study Final Report 2015	20	21
Wollongong City Council meeting minutes 16 March 2020	11	11
Frequently Asked Questions	80	87

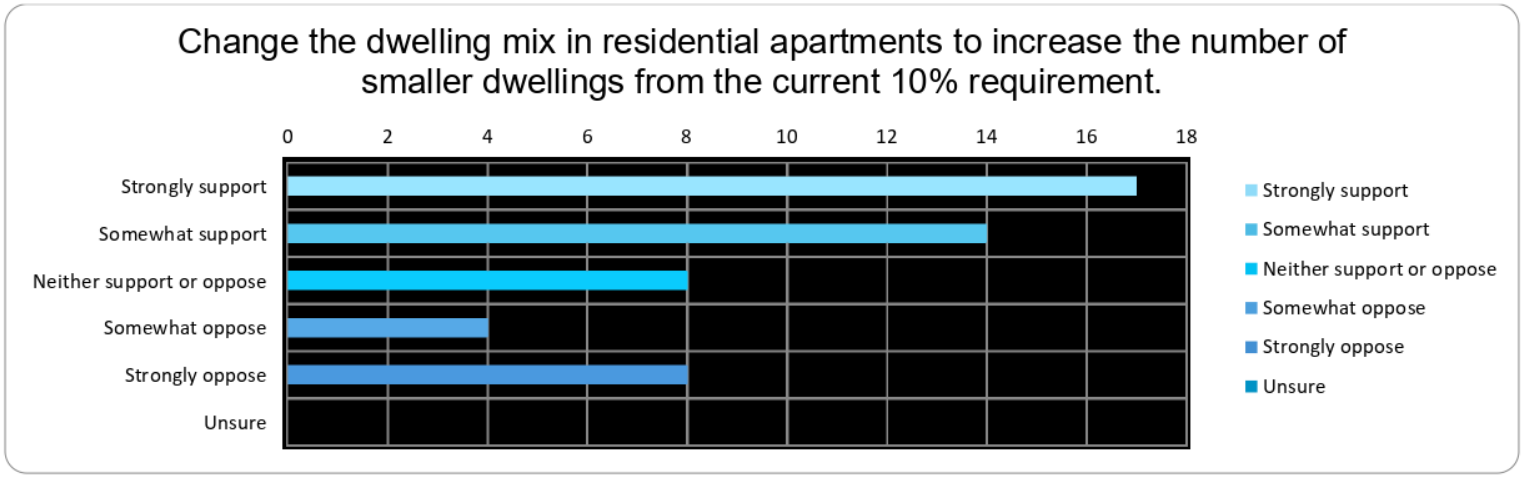
Website survey

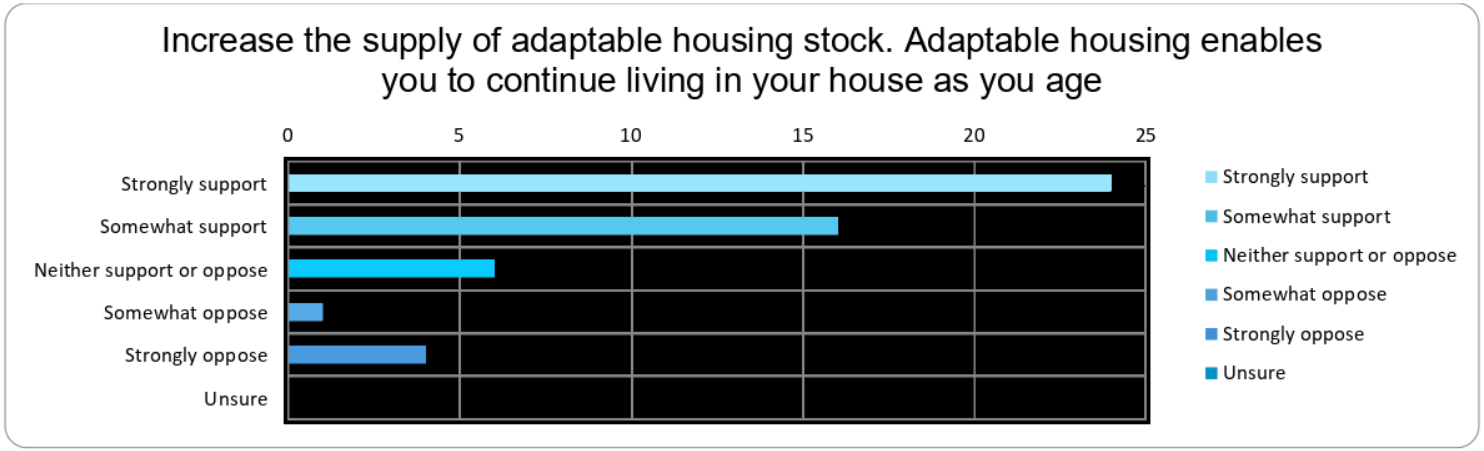
The following graphs summarise the feedback received on the website survey

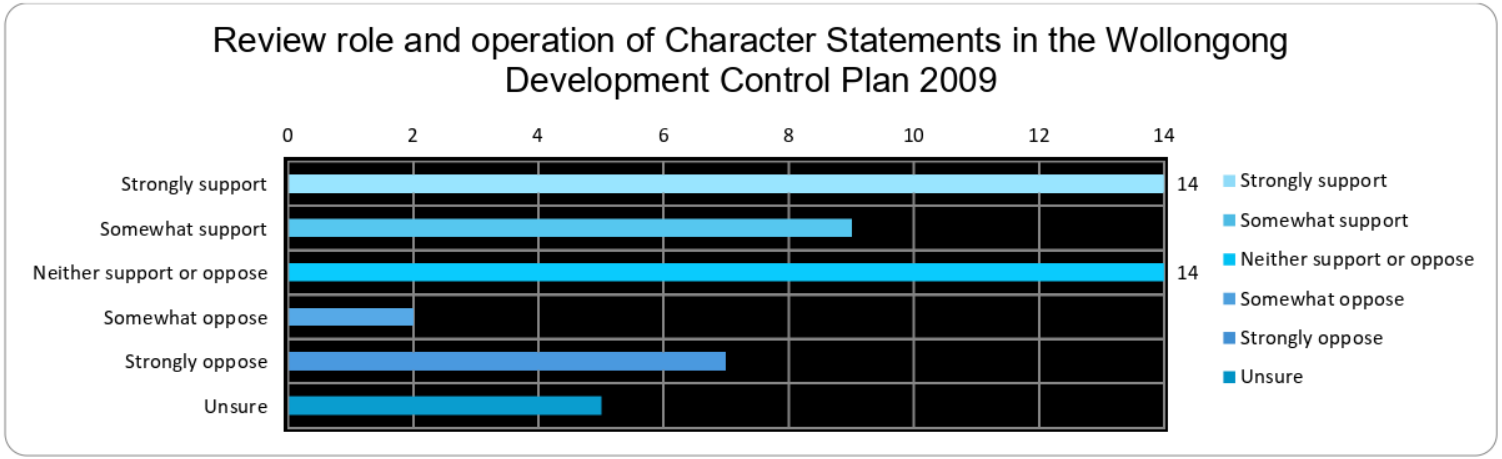
A. Proposals relating to increasing housing diversity

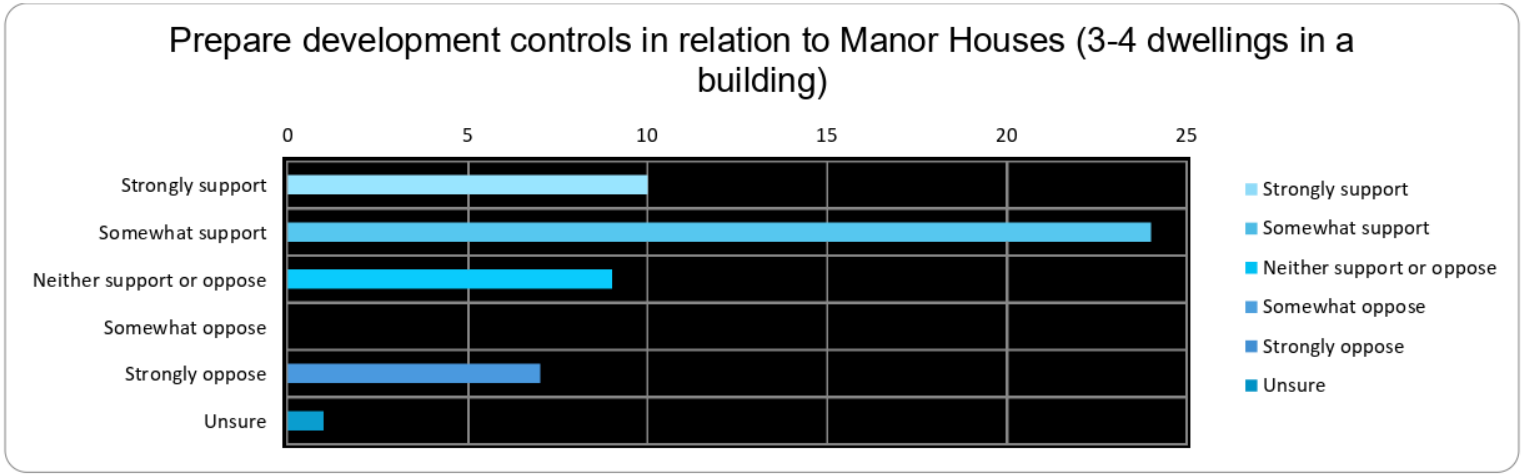


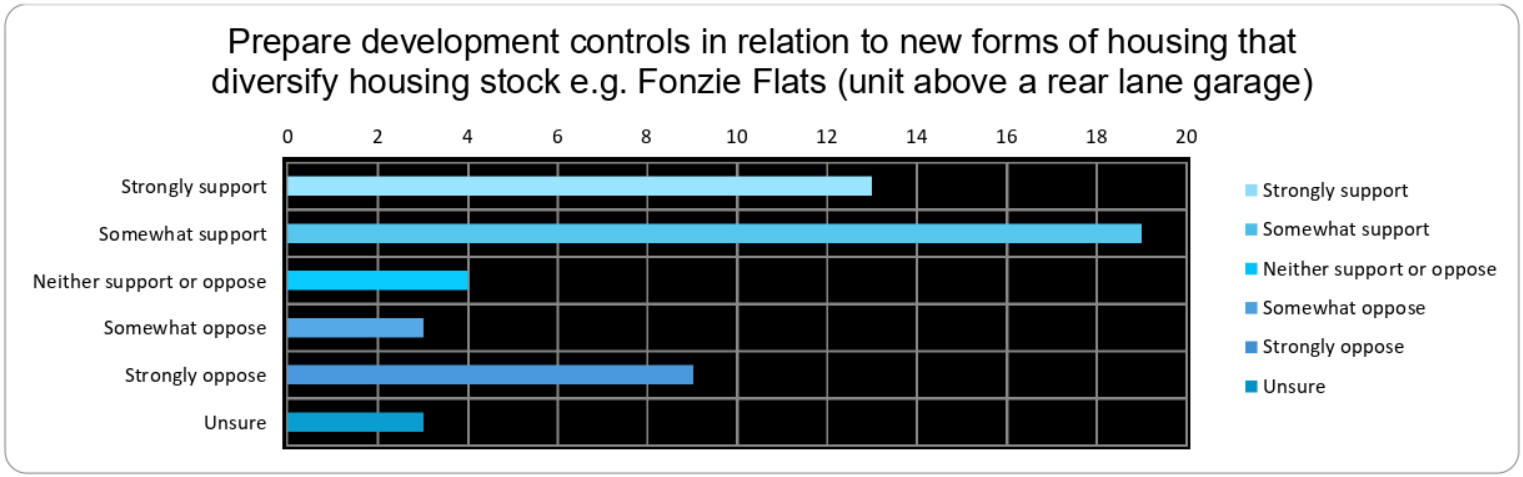

Review the location and planning controls (i.e. permissible dwelling types, floor space ratios, maximum building buildings, lot widths) for properties within the existing R3 Medium Density Residential Zone precincts to improve feasibility
0
5
10
15
20
25
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure


Change the dwelling mix in residential apartments to increase the number of smaller dwellings from the current 10% requirement.
0
2
4
6
8
10
12
14
16
18
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

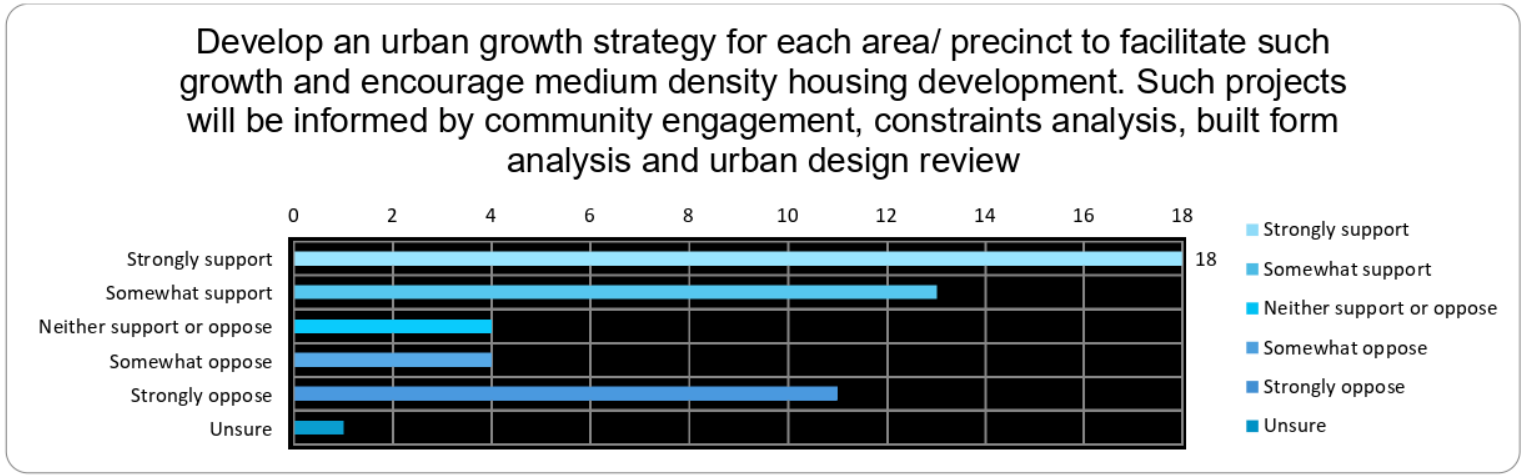

Increase the supply of adaptable housing stock. Adaptable housing enables you to continue living in your house as you age
0
5
10
15
20
25
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

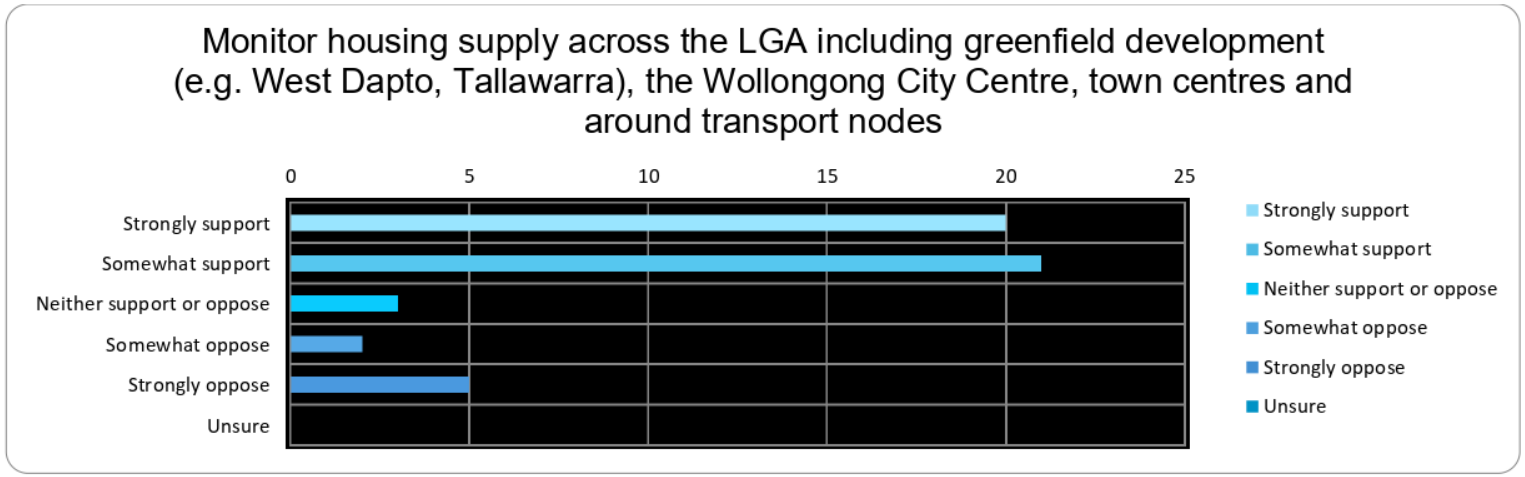

Review role and operation of Character Statements in the Wollongong Development Control Plan 2009
0
2
4
6
8
10
12
14
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
14
14
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

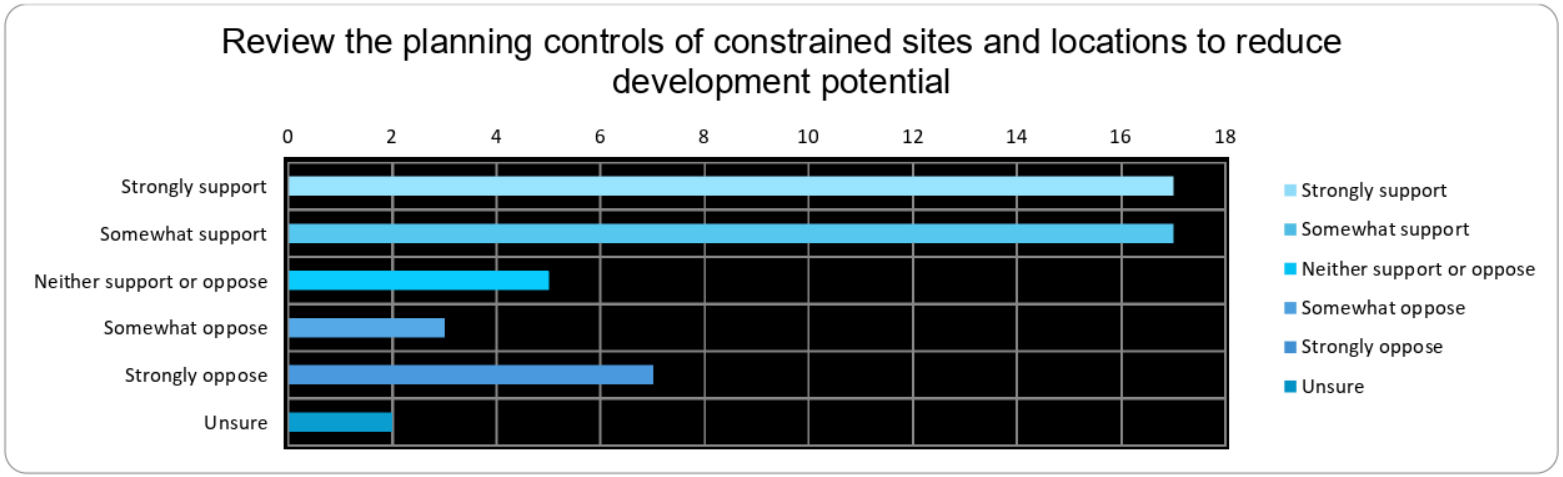

Prepare development controls in relation to Manor Houses (3-4 dwellings in a building)
0
5
10
15
20
25
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

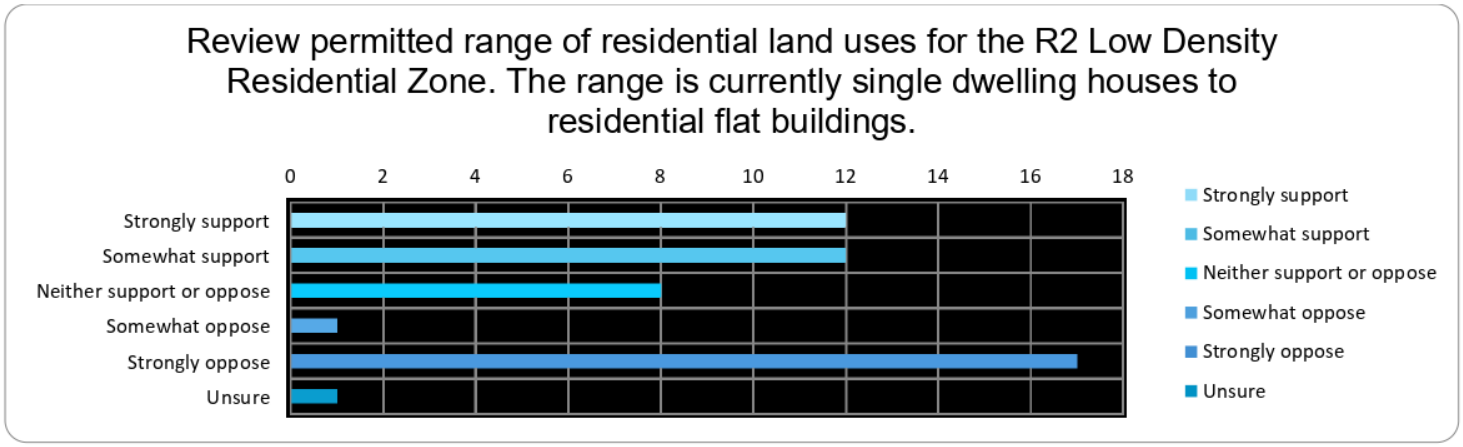

Prepare development controls in relation to new forms of housing that diversify housing stock e.g. Fonzie Flats (unit above a rear lane garage)
0
2
4
6
8
10
12
14
16
18
20
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

B. Proposals relating to planning for future housing growth

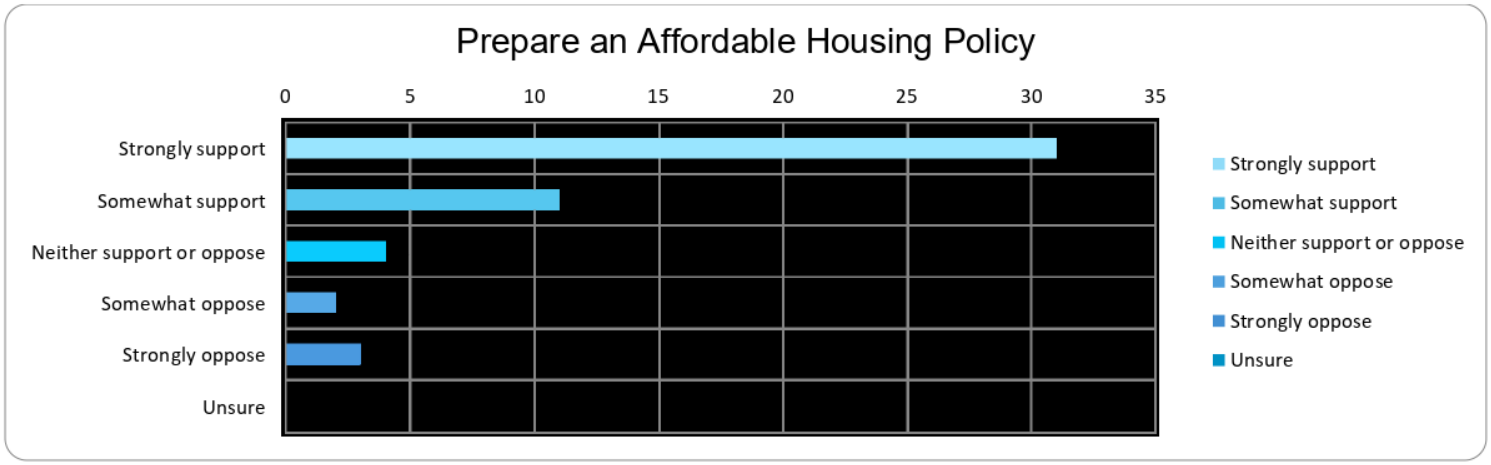


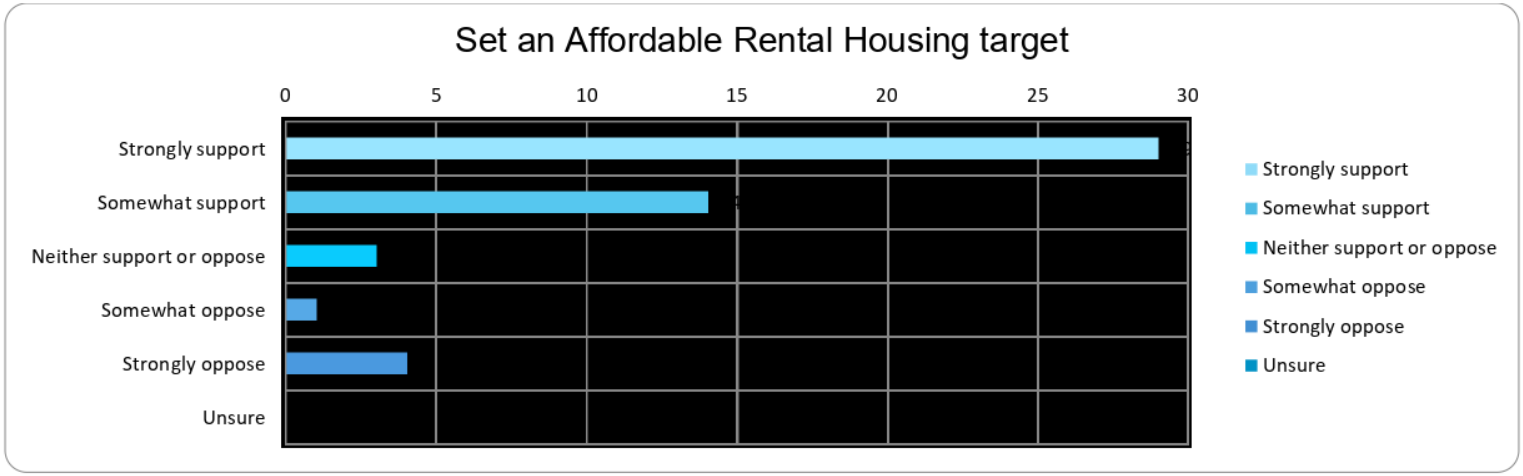

Monitor housing supply across the LGA including greenfield development (e.g. West Dapto, Tallawarra), the Wollongong City Centre, town centres and around transport nodes
0
5
10
15
20
25
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

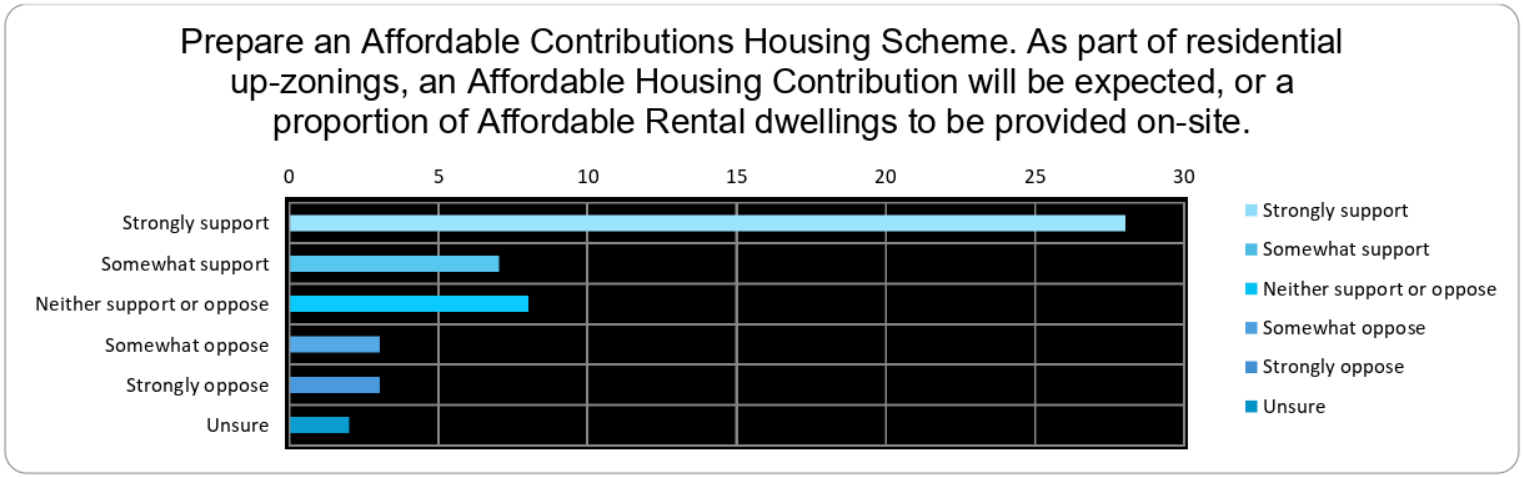

Review the planning controls of constrained sites and locations to reduce development potential
0
2
4
6
8
10
12
14
16
18
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

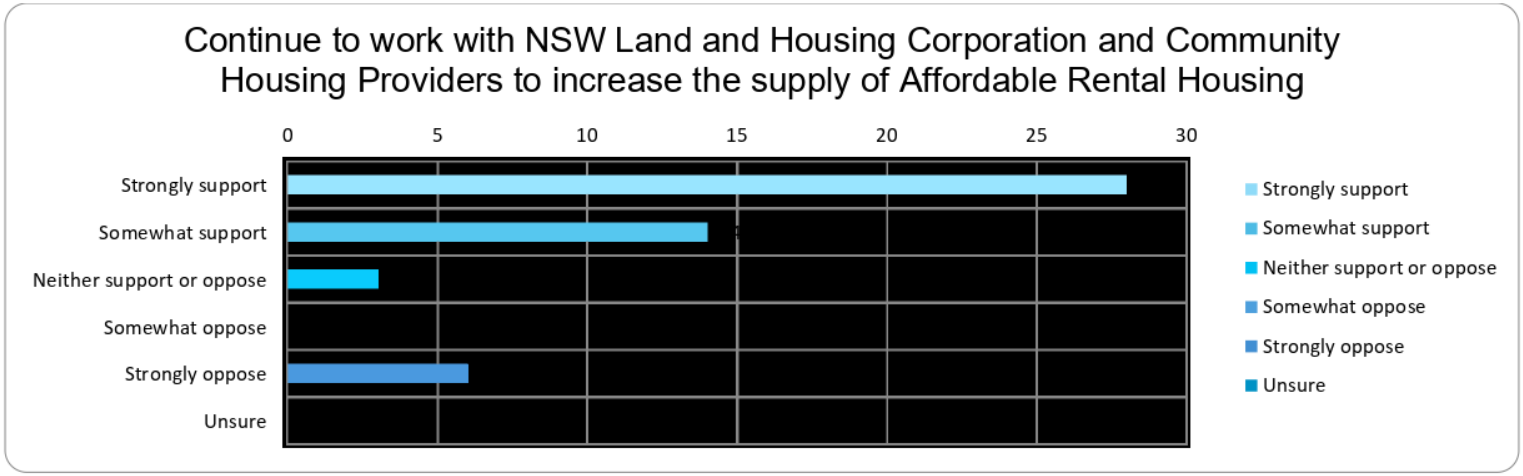


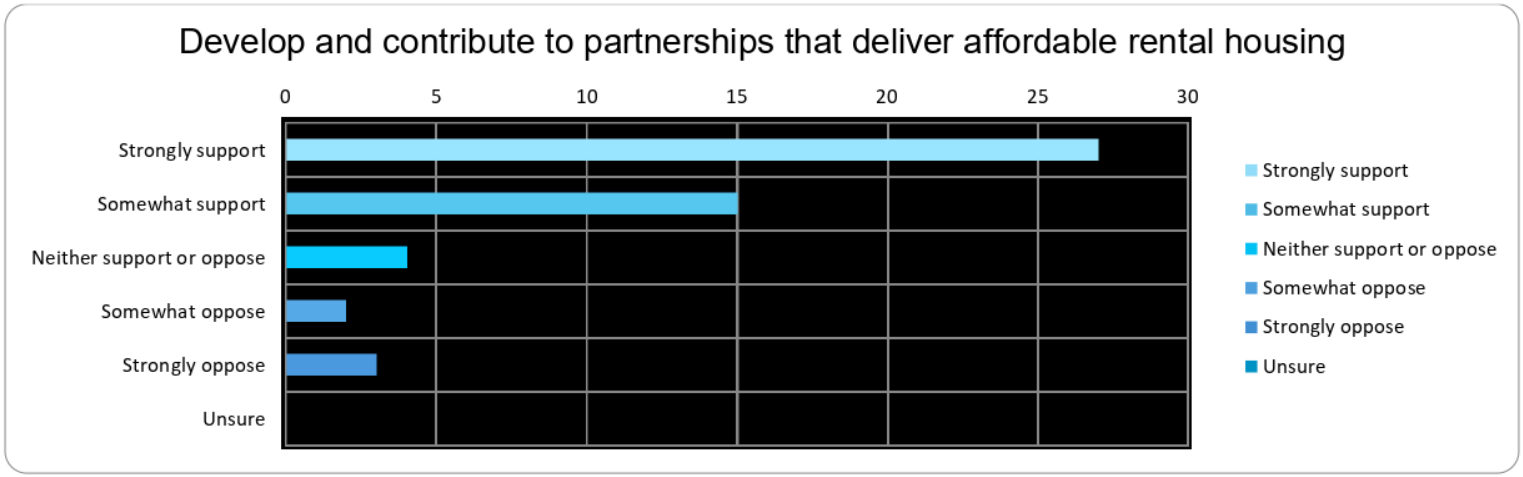
C. Proposals relating to increasing the supply of affordable rental housing stock

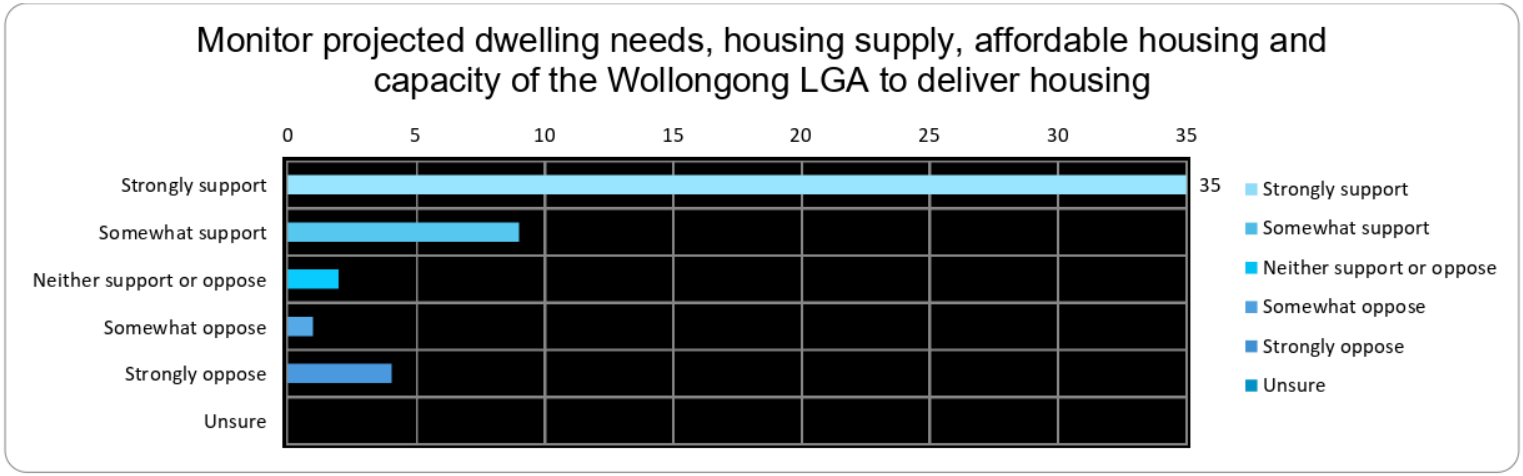


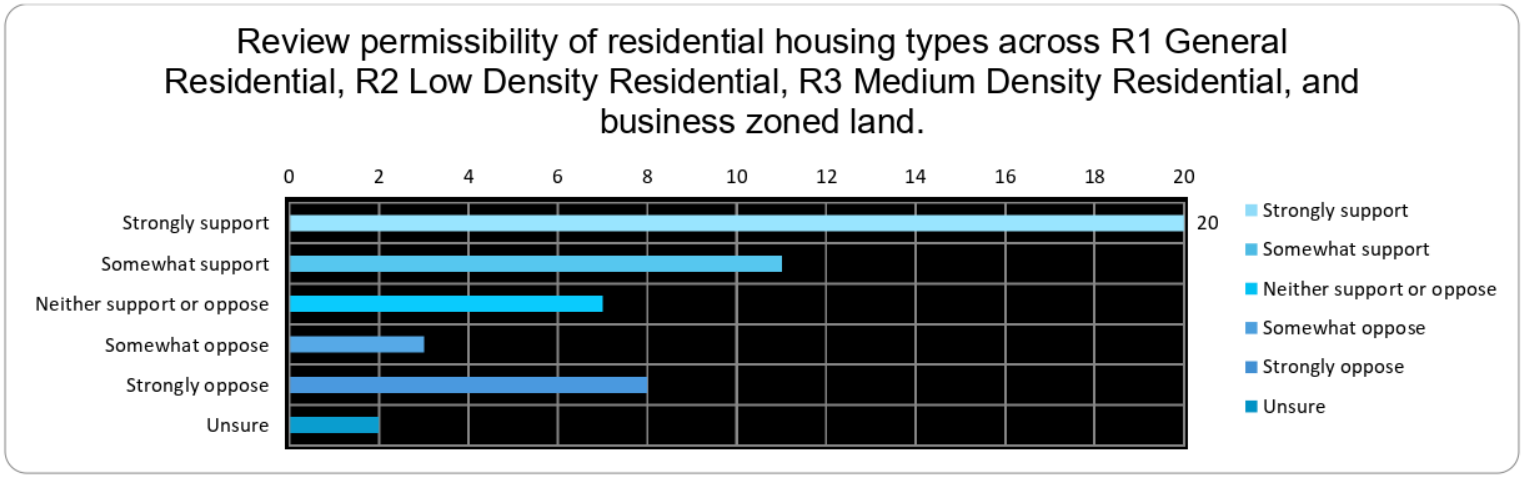

Set an Affordable Rental Housing target
0
5
10
15
20
25
30
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure


Prepare an Affordable Contributions Housing Scheme. As part of residential up-zonings, an Affordable Housing Contribution will be expected, or a proportion of Affordable Rental dwellings to be provided on-site.
0
5
10
15
20
25
30
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

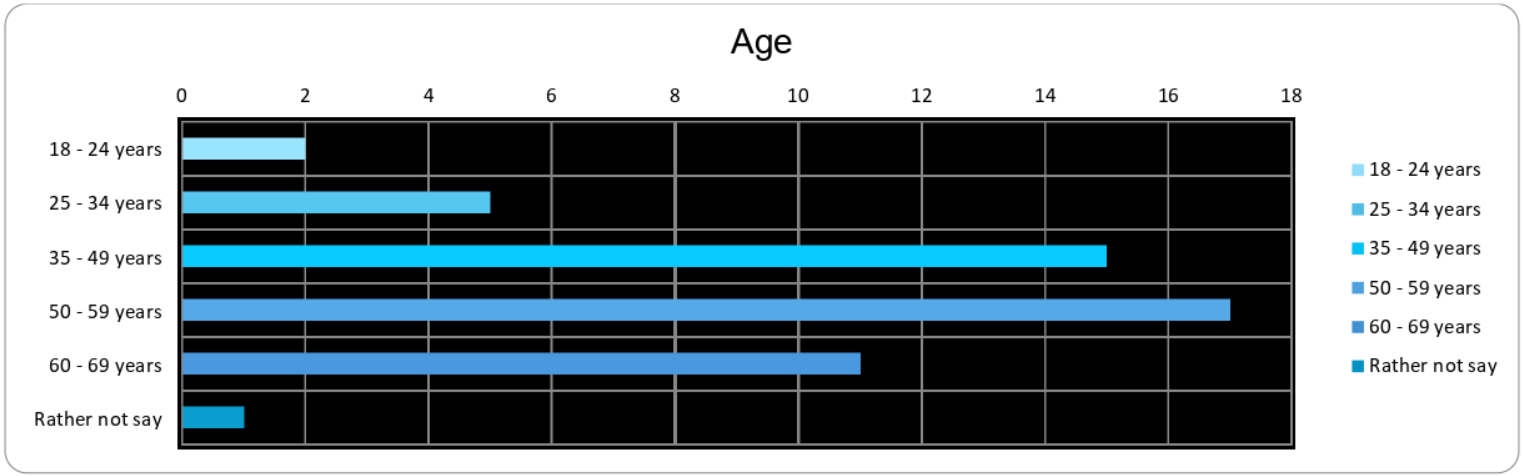

Continue to work with NSW Land and Housing Corporation and Community Housing Providers to increase the supply of Affordable Rental Housing
0
5
10
15
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25
30
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

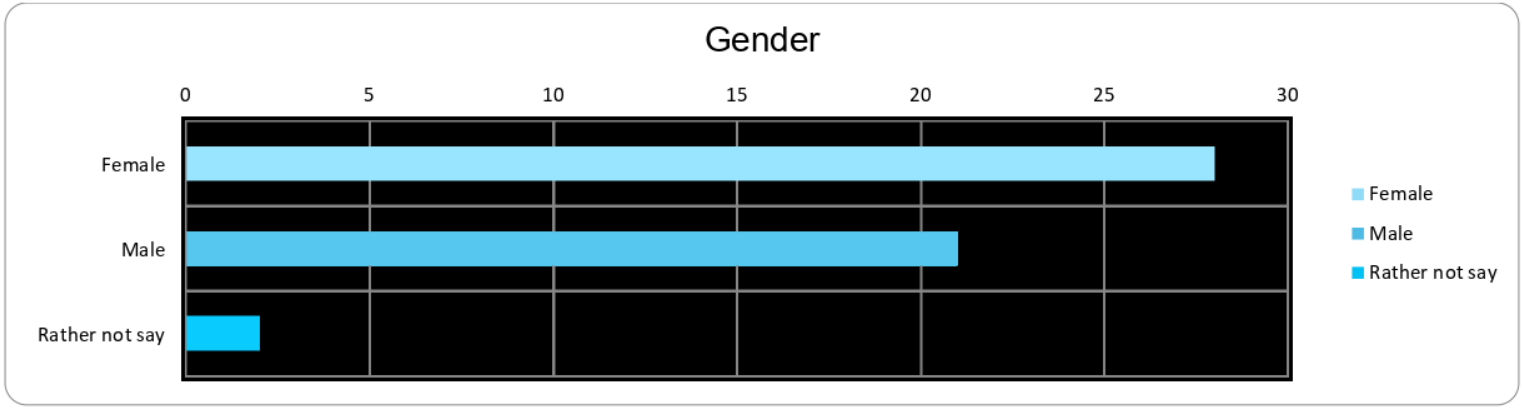

Develop and contribute to partnerships that deliver affordable rental housing
0
5
10
15
20
25
30
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

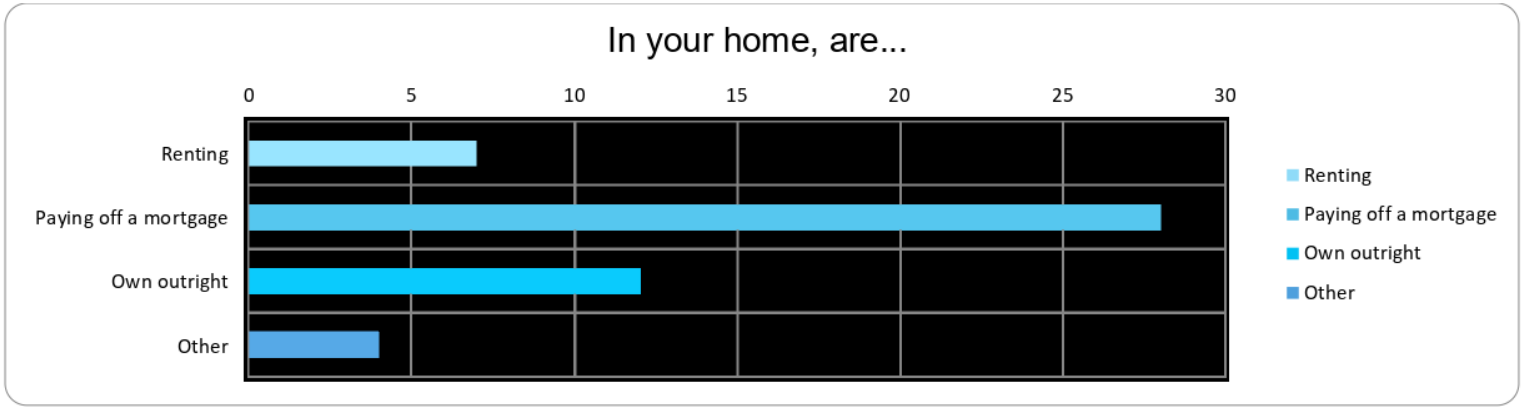

Monitor projected dwelling needs, housing supply, affordable housing and capacity of the Wollongong LGA to deliver housing
0
5
10
15
20
25
30
35
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
35
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

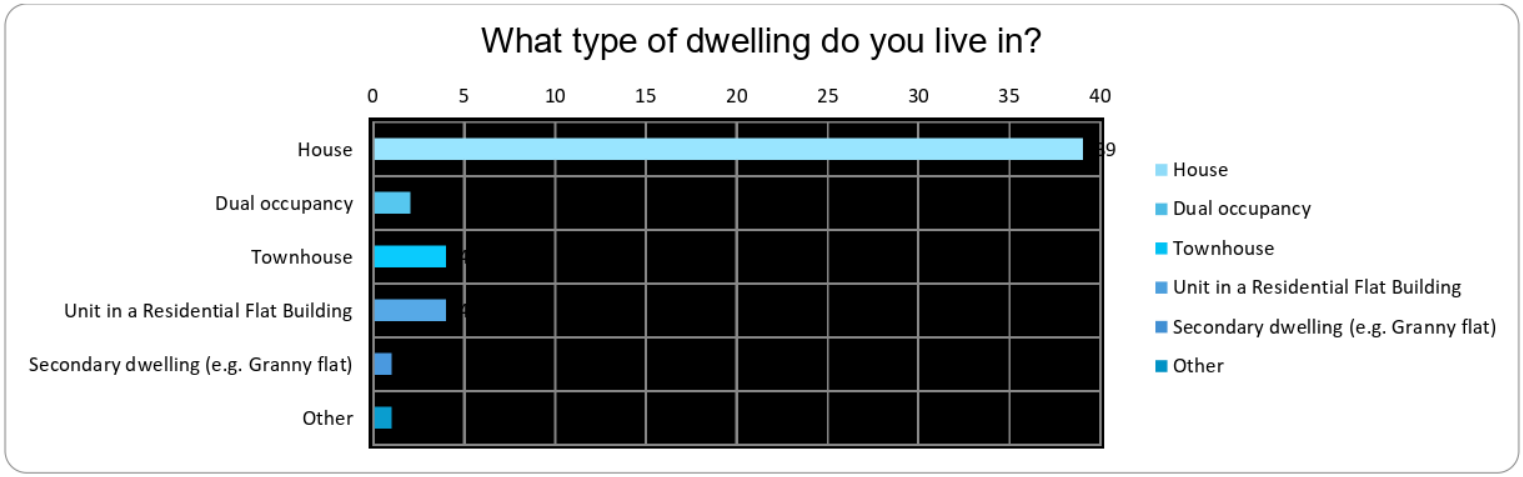

Review permissibility of residential housing types across R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, and business zoned land.
0
2
4
6
8
10
12
14
16
18
20
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
20
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

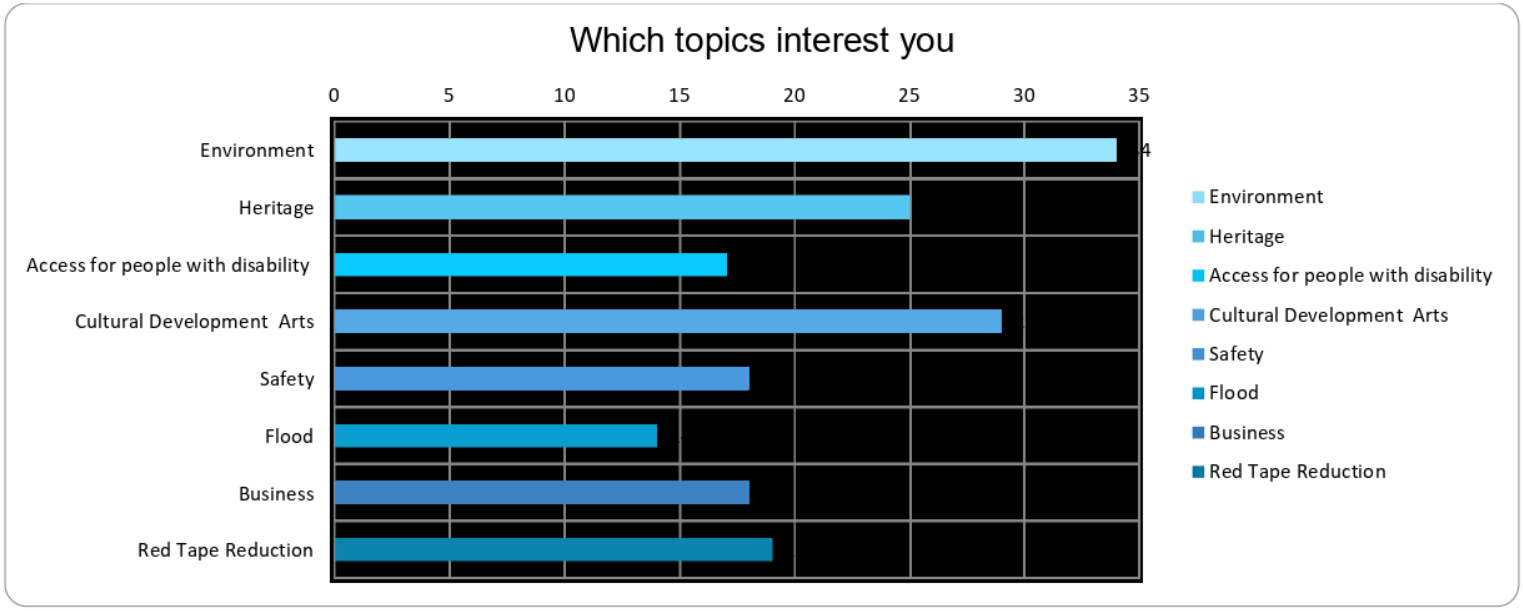
D. Submitter summary






In your home, are...
0
5
10
15
20
25
30
Renting
Paying off a mortgage
Own outright
Other
Renting
Paying off a mortgage
Own outright
Other


What type of dwelling do you live in?
0
5
10
15
20
25
30
35
40
39
House
Dual occupancy
Townhouse
Unit in a Residential Flat Building
Secondary dwelling (e.g. Granny flat)
Other
House
Dual occupancy
Townhouse
Unit in a Residential Flat Building
Secondary dwelling (e.g. Granny flat)
Other


Which topics interest you
0
5
10
15
20
25
30
35
Environment
Heritage
Access for people with disability
Cultural Development Arts
Safety
Flood
Business
Red Tape Reduction
Environment
Heritage
Access for people with disability
Cultural Development Arts
Safety
Flood
Business
Red Tape Reduction

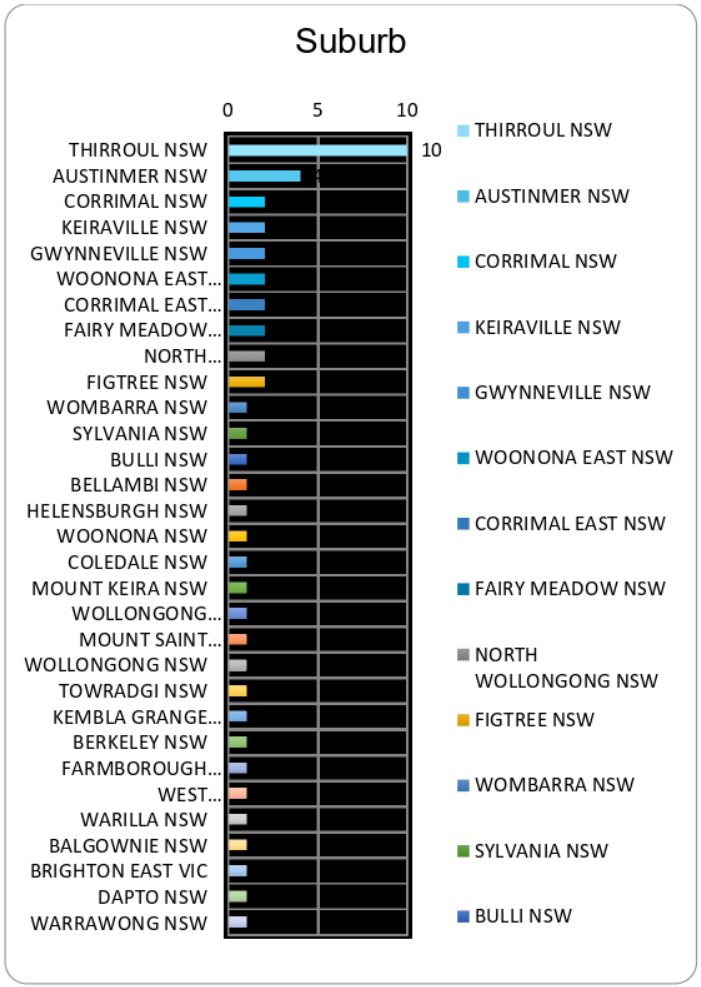

Suburb
0
5
10
THIRROUL NSW
AUSTINMER NSW
CORRIMAL NSW
KEIRAVILLE NSW
GWYNNEVILLE NSW
WOONONA EAST...
CORRIMAL EAST...
FAIRY MEADOW...
NORTH...
FIGTREE NSW
WOMBARRA NSW
SYLVANIA NSW
BULLI NSW
BELLAMBI NSW
HELENSBURGH NSW
WOONONA NSW
COLEDALE NSW
MOUNT KEIRA NSW
WOLLONGONG...
MOUNT SAINT...
WOLLONGONG NSW
TOWRADGI NSW
KEMBLA GRANGE...
BERKELEY NSW
FARMBOROUGH...
WEST...
WARILLA NSW
BALGOWNIE NSW
BRIGHTON EAST VIC
DAPTO NSW
WARRAWONG NSW
10
THIRROUL NSW
AUSTINMER NSW
CORRIMAL NSW
KEIRAVILLE NSW
GWYNNEVILLE NSW
WOONONA EAST NSW
CORRIMAL EAST NSW
FAIRY MEADOW NSW
NORTH WOLLONGONG NSW
FIGTREE NSW
WOMBARRA NSW
SYLVANIA NSW
BULLI NSW

Table 2 Website Free Form comments

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
Austinmer	House	Paying off a mortgage	60 - 69 years	Male	Villages should be encouraged to have more smaller dwellings, rather than a single dwelling on a large lot, such as in Thirroul. There could be more encouragement for developers to consider a variety of smaller dwellings such as one bedroom and studio apartments in a smaller development.	The options paper should consider a variety of housing needs that encourages closer community contact between all people ranging from your couples through to seniors. The single standalone dwelling on a large lot if of use to a certain type of family, which is not the majority in Australia. The options paper could also consider the idea of communally owned development such as the Nightingale Model from Victoria. This type of development would apply to certain villages which were close to transport and other services that appeals to couples with young families and also to seniors who could be closer to their children
Corrimal	House	Own outright	60 - 69 years	Female	Not on any suburbs as such, however, a key issue is housing with security of tenancy. It is untenable that a person renting has no security when renting from a private landlord, and can be asked to leave when, for example, a landlord wants to use the home for a friend. Affordable housing needs to be near public transport and not on hills that are impossible to negotiate with a pram or in a wheelchair, or even without footpaths!	It gives me hope for the future of Affordable and social housing, however, I urge you to fast-track the building of affordable housing as the waiting list is awful and having homeless people in our city is a public disgrace. During the pandemic people are housed in hotels, and I am seriously encouraging Council to develop that kind of small dwellings, where people are safe, and can feel pride in having a roof over their head. A roof that is not taken away from them the moment they have financial difficulties, or on a whim of the landlord. Please be aware that there are still unscrupulous developers who are developing sites for 'boarding houses to alleviate homelessness' but which turn out to be houses for transient workers, and too costly for the homeless.
Wollongong	Townhouse	Paying off a	35 - 49 years	Female	Around the University - overcrowding by students renting houses & noise & nuisance issues, in North Wollongong overcrowding by	I haven't read it yet, but I will & I will send in my views separately

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
		mortgage			Uni students renting units. Cost of rental in North Wollongong is very high.	
Wombarra	House	Paying off a mortgage	50 - 59 years	Female	Thirroul LGA & Bulli with potential over development of Thirroul Town centre and McCauleys estate	
Keiraville.	House	Own outright	Rather not say	Rather not say	With the medium density push for housing into 2500 post code area, I would suggest the push for medium density should remain around transport and shopping centre localities along the Princess Highway extending north and south, and not into the foothills of the Illawarra Escarpment in any suburb. Council's current documents identify east of Robson Road for greater development which is being ignored in recent development approvals.	This survey does not clearly spell out the ramifications of the questions being posed, taking into account any reading of the Housing Affordable Options Paper, any person completing this survey is doing so without clarity. The results of the survey are therefore invalid.
Sylvania	House	Other	60 - 69 years	Male	Helensburgh, This area has enormous potential for housing. There are large areas of unused land, most of it in private ownership. This land is locked up in E2/3/4 zoning's and the reason for this is the recalcitrant attitude of WCC town planners. After decades of trying to get land rezoned for housing in this area, I believe that its time for WCC to revisit Helensburgh and to get an independent assessment of the land that is available and working toward changing the zoning's and allowing residential development in this area.	No, but WCC need to increase the housing supply in the municipality. The northern area has the space and all other facilities. Water, Power Sewerage, to expand without causing any problems to the environment.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					Sooner or later WCC will be forced to release land in Helensburgh /Otford by the sheer pressure of population. People have to live and start family's and this is the ideal area to do it.	
Thirroul	House	Paying off a mortgage	50 - 59 years	Female	Thirroul is a heritage area without protection. Please put in some development constraints to preserve the remaining character before it is lost.	
Bulli	House	Paying off a mortgage	35 - 49 years	Male		
Woonona	House	Paying off a mortgage	25 - 34 years	Female	Affordable housing should be available in every suburb and not just restricted to a few suburbs. The northern suburbs seem to contain less and less affordable housing and I worry that this could mean less diverse and inclusive suburbs, rather than more.	Affordable housing is needed near good public transport routes (or perhaps good public transport is needed near affordable housing - whichever order you want to build it in). Refugee-specific needs should be addressed. I would like to see an exploration of how to better use existing housing stock (e.g. managing programs that link residents with a granny flat or similar with those who need them). A good example of this is the UOW Homestay program which provides training, mediation, and manages the relationships so that if the visitor (tenant) or family (landlord) has difficulties, they can be addressed quickly and easily. This could be a great model for Wollongong to use more broadly.
Gwynneville	House	Paying off a mortgage	50 - 59 years	Male		

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
Bellambi	House	Renting	35 - 49 years	Female	In addition to affordable rental housing for people with lower incomes, affordable options for people to own housing at a range of income levels that cannot afford to buy in the current market is important to community diversity and resiliency.	I still have to read the paper, I assume I'll be able to provide comments separately!?
Helensburgh	House	Own outright	50 - 59 years	Female	In the draft paper it listed that 81 single dwellings houses were required for Helensburgh by 2036 and in the same paper it stated that the proposed Lady Carrington Estate would deliver 300 low density dwellings, almost a 350% increase on what has been forecasted.	It appears that the paper is not objective in terms on how the existing infrastructure would be enhanced to cater for additional population growth. Don't want the situation were council increase the population, without any regards for the negative impact it will have on existing residents, lack of foresight on increasing the capacity of existing infrastructure to accommodate all residents, so that they live in an harmonious environment
Woonona	House	Own outright	60 - 69 years	Male	While there will obviously be a need to continue to develop housing in the CBD and in other suburbs of Wollongong, I consider that approval the construction of new apartment buildings in excess of 8 stories, like the monstrosities recently erected, is totally inappropriate for Wollongong. The natural beauty of Wollongong, a city resting between the mountains and the sea, does not need high-rise apartment buildings destroying the natural beauty of the landscape right in the middle of the city, nor along its beautiful coastline. Any building height changes need to follow the natural contour of the landscape, keeping building in the areas of Wollongong closest to the sea at lower levels and allowing just a steady increase in building	As in my comments in 4 (above), I am concerned that proposed changes to planning controls does not end up turning our beautiful city into a high rise slum. Yes, affordable housing is an important issue but crowding people into high density buildings or suburbs would have disastrous social and community outcomes.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					heights stretching back toward the mountain. Wollongong must not become another coastal eyesore, like those produced by excessive high density, high rise apartment buildings that have been approved by Councils in Sydney and along the beaches of Queensland. Attempting to change existing building density guidelines and planning controls that protect our city from over-development along the coastal fringe under the pretext of community discussion papers is not fooling anyone. I don't approve of surveys that are loaded with questions and scenarios that are ambiguous and obviously constructed in an attempt to support a predetermined outcome. If you want the communities support you need to get real people to design clearly articulated questions that are concise and unambiguous.	
Coledale	House	Paying off a mortgage	50 - 59 years	Female	Clifton to Bulli cannot have more developments where one house is replaced by 4 or 6 town houses. The traffic congestion is becoming to hectic especially when there is one road in & out. Also the land is zone bushfire risk, tourism on weekends is massive a road infrastructure needs to be reviewed.	Affordable housing needs to close to railway stations.
Austinmer	House	Paying off a mortgage	60 - 69 years	Female	We need to develop housing around transport areas such as Thirroul, Wollongong and Dapto. To include more bike friendly paths to encourage less usage of cars within	The majority of residential development in the smaller villages and towns should allow greater diversity of low cost affordable housing and different housing options, such as studios, smaller one bedroom apartments, within

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					busy villages such as Thirroul. To allow more flexibility around the Zone R2 areas to allow studios, Fonzie flats and Granny flats in this Zone.	a single dwelling. This would allow seniors or young couples who are seeking to live in a village but without the huge cost of purchasing an apartment or single dwelling.
Woonona East	House	Paying off a mortgage	50 - 59 years	Female	Woonona East. On the basis of the changes you are considering, our neighbours are planning to build TWO two-storey houses (not dual occupancy units) with a footprint that will cover almost their entire block. This will significantly overshadow our property and cause privacy issues. Their architect has advised them this design will be permissible once your foreshadowed changes go through. This is a quiet residential street with mostly single houses and a couple of newer dual occ apartments.	I have no objection to introducing more affordable housing in the LGA, but please don't allow these changes to be a money-grab for people to over-develop their residential blocks and destroy established neighbourhoods.
Mount Keira	House	Paying off a mortgage	35 - 49 years	Male	YES, my concerns are the escarpment and how close to build on it, especially in established areas where the roads cannot handle the traffic	
Corrimal	Other	Other	35 - 49 years	Male	The amount of vacant units, these can be used as affordable housing. The recession has many vacancies and the price of rent will fall. With the all the units being built we have a lack of car spaces for the elderly and disabled.	When do the landlords decrease the rent? When dept of housing put people in them?
Wollongong	Townhouse	Paying off a mortgage	50 - 59 years	Female	Wollongong looks horrendous - there are way too many high rise, clearly Council's grab for grubby cash and lining their pockets to get more rates but the infrastructure of the town does NOT support this obvious over development. Parq is a disaster and the roads	good idea

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					around there will not support that over development, the accidents that will happen near that roundabout and Keira St will occur, the towers in Market St and near the train station are also ugly, towering messes, casting unnecessary vile shadows across the city again with no thought to logistics, infrastructure and roads being able to support the increase in traffic and how much the parking will not be able to support this increase in dwellings - horrendous despicable mess	
Fairy Meadow	Secondary dwelling (e.g. Granny flat)	Renting	25 - 34 years	Male	I think the growth of property prices in places that were previously (within the last 5 years) affordable (e.g. Dapto) for first-home buyers/young-families has outpaced the potential for these first-home buyers to save and buy within these suburbs. I think the idea of the left-hand building comparison (100DU/HA) on page 12 of the draft paper would better suit inner-city suburbs better, even so far as a range as Unanderra - Bellambi. Furthermore, the foot-print required to live in a house for the average person is quite large (in general), however while many builders would love to build and sell smaller (possibly even tiny home sized) houses current building codes do not allow for such flexibility. This would alleviate many housing concerns	Honestly, I haven't read it: it's insanely long for a draft paper. I'm providing this feedback as a tertiary educated potential first-home buyer as its unlikely you will get many people actually read and provide genuine feedback about it within its current form.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					initiated in the previous multiple choice questions surrounding small spaces used within apartment buildings. My only concern with this is it will likely end up with people buying property that won't significantly increase in value and be stuck in an awkward loop of mortgage debt and minimal ability to expand beyond this space.	
Mount Saint Thomas	House	Paying off a mortgage	35 - 49 years	Male	Affordable housing should not be constrained to "affordable areas." The existing public housing in "desirable" locations such as Cliff Road should be retained, giving residents of public housing the opportunity to live in and enjoy such locations.	
Wollongong CBD	Unit in a Residential Flat Building	Own outright	60 - 69 years	Female	CBD of Wollongong. Oversupply of units without support services as many developments involve over 55s but in reality are over 70s. Crown Mall from top to sea in decline meaning those accessing views, higher value apartments are further removed from services -and car parking access nightmare for short term - supermarkets, pharmacies , other services like hair and clothing	
Towradgi	House	Paying off a mortgage	35 - 49 years	Male	Escarpment abutting suburbs should be low development. Attention should be paid to environmental protection of critically endangered fauna and flora in the area. Housing should neither be dense nor multi-storey in low-density suburbs.	Why does the housing stock have to grow? Why is the natural environment and it's preservation not too priority?

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
Corrimal	Dual occupancy	Own outright	35 - 49 years	Female	Na	Na
Thirroul	House	Paying off a mortgage	35 - 49 years	Male	Yes Thirroul is over populated and future development needs to stop	I agree with creating affordable housing but if it effects stability of a community than other areas need to be considered
north Gong	Unit in a Residential Flat Building	Paying off a mortgage	25 - 34 years	Male	North Wollongong should be higher density in CBD style, with lower density further out.	It's definitely moving in the right direction for the growth of the area.
Corrimal	House	Paying off a mortgage	35 - 49 years	Female	As an organisation that represents the needs of vulnerable older people, suburbs that are close to medical and hospital precincts are of particular interest to us for the development of affordable housing options. Locations with access to transport should also be prioritised for affordable housing.	Age Matters, an initiative of IRT Group supports many of the recommendations suggested in the Wollongong Draft Housing and Affordable Options Paper. In particular, we appreciate the inclusion and specific mention of older people and an ageing population as a key priority. With the proposed recommendations proposed in Table 6.1 we suggest that item 1.4 relating to adaptably developments be made a high priority. We also suggest that recommendation 1.6 includes opportunities to investigate other innovative housing supply options such as tiny houses. We would like to see the paper mention the importance of incentives for share/co-housing arrangements, as well as consideration of the wrap-around support services that many people require to maintain their tenancies/accommodation. We are pleased to see Council's efforts in developing an Affordable Housing Contribution Scheme for Wollongong LGA under SEPP 70. We would like to ensure that SEPP allocations also consider the unique needs of our ageing

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
						population. If a quota for affordable housing development isn't appropriate for high-need group such as older people, it misses the target. We also appreciate the level of diligence required for implementation of the scheme, but highlight that lengthy delays in the process will not meet the immediate need that we see right now in our community. We also strongly support the item 3.10 – partnerships for development and innovation. We agree it is really important to leverage our community capacity and endorse WCC's approach to developing and contributing to partnerships that deliver affordable rental housing. As relationship development is a key cornerstone of partnerships, it would be great to see the principle of partnerships filtered throughout Council's operational principles so that conversations are had with the right people at the right time. Reviewing the range of issues addressed in the options paper we would like to add the following commentary: • We support the creation of studio, 1 and 2 bedroom dwellings, to provide options that better match household sizes. As your report confirms, the location of smaller housing stock (studio, one, two bedroom houses) is declining and unevenly distributed throughout the LGA. The suitability of housing and mismatch between household composition and housing type in the Wollongong LGA is already a pressure felt deeply by older people and continues to present a challenge for the future. • We encourage WCC to use the Illawarra Shoalhaven Regional Plan 2015 – advocate to NSW Government to

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
						address the housing affordability gap. We agree that viewing affordable housing options through the continuum of housing framework and identifying the gaps offers a comprehensive approach to the issue. • For our clients, older people who require affordable housing, transport is a key factor in appropriate locations. We would like to see Council continue to advocate for better rail services near potential medium density development sites to increase the feasibility of these locations. • We note that Wollongong LGA ranks second from the bottom for new supply of planned and complete community housing dwellings. We strongly encourage Wollongong to benchmark their developments against similar regions in the state. (Source: http://communityhousing.org.au/wp-content/uploads/2020/06/CHIA_brochure_NSWsnapshot_100620_D4.pdf) • There appears to be a lack of understanding of the specific needs of older renters who require affordable housing that is appropriately located, accessible and safe. Aged Care should not be considered a 'housing' option as trends increasingly promote 'ageing-in-place' in contrast to residential aged care looking after the most frail as they approach end of life. • We are very concerned about the significant lack of affordable housing for people on low incomes. When you factor in the specific needs of older renters, the pool of appropriate properties decreases significantly. • We would like to see more information on the remaining funds from the Australian Government Grant

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
						for Affordable Housing Initiatives, with a growing need for these funds to be put to use quickly. • There could also be some benefit in revisiting key locations of Wollongong land that is available for redevelopment, but also in flood risk zones. While generally not appropriate to further disadvantage vulnerable groups by developing affordable housing on at-risk locations, there may be some basis for medium density developments in some prime locations to better serve the population needs. If affordable housing developments were sited on less hazardous areas within the zone or building controls were adopted to address the risk, it may be worth investigating.
Kembla grange	House	Paying off a mortgage	35 - 49 years	Female	Yes I do not think flats should be placed in the area of the sanctuary views estate as it takes away the residential views and makes the area seem built up. Many people have moved to this area to escape medium and high rise flats.	No I actually think its great I just don't like the area of Kembla Grange having multi level flats.
Berkeley	House	Paying off a mortgage	25 - 34 years	Male	Personally I think improving infrastructure (particularly around transport) and public transport in preparation for expected population growth is critical. I'm also in favour of higher housing density near transport hubs and restricting government housing to high density housing options (apartments, flats or Town houses).	Please don't leave transport infrastructure and off street parking behind as we grow our population.
Farmborough Heights	House	Paying off a mortgage	35 - 49 years	Female	There should be affordable and social and community housing option s across the area	

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
Figtree	House	Own outright	50 - 59 years	Female	I would not like to see anymore huge high rise being built in central Wollongong. They are ugly and block the view to our beautiful escarpment. Low to medium builds should also consider how they impact the views of our gorgeous city. Infrastructure is key to allowing any development to go ahead. High rise only near the rail line. We do not need more cars on our roads along with the huge trucks.	More affordable community housing where the occupier has a stake in the building. Some sort of rent/buy scheme so the occupier can gain equity in the building and ideally have a say in its design and construction. That way they will care more for the home and actually take ownership of it. Similar schemes have been set up in Europe and shown on Grand Designs UK and are very successful. Our Young people need help to get into the housing market and schemes like these would give them a step in. Government help would be required to fund and set up these schemes but I believe it's a better use of our taxes than the federal government's current funding scheme which is only helping the developers.
Thirroul	House	Paying off a mortgage	50 - 59 years	Female	Thirroul should not be developed for more housing The current situation in Thirroul is not sustainable. The infrastructure needs to be developed particularly the roads. It's beyond a joke!	Council should consider the current residence needs before adding more residential properties
Thirroul	House	Paying off a mortgage	60 - 69 years	Male	I live in Thirroul and would like to see some of the older houses preserved from redevelopment.	Housing should not be just for the privileged, it's a basic right. But it should be done with some sympathy and the traffic generated should be an important consideration
Thirroul	House	Own outright	60 - 69 years	Male	Housing needs should be based on geographical area and the ability of that area to comfortable support further housing. Simply referencing projected data to support upgrades on zoning development does not consider the ability of the area to cope with the increased, in any aspect. This leads to the	The local government should approach the State government to opt out of the requirement to develop a policy on affordable housing as the policy will only bring over development, congestion and the downfall of our pristine areas. The affordable housing policy is simply a capitulation to developers and a gateway to overdevelopment.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					un recountable ruin of our areas, suburbs, and lifestyles.	
West Wollongong	House	Other	18 - 24 years	Female	I am surprised to see there is no mention in this survey regarding homelessness in Wollongong. Given that homes of all types are becoming less affordable, should we not be concerned about this? I believe more thought should be given to how we may help the most underprivileged in regards to housing in Wollongong. There are many rising trends around the world which seek to make housing more affordable such as the tiny house movement, Earthship house design and the shipping container house. I believe these trends should be considered in discussions around affordable housing.	
Barrack Heights	House	Paying off a mortgage	50 - 59 years	Female	There is an increased demand for affordable and safe housing near transport hubs ie West Wollongong, Unanderra, Figtree, Dapto. I work with women with a disability who are leaving domestic and family violence and they have very urgent need for safe medium term and long term housing that is also accessible. They often cannot afford private rental and the wait for public or social housing is too long to meet their needs after leaving crisis accommodation.	This is a good and overdue initiative that needs to be led by Council and not just left up to the market. We have tens of thousands of people in our region that find private rental accommodation unaffordable. The needs of people need to be put in front of profit by the private sector.
Balgownie	House	Paying off a mortgage	60 - 69 years	Male	Bring back 3 storey walk up unit blocks. HOWI Insurance changes killed off the most efficient and effective means of supplying affordable housing.	The focus tends to be dominated by social housing, not surprising given the advocacy of 'The Housing Trust' and other social housing providers. There is no advocacy group for affordable housing for purchase or to increase

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						rental stock. The NRAS disaster was caused by a policy formulated without reference to the finance industry. NRAS was unbankable, and cheap bank finance for construction and purchase is the most critical component of affordability.
Brighton	House	Own outright	50 - 59 years	Male		
Fairy Meadow	Townhouse	Renting	50 - 59 years	Female	Affordable housing should be spread out in the community not all clustered together in one block	No
Dapto	House	Paying off a mortgage	50 - 59 years	Female	West DAPTO - What a mess, school is overcrowded, high school will be the same and estate does not compare to Calderwood. Stop taking away all the green spaces for the sake of a few dollars. Affordable options need to be included throughout more areas in the Illawarra.	Understand housing is a priority, but more for thought into establishing schools, and infrastructure etc prior to developments commencing. Option to allow for more green spaces and council taking back the land that should never have been built on ie flood zones, these are natural waterways.
North Wollongong	Unit in a Residential Flat Building	Renting	50 - 59 years	Male	Around City Centre North Wollongong area should be high density	
Thirroul	House	Own outright	50 - 59 years	Male	The northern suburbs of Wollongong ie Bulli through Helensburgh, does not lend itself to higher density dwellings. constrained between the escarpment and the sea, any potential for higher density housing would have a dramatic effect on the arterial roads, traffic, heritage, environment and local character. All medium and high areas development must cease until vehicular accessibility is solved.	consideration must be given to the employment location as a priority, the Wollongong LGA has not the job potential to support current and potential housing projections. Therefore if more people reside in the area they will need to travel (via public or private transport). This area does not provide sufficient avenues for transport to greater Sydney or south to Canberra. Until the transport infrastructure needs area determined, simply increasing the general population would create transport Chaos throughout. long term solutions like the

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
						connection of the northern distributor to the F6, improvement of rail inclusive of stopping at all stations to remove traffic and parking chaos, removal of the morning "express trains". Upgrade of the rail aqueduct. filling the area with more people before looking into infrastructure sustainability will only create more problems for all residents, present and future.
Gwynneville	Townhouse	Renting	35 - 49 years	Female		
Thirroul	House	Paying off a mortgage	35 - 49 years	Female	I agree with Council's statement about Thirroul and infrastructure constraints in the Northern Suburbs (pg.68). The Northern Suburbs has seen a "death by one thousand cuts" through slow density increases over time, mainly through residential subdivision. This has compounded the strain on the road network, and is now a safety and emergency response hazard. The community does not want a freeway. Density is more appropriate in areas that are less constrained, have infrastructure and need urban renewal - e.g. Corrimal, Fairy Meadow, the area surrounding North Wollongong train station, Dapto and Port Kembla. Densities in Thirroul should, if anything, be DECREASED, except for the vicinity directly surrounding the train station.	Do not increase densities north of Bulli. Allow for increased supply of smaller unit housing (housing mix) in centres well serviced by train stations and arterial road links including Corrimal, Fairy Meadow, the precinct around North Wollongong Train station, Dapto and Port Kembla.
Austinmer	Dual occupancy	Renting	25 - 34 years	Male	I would like to see clever uses of existing low-medium scale areas to allow for well-designed secondary dwellings, retrofitting large homes as dual occupancy's, and manor	Work needs to be done to ensure a genuine mix of uses is achieved within centres, especially within the CBD. This needs to be done by requiring minimum non-resi GFA.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					homes. There is huge potential to gain a richness of diversity of housing in these residential areas without impacting on landscaped quality, open space, and considerate design. Flexibility is key, with good and innovative design encouraged rather than stifled.	Additionally, design excellence should be recognised in not only in larger developments, but small scale redevelopment also. This should help to encourage creative, innovative and noteworthy design that doesn't necessarily comply strictly with all controls.
Woonona	House	Own outright	50 - 59 years	Female		
Austinmer	Unit in a Residential Flat Building	Paying off a mortgage	60 - 69 years	Female	There is an urgent need for more social and affordable housing in the Northern suburbs.	
Figtree	House	Other	18 - 24 years	Male		
Thirroul	House	Own outright	50 - 59 years	Rather not say	The development of new housing in the northern Illawarra must be carefully considered. While there is only a one road I /out further development must not be considered. This is nothing to do with elitism it's about safety and danger as one road does not cut it. Realistically there is no room for further housing in these areas. Corrimal, Dapto and port Kembla have both good road networks and need the revitalisation	Yes whilst there is only one road past Bulli Pass these suburbs should not be considered for growth hubs
Keiraville	House	Renting	35 - 49 years	Female		
Thirroul	House	Paying off a	60 - 69 years	Female	Before any further development in the northern suburbs of Wollongong a thorough	I don't have an issue with the provision of affordable housing. However, this should not mean that the

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
		mortgage			and comprehensive study of traffic needs to occur. This should also result in options. One could be to develop an alternative route to and from the northern suburbs. An alternative route is essential as should there be an incident, emergency vehicles need to be able to reach the incident in rapid time. This is currently not possible. Having an alternative route through the east from Bulli to Thirroul would help ease this. The northern suburbs should be excluded from any high rise development. Continuation of the current 3 storey limit is essential to maintain the village feel that visitors travel to the northern suburbs to enjoy. Thirroul needs to maintain the village feel (which is currently under threat) as it has a good stock of heritage buildings in the shopping precinct and has good views of the State heritage listed Illawarra escarpment. Council needs to ensure these are protected.	buildings lack architectural merit. Good aesthetics is important, as is liveability. The buildings need to be built with environmentally friendly materials and have good access to solar to reduce the reliance on artificial lighting and heating. I suggest checking out various housing projects built in such countries as the Nederland's and Britain as inspiration. As such developments do not always have to be high rise. I am not fond of the student housing precinct as it appears too cramped and uninviting. This is not good architecture. I would hate to see more of this across Wollongong. We can do better.

2.2 Social Media comments

The 3 Social media posts had a total reach of 23, 512 and 55,952 impressions. The posts were clicked on 1548 times and there was 219 clicks through to Council's engagement page. The comments are summarised in Tables 3 and 4.

Post 1 – 1/5/20

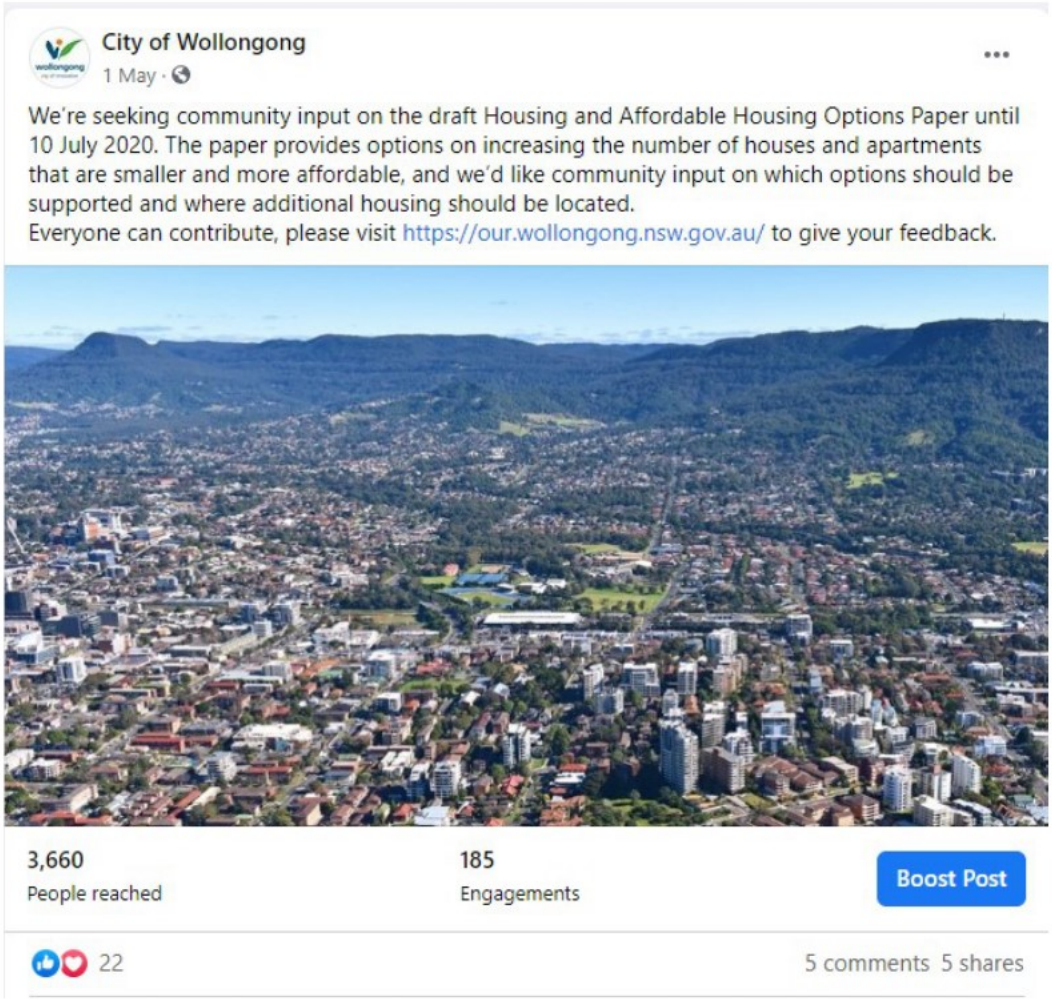


Table 3 – Post 1 comments

Comment	Likes	Comments on Comment	Likes
400sq mtr blocks already? how small do you need to go for $400K			
Affordable Housing now that's a joke in Australia			
Could you do a one page 'tick & flick' please. I attempted to give my opinion	1		

but seriously, do you expect everyone to read the 121 page document?			
Wollongong doesn't need any more housing. We are full			

Post 2 – 11/6/20

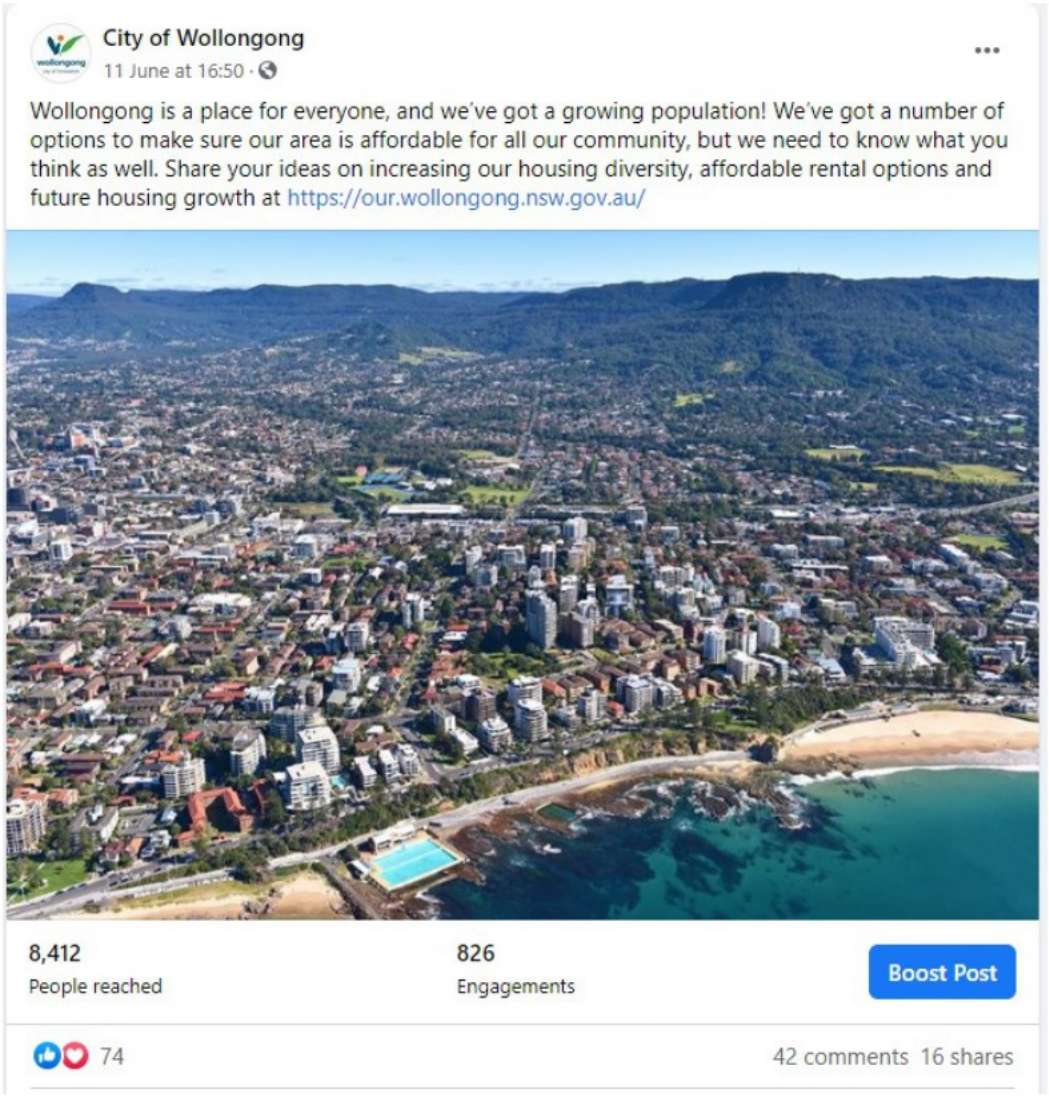


Table 4 – Post 2 comments

Comment	Likes	Comments on Comment	
Just make it easier for people to get into housing	3		
Improve the infrastructure before more ugly high rise.	12		

Cave houses in the side of the escarpment	8	imagine looking out at the view to a bunch of sweaty Sublime walkers!	
Where are local jobs to match population growth? More people cramming into public transport or driving to Sydney is not sustainable.	15		
Definitely the infrastructure! How can you allow huge estates to be built with one road in and out onto one road that leads left or right? Ridiculous planning.	14	Corrimal Coke Works!!	1
		West Dapto, Gainsborough Estate, Sandon Point, Bombo Heights, Bulli Heights, Woonona Heights, Stanwell Tops, Darkes Forest, Farmborough Heights, Rose Valley, Broughton Vale, Killalea, Curramore. That's just off the top of my head. Criminal.	3
		I'll donate $1000 to anyone affected by the Coke Works...if they lived in the area BEFORE the works were built...	1
		Stanwell Park to Bulli - what a joke!!! Cannot leave our place on a weekend!	
		and you think council are responsible for that?	
		welcome to Albion Park.	
		I had Calderwood in mind...	
		Actually, it starts from Bald Hill. They market the northern Illawarra as a tourist destination but do not have capacity to manage the result. There's one road in and out which is choked with tourists, there's no parking yet council approved a 350 seat restaurant at Clifton, they've built expensive walking tracks but again no parking. look at the mess at Scarborough pub!! Look at the chaos at the Sea Cliff bridge and the trespassers dying off the cliff. council marketing is bringing more and more tourists and issues (all these rescues cost $$$) ... It's not sustainable, the economic benefit is minimal and there is a massive impact on residents whose rates are not being used to service them but hordes of day trippers.	1
People will want to live here if they can get to work on a decent railway system!!!			

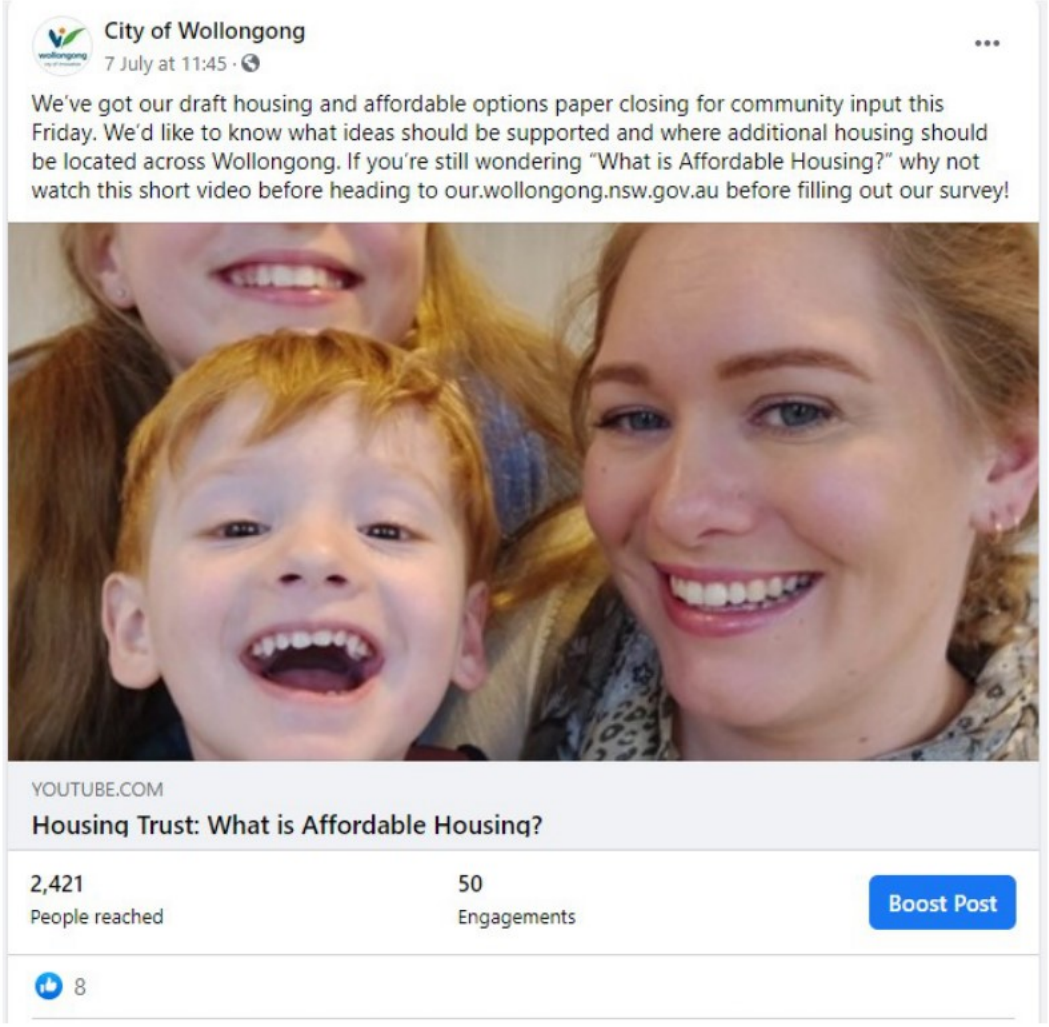
to be able to afford in the north beach precinct. I think from Corrimal St at the north beach end council should allow for up to twenty five stories for apartments .the area there is so expensive at the moment in north beach area be nice to live a couple of blocks from north beach .if you allow more apartments there then property values would come down and be affordable to all to live in such a beautiful part of Wollongong .Corrimal St high rise would not affect the shadowing of the beach .more development will also provide more jobs which we lack in our city .and allow more housing up in the escarpment as well .our city needs better connectivity it's too fragmented we should invest in light rail from the top of crown St to through the mall and to the bottom and round to Cliff Rd down to the lagoon .would get more people mobile and they would leave their cars at home .the light rail would cater for workers shoppers people going to both hospitals and beach goers .with future extensions from the top of Crown St to West Wollongong Figtree, Unanderra and Dapto .future proofing our city is important .the less cars on the road the better .	2	I like the rail idea, but not the high rises. Wollongong is already getting too many blocking the views of the escarpment and losing its charm.	5
		by limiting the population, you are limiting everything else there will be no need for better infrastructure and small businesses will suffer.	
		sure, but this place is a country town that has spread. It features very few « city » characteristics. The root of the problem needs addressing: the jobless are jobless because of lack of educational opportunities, and before we blame the government for that, it starts with parents encouraging kids to make the most of every high school opportunity - this starts way before TAFE age.	1
		"Allow up to 25 stories... Then property values would come down". yes, you	1

		would usually find lower property values in a ghetto...	
		25 storeys and some people on lower floors would never get any sunlight and that'll be the people that you are supposedly trying to help. Developers would just get greedier.	
		country town maybe 50 years ago. located only 1hour or so from the biggest city in Australia we should be taking advantage of this.	
Faster, more frequent rail system.	8	Nothing to do with council... you need to lobby your state MP for that... it would need the track to be widened from single to double in some areas or else a whole new route... unlikely to improve any time soon sadly...	1
You must make sure any new developments of apartment not only fit into the area. But must see extra homes added. Not huge developments 8 storeys high with one owner per floor! That is not what our city development should be.			
Rent to buy options or dual rent/buy with Housing orgs.	9		
50yrs latter and Dapto on and off ramps never will be seen in our lifetime.	2		
Affordability that's a joke in Australia	1		
One of the area's biggest employers is Wollongong Uni, which is set to start swinging the axe on jobs because of COVID and massive student losses. The mining industry has been decimated and the steel works is just a shadow of the glory days. Public transport is a complete joke, and zero infrastructure for tourism, take a look at the lack of parking at WIN stadium for example. Wollongong council, completely out of touch with reality.	8		
Just finished watching Filthy Rich & Homeless on SBS in which Wollongong and the Illawarra featured heavily. There's a shortage of affordable housing full stop, let alone public housing. Then there's the lack of affordable rentals for people who will never be able to buy in the area; those that have and will always need to rent	4	Uni students eat up all the rentals around the Wollongong area	

here. Rentals are fast approaching unaffordable levels for all but the highly paid. Shame nobody seems concerned about that!			
If you could stop developments encroaching further and further up the escarpment that would be great. The natural beauty of Wollongong is getting ruined from our growing population. Build more high rise residential to end the urban sprawl (plague) of our beautiful landscape here in the gong.	3		
Wollongong city council, in case the point hasn't been heard, the residents of Wollongong are not happy with the congestion of our main roads, difficulty in finding early child day care, ever shrinking Minimum residential land Sizes from subdivision and Estate developments (eg Bulli brick works), the increasing growth of traffic lights, sure there is more on the list. If there was a clear plan to manage all of these things then maybe the area could accommodate more development happily. But start with some long term visions. What do you want the Illawarra to be, tell us, put out a vision statement.	3	the only traffic I've experienced is the bottle neck at Albion Park Rail, and the Lawrence Hargrave Drive, Thirroul/Austinmer. Any other traffic seems to clear very quickly. In regards to land sizes, aren't smaller blocks more affordable? Traffic lights are there to amend traffic issues, as inconvenient as they seem, they are a solution to traffic congestion	
		Areas I've personally experienced traffic on a regular basis are Lawrence Hargrave Drive between Austinmer and Bulli, memorial drive heading north from Wollongong to Towradgi, the highway from Albion Park to Wollongong morning peak hour can be hectic too. The RMS is well aware of these issues and very recently opened a community survey to further identify trouble spots along Lawrence Hargrave Drive. I don't think they have Released any conclusions or plans for improvement from that yet. It would seem sensible to look at this as part of any future planning for development.	
You can start by getting the State Government to have a 24 hour public transport system. Not everyone works locally or within standard 9 to 5 hours.	1		
Stop pushing against manor housing.	0		

I watched a three part series on homeless people on SBS and I think that there should be a huge increase in social housing. It would be great if council could be given financial aid from the Federal Government to aid in this. All councils in Australia should receive help in this area too. It would be a way to help get the economy moving as we move through the Covid 19 situation.	1		
And the bus are every hour in Sydney their every fifteen minutes so why can't Wollongong do the same	0		

Post 3 – 7/7/20



2.3 Written submissions

18 written submissions were received:

- 3 from Statutory Authorities:
  - Water NSW
  - Illawarra Shoalhaven Local Health District (2 submissions)
- 3 from Peak Groups:
  - Urban Development Institute of Australia - Illawarra
  - Property Council of Australia - Illawarra
  - Shelter NSW
- Non-for profit – Illawarra Housing Trust
- NSW Ports
- Neighbourhood Forum 5 (3 submissions)
- Heritage Solutions
- 4 from residents
- 2 on behalf of landowners seeking increased housing opportunities on specific sites.

The submissions are summarised in Table 5.

Submissions from Housing Trust, Shelter NSW and Heritage Solutions were very detailed.

Key issues raised in written submissions:

Submitter	
Shelter NSW	Shelter NSW Comments on Housing Related Issues in Wollongong Draft LSPS and Draft Wollongong Housing and Affordable Housing Options Papers. The following points outline Shelter NSW suggestions for Council to consider in its deliberation and implementation of its Draft Wollongong LSPS and draft Wollongong Housing and Affordable Housing Options Papers **Purpose-built housing for younger persons with a disability** Council has indicated a commitment to advocate for purpose-built housing for young people with a disability and to partner with local stakeholders to raise awareness of the current policy directions, and funding opportunities to develop housing that will address the unmet need. Shelter NSW sees younger people living in nursing home facilities as a major failure of the disability support system. Because of this, we recommend that the Council include in its partnership arrangements with organisations such as the Illawarra housing trust a requirement for them to deliver housing options for younger people with disabilities. Alternatively, as part of its housing funds and tender process its priorities funds being allocated to the organisation's committed to delivering homes for this target group. **Implementing an affordable housing scheme in line with SEPP 70 (Affordable Housing Contributions Scheme) for Wollongong LGA** Council committed to implementing an affordable housing scheme in line with SEPP 70 (Affordable Housing Contributions Scheme) for Wollongong LGA. Considering the high level of unmet need within the LGA Shelter NSW fully supports this initiative. However, to capture uplift and deliver any affordable housing, the proposed scheme has to already be outlined in Council LEP, as this is not currently the situation many major rezoning will take place before any new LEP is approved for Wollongong. To address this issue, Shelter NSW suggests that a complementary framework (planning agreements) be put in place to capture uplift and deliver affordable housing in the meantime. This framework will also allow a % of affordable housing to be acquired on major developments being determined through a gateway process. One best practice option is for Council's planning agreement policy to include a clause to provide affordable housing (See an example of Randwick Council https://www.randwick.nsw.gov.au/__data/assets/pdf_file/0007/25990/Planning-Agreements-Policy.pdf or Canterbury Bankstown draft Planning Agreement Policy which includes the following clause - Provision of affordable housing where a Planning Proposal is seeking an uplift of residential floor space that exceeds 1,000 sqm of gross floor area (as defined in the applicable local environmental plan), the equivalent of at least 5 percent of the increased residential floor space should be dedicated to Council in the form of residential dwellings for affordable housing, or as a cash payment for affordable housing.

	Shelter NSW suggests that Council create a planning agreement framework to capture its nominated affordable housing target for until the new LEP is in place. We suggest that the Council consider Shelter NSW recommended target of 10% of any additional uplift for affordable housing. **Shelter NSW would also suggest that Council have an affordable housing contribution rate be for both residential and non-residential land use zones. This is the case with a number of Council and one example is the City of Sydney who has the following:** **Residential development** **On-site: 3% of the total residential floor area must be provided as affordable housing.** **Monetary: $214.17 per square metre of the total residential floor area.** **Non-residential development** **On-site:** 1% of the total non-residential floor area must be provided as affordable housing. **Monetary:** $71.36 per square metre of the total non-residential floor area. **Affordable rental housing target for the LGA** Council wants to implement an affordable rental housing target for Wollongong LGA, such an initiative would complement SEPP 70 Affordable Housing Contributions Scheme. Shelter NSW suggests that the Council set a broad affordable housing target that's around 20% of all housing stock. This could then be broken down by, affordable, community, and public housing. One example of this is Sydney City Council Sustainable Sydney 2030 which establishes the following targets by 2030, 7.5% of all housing in the local area will be social housing provided by the government and community providers, and 7.5% will be affordable housing delivered by not-for-profit or other providers. **Work with NSW Land and Housing Corporation regarding the renewal and maintenance of social housing** The report recommends that Council work with NSW Land and Housing Corporation regarding the renewal and maintenance of social housing to make better use of the land available in suburbs that have smaller older style social housing dwellings on large lots. This alights with the NSW Land and Housing Corporations Communities Plus housing model based on mixed tenure and includes private market housing through joint venture arrangements. Shelters NSW feels that although this initiative aims to deliver better housing outcomes, they often miss meeting their overall objectives and targets without strong oversight. We suggest that the Council monitor the desired outcomes, and aim to ensure that any of the community plus projects increase the proportion of public housing and that they align with

	any unmet bedroom requirement in the Wollongong LGA. Shelter NSW would argue that the proportion of social housing in Wollongong LGA should be increased not just maintained. **Analyze and update data related to affordable housing** Council has undertaken to analyze and update data related to affordable housing for each census period. Shelter NSW suggests that Council also tract any affordable housing approvals as this would enable a clear understanding of what type of affordable housing is being delivered in the Wollongong LGA and would enable Council to respond proactively to the needs of its communities and any losses or increases of stock in this market segment. **Incentives to encourage diversity in housing stock across Wollongong LGA in particular more one- and two-bedroom dwellings** One recommended action to Council is to implement planning incentives and requirements to encourage diversity in housing stock across Wollongong LGA, in particular, the development of more one- and two-bedroom dwellings. This is important given that annually the addition of new dwellings represents around 1.08% of the total dwelling stock – so change occurs very slowly. Shelter NSW feels that given the current overwhelming trend by developers to build three-and four-bedrooms dwellings that strong incentives will be required to ensure a better balance of bedroom types based on need is delivered into the future. **Undertakes workshops with local developers and builders on ways to deliver more diverse housing opportunities** We recommend that Council undertake workshops with local developers and builders on ways to deliver more diverse housing opportunities linked to town centres and essential infrastructure. **Tax reform to improve housing affordability** One proposed action was for Council to advocate the NSW and Australian Government on tax reform to improve housing affordability. Both Shelter NSW and National Shelter have been advocating for tax reform to improve housing affordability outcomes for all Australians and would be happy to work with Wollongong Council on these matters. **Review the ARH SEPP 2009** One suggested action is for Council to approach the NSW Government to evaluate and review the ARH SEPP 2009 to distinguish if the Policy is delivering the intended affordable housing outcomes. The capacity of the ARH SEPP to deliver affordability has been a concern expressed by many LGA authorities. Interestingly the Manor Houses provisions in the new Medium Density Housing Code are technically based on new generation boarding houses without the strata titling restrictions of the AH SEPP. Shelter NSW has had representation from a number of our member organization on

	this matter and its capacity to improve housing affordability outcomes and we would be happy to work with Council on this matter in the future. **Deliver better housing options for its aging population** Council's reports are concerned about how to deliver better housing options for its aging population. Shelter NSW suggests that Council look at ways to deliver seniors housing options in locations close to town and villages centres (taking into consideration land and environmental constraints) to close the mismatch gap between current and future supply and the needs of older residents. **Review existing residential land zones to support older residential to age in place** Throughout the reports, the need for Council to review its existing residential land zones is indicated. Shelter NSW suggests that Council consider replacing Low-Density Residential Zone (R2) with General Residential (R1), especially in areas located around town centres. This would support opportunities for different housing options to be delivered and help older residential to age in place. To ensure that any new residential development is not entirely out of character with the existing, this review could sit alongside an evaluation of height controls and character assessment requirements. This recommendation from Shelter NSW is based on the capacity of the General Residential (R1) Zones to deliver more housing choice in area with good access to infrastructure and services. **Recognition that affordable housing (including public and community housing) as essential infrastructure** We would encourage Council to support the recognition that affordable housing (including public and community housing) as essential infrastructure in any future planning document (This definition is from the Australian Infrastructure Audit 2019). **Mitigate measure re loss to affordable rental accommodation to short-term visitor rental** One additional stress in the housing market in coastal location is the issue of residential housing being lost to short-term visitor rental accommodation. Council could consider investigating opportunities to mitigate these impacts by applying a cap similar to the short-term accommodation rules for greater Sydney. **Incentives to organisation or authorities that deliver affordable housing in perpetuity** That Council considers including in its local housing strategy the following incentives to organisation or authorities that deliver affordable housing in perpetuity: a fast track DA process, fee reduction or waiver, density bonus, car parking reduction bonus, waving or varying s7.11 contributions. We recommend that any exemption should be targeted at public housing or not-for-profit developers (CHPs), linked to the affordable housing being secured in

	perpetuity, not for a minimum of ten years. **Support for Local Aboriginal Land Council to delivery additional housing opportunities** Shelter NSW would like to see a commitment by Council to work with the Local Aboriginal Land Council on the development of a strategic plan for their landholders aimed at supporting the delivery of additional housing opportunities.
Resident Wollongong	I would like to make some comments. They are based on my experiences and my own personal values, which I would characterise as rather conservative and belief that people should be able to choose their housing, lifestyle whilst recognising the costs of those choices 1. My grandparents lived on a site approximately 2/3 of an acre at the intersection of Macquarie & Mercury Streets. They lived there for just over 50 years- 40 of which were as tenants as the housing was provided by my grandfather's employer, initially the Vickery family from about 1915-1935 and then AIS (Mt Keira mines), when he retired in about 1955 coinciding with the closure of the Mt Keira Mine Tramway, he was given the opportunity to purchase the property. It was my wish that the next generation of the family would live there but the property was rezoned resulting in its sale and the building of three units residential building with 25 units. My grandfather allowed people to use both the tennis court and gardens, including garden parties to raise funds for charity/community groups. Obviously it provided many trees consistent with the area being called Garden Hill. The area is now medium/high density area with no public park (in area bounded by south coast railway, Crown Street, Mercury Street and Tramway Drive) and very few trees. 2. I live in a 3 bedroom unit as a tenant. It was built as there is a strong belief that 3 bedroom units are a better investment than 2 bedroom units. 3. One of my aunts lived in her house till 2 days before her death. It was 3 bedroom 2 bathroom plus sunroom. She would not move out of her house because it had memories of her life with her husband. The idea that older people should move out of houses to a smaller residence should not override people's choices especially older people. a. I note the push to have smaller homes – less bedrooms. But almost all surveys suggest that each child should have their own bedroom and so in many family cases, there is a need for 4 bedroom homes - I think or believe that that is what most couples with children want or believe to be appropriate for them – issue is raised in Page ii of the Executive Summary. b. The buying public should choose their preferred housing size (and style). The fact that 78% of the housing in medium density zones, I believer reflects the wishes of people and probably suggests medium density zoning is not what people want. c. I don't believer rezoning should be pushed if the existing residents, who pay rates – about 60% of Council's income, done want the rezoning.

	d. Rezoning seems to cater fpr the developers rather than existing residents. e. I reject Council's placing so much emphasis on Council's future plans for the area. Current residents and their preference should override the developers interest and Council's plan for the future character of the area. Having said that, I believe housing is too expensive but the questions are: a. Why is housing so expensive/ b. How can housing affordability be achieved? I note the document shows median housing prices have increased by 84% and median unit princes have increased by 65%. I believe that in part negative gearing has led to increase in housing prices, so if negative gearing was abandoned, housing prices increases would decrease – but that is a Federal matter not Local Government. Is this occurred then hopefully housing prices increase would decrease and housing become more affordable. I believe that housing affordability and provision of affordable housing is a State or Federal responsibility not that of Local Government. I would hope that housing costs or rental increases should be close to consumer price index. However page 27 suggest that rents have increased 3.5 times since 1990 with most growth occurring since 2001. Yet if at consumer price index this might mean an increase of about 1.0 times and not 3.5 times. So again why is pricing increasing so much I might suggest: a. Population increase b. Wollongong prices following those of Sydney c. Higher standards and bigger units d. High density requiring lifts and increases strata fees e. Housing being seen as a great investment resulting in higher returns in the long term With record low interest rates, hopefully housing price increases will significantly decrease. To look at affordable housing, suggestions that a percentage of units in new buildings should be given to community housing for low income people whilst it has merits, my fear is that it will mean people buying units will have to pay more for their units and so I question this. I believe stopping increases in housing is the only real solution, but how it can be achieved is the problem. Additionally, I believe "walk up 3 storey units" are more affordable as strata levies are increased about $30-50 per week to cover costs of lifts and thus increases costs for renters – this is reflected in rental prices. Finally, the Discussion Paper is so lengthy and complicated, I fear very few people will read it and make a submission.
Housing Trust	The intention and findings of the Draft Housing and Affordable Housing Options Paper (the Options Paper) are of

considerable value. Housing Trust congratulates Wollongong City Council on the release of the Options Paper and, in particular, recognising that the severe shortage of affordable rental housing is one of the greatest economic and social challenges in the Wollongong LGA.

Council has a vital role to play in the development of affordable housing. In addition to strategies such as inclusionary zoning and voluntary planning agreements (VPAs), Housing Trust encourages Council to commit to the full range of mechanisms available to Local Government to directly influence the supply of affordable housing.

Housing Trust commissioned an expert review of the Options Paper by Judith Stubbs & Associates to help inform our assessment of the strategies being proposed. That assessment includes detailed calculations of current and projected affordable rental need utilising data from the 2016 Census, Illawarra Shoalhaven Regional Plan 2016 (ISRP) and the Department of Planning Industry and Environment (DPIE) 2019 as summarised below.

Current Affordable Housing Need *(households in rental stress)*	
Very low income	4,942
Low income	2,650
Moderate income	2,040
Total	**9,633**

(JSA, 2020)

This data differs from Council's calculation of 8,356.

The following table provides projections for additional rental stress, i.e. affordable housing need from 2016 to 2035 using two sets of dwellings assumptions.

Projected Affordable Housing Need 2016 – 2036 *(households in rental stress)*		
	ISRP (assumes 14,600 additional dwellings)	DPIE (assumes 23,800 additional dwellings)
Very low income	860	1402
Low income	461	750

Moderate income	355	579
Total	**1,676**	**2,732**

(JSA, 2020)[2]

It is also important to distinguish between income groups and their housing priorities as this will impact Council's strategic planning.

The JSA report highlights material issues with Council's data selection and analysis. This has a direct impact on the overall findings and recommendations. Housing Trust has made detailed representation to Council about these issues and recommends revision prior to finalisation of the report.

The main risk to Council in not addressing these issues is:

- Underestimation of the need and therefore a failure to implement the range and level of interventions required
- Reliance on strategies which may have little or no impact, notably diversification, and
- Inadequate focus on the needs of very low to low income households that require Local and State Government interventions as other income target groups may have their needs met by the market.

At the time of writing the full impact of the COVID-19 pandemic is unknown. Early indicators suggest that although there may be some short-term easing of rents in the Wollongong LGA the number of people in housing stress and therefore in need of affordable housing will increase significantly.

Housing Trust welcomes the opportunity to provide feedback on the Options Paper. A summary of key recommendations follows and specific comments are made in relation to each of the strategies.

PriorityRecommendations

Wollongong City Council can, and should, be a leader in the design and delivery of world class solutions to the affordable housing crisis.

The range of strategies proposed in Council's Paper including undertaking further reviews to passive and strong interventions all need to be assessed for their impact on each of the three household income groups: very low, low and moderate.

Housing Trust does not consider more reviews or extensive information is required before committing to a plan of action. Substantial literature, including the plans being implemented in other LGAs, is readily available. This can be used to expedite the development and adoption of precinct specific plans across Wollongong.

	The strongest strategies, and therefore the ones most likely to have an impact, are those directed at; • improving the planning system; • creating partnerships; and • delivering funding through the provision of land and reduced fees. Our key recommendations are outlined below: • It is imperative that Council sets targets for affordable rental housing and this should be elevated from a Medium to High priority. Targets are essential to monitor progress and enable accountability. Given the nature and extent of housing stress in the Wollongong LGA a target of 20% of all new dwellings (between 2,092 and 4,760) is required to be allocated to affordable rental housing to 2036 ***(WCC Recommendation 4.4)*** • An audit of under-utilised Council land and a 35 year leasehold or title transfer strategy should be completed by June 2021 with the land to be developed for affordable rental housing. This is likely to be one of the most effective strategies for addressing the unmet need in the area. ***(WCC Recommendation 3.9)*** Housing Trust was established by the Illawarra Councils and operated with an MOU which facilitated collaboration and enabled the sharing of resources. Housing Trust would like an updated agreement in place by December 2020. • Housing Trust proposes developing a process to work directly with Council on the renewal of LaHC owned land to ensure DCP and LEPs optimise density and improves livability and community amenity. ***(WCC Recommendation 3.5)*** • Housing Trust recommends automatic waving of s.94 fees for all social and affordable developments and welcomes the reforms to the planning and development approval processes being introduced by the NSW Government. ***(WCC Recommendation 3.5)*** • Voluntary Planning Agreement (VPAs) should be maximised for their potential to make a substantial contribution to affordable rental housing. There is significantly more potential in VPAs such as that being considered for the Corrimal Coke Works development where, despite the scale of the development and rezoning, only 5% is being proposed for affordable rental housing. We recommend a presumption of 20% inclusionary zoning for all VPAs with site specific variations considered by exception. The delivery mechanisms can include 'whole lot take-out' and 'salt and peppering' with the early involvement of the Housing Trust able to inform and facilitate the project design and feasibility. ***(WCC Recommendation 3.4)*** • Housing Trust is supportive of Council's strategy to implement an affordable contributions scheme under SEPP 70. This is an important contribution to the development of affordable housing for Wollongong. ***(WCC Recommendation 3.2)***

	• Due to the severity of the affordability rental crisis in Wollongong, Housing Trust recommends a SEPP 70 contributions scheme of 20%. The impact of a contributions scheme will be constrained by the availability of land with significant uplift potential and the land value. This will limit the precincts in which it is likely to be applied and therefore the amount of housing that can be produced. ***(WCC Recommendation 3.2)*** • Appropriate and robust data is essential to underpin the strategies set out in Council's Paper. Housing Trust has made detailed representation on this matter, and again encourage Council to ensure its data is accurate, particularly the statutory benchmarks used and the distinct needs of each of the three target income groups, in order to meet the requirements of DPIE. ***(WCC Recommendation 3.1)*** • Housing Trust recommends the establishment of an Affordable Housing Reference Group of Council, industry leaders, Housing Trust, and planning experts, to oversee the finalisation and implementation of the strategies with particular emphasis on revising the DCP and LEP. DetailedResponseKeyRecommendations Housing Trust recognises that a continuum of housing is necessary and many of the strategies below will benefit both home buyers and renters, our focus for the purpose of this review is on affordable rental. **1. Increase Housing Stock Diversity** Our findings indicate that although increasing housing stock diversity will provide benefit to moderate income earners it does little to achieve affordability for very low and low income households. By far the most serious affordable housing need in the Wollongong LGA is experienced by very low and low income renting households. 1.1 & 1.2 - Housing Trust supports an increase in housing diversity, however we note it will only improve rental affordability for smaller, moderate income households. More than 70% of projected housing need is likely to be among very low and low income rental households. Simply increasing diversity will do little to support these households. Additional mechanisms and approaches are required and we commend Council's intention to implement SEPP 70, VPAs, identifying under- utilised government land, and affordable housing uplift and renewal of existing LaHC sites. Council should amend the DCP and LEP controls to facilitate diversity and also vary requirements such as car parking provisions, apartment size and number of bathrooms. These controls can positively impact affordability for buyers and renters. Council should increase the proportion of smaller units (e.g., studios) as part of developments, particularly those with

	good access to transport and other services. 1.3 Engaging the community on the preparation of local character statements is essential and should include targeted communication with social and community housing providers and residents. Housing Trust would welcome the opportunity to work with Council to ensure effective engagement with our tenants and neighbouring residents. All place making strategies should explicitly reference affordability and how it will be achieved 1.4 Adaptable housing is an important element of diversity. Housing Trust supports planning controls to increase the provision of Silver Liveability Housing (at a minimum) across the LGA. Preferred locations will have good access to public transport and services. Housing Trust would welcome the opportunity to provide further input into specific design principles such as dual-key apartments, floorplans, fixtures and fittings that optimise affordable liveability for tenants. Council should note LaHC is currently revising the design principles and specifications for their buildings. 1.5 Notwithstanding the limited merit of diversity as means of improving affordability, Housing Trust recommends Council adopts best practice to ensure well designed and located manor houses and new generation boarding houses are included in the housing mix. The State Government's Low Rise Medium Density Housing Code commenced on 1 July 2020 and presents an opportunity for Council. 1.6- As above, Fonzie Flats provide variety in housing choice however cost and control measures will be required if this strategy is to favourably impact affordability. **2- Plan for Future Housing Growth** Housing Trust welcomes evidenced based housing growth strategies that enhance individual and community life, environmental sustainability and economic security. 2.1 Housing Trust would welcome the opportunity to partner with Council to ensure the needs of very low, low and moderate incomes households are considered. We recommend the establishment of a Reference Group of industry leaders to advise and support Council in development of these strategies. Detailed planning should only occur once Council has collated and analysed appropriate data and consulted further on its (Final) Housing and Affordable Housing Options Paper. In addition to constraints and built form analyses, it is critical that growth is supported by social needs analysis to

	ensure future communities have access to necessary infrastructure and services. 2.2 Housing Trust supports appropriately planned and managed growth in the LGA. 2.3 Housing Trust supports appropriately planned and managed growth in the City Centre. 2.4 Housing Trust strongly supports this approach. It is imperative that Council's LSPS reflects the final strategies arising from the feedback to this Options Paper so that future strategic planning responds to the housing needs and challenges facing the LGA. Housing Trust expects that the LSPS will provide further detail and guidance on a number of the critical issues raised in the Options Paper. 2.5 Housing Trust supports this strategy. The planning and management of employment lands is important to ensure a robust economy, with sustainable employment close to where people live. Council should ensure all rezoning and uplift opportunities contribute to an increase in affordable rental housing through VPAs and/or the contribution scheme once operational. A target of 20% is required. **3 Increase the Supply of Affordable Housing** Housing Trust's own research indicates that the demand for affordable housing in the Wollongong area is growing. Around 9,650 very low, low and moderate income households are in rental stress. Just over half of the dwellings required (52%) are for smaller households and the balance suited to families with children. 3.1 Housing Trust supports the expedition of this Policy, in consultation with relevant stakeholders 3.2 Housing Trust continues to support Council's plan for an affordable housing Contribution Scheme under SEPP 70. This will make a contribution however the impact in real terms, will be limited. It is imperative that the Scheme is based on appropriate and robust data. Housing Trust has made detailed representation to Council on this matter, and we again encourage Council to ensure its data, and particularly the statutory benchmarks used to establish the need for affordable housing, meets the requirements of DPIE. Housing Trust notes that current areas identified for growth in the LGA are unlikely to have suitable land values and or density controls needed to optimise uplift. 3.3 Housing Trust congratulates Council on the partial completion of part (A) of this strategy, that is, the award of a $4.3 grant from the $5.2m available. We recommend an immediate repeat of the 2019 EOI process to award further grant/s totalling $5.7m to build affordable rental housing and that the target criteria for tenants be broadened.

	Housing Trust agrees that home ownership is both desirable and achievable for many people. We recommend the $400k balance of the Commonwealth funding be invested through the *Head Start Homes* program which acts as a home loan deposit guarantor for eligible Affordable Housing tenants. In turn this also makes their affordable rental home available to another tenant. 3.4 Housing Trust believes this is essential to the successful implementation of a SEPP 70 Affordable Housing Contributions Scheme and Plan. We encourage Council to conduct an audit to identify sites where uplift is achievable through changes to the floor space ratios, height and other design elements such as parking and the number of bathrooms. VPAs should prioritise the delivery of affordable rental housing along with the other benefits such as infrastructure, open space or heritage protection. Housing Trust asserts there is significantly more potential in recent VPAs including the Corrimal Coke Works project which contemplates only 5% affordable rental housing. Involving Housing Trust in the early stages of these developments could assist feasibility due to our ability to access low-interest loans, grants and other benefits. 3.5 Housing Trust considers this is a high priority as it will deliver more, better quality housing and community outcomes. LaHC's (consultation draft) *Policy on CHP-led Redevelopment of Social and Affordable Housing on LaHC-owned Land* dated 5 June 2020 is commendable. Housing Trust believes Council has an important role to play in the execution of this strategy by reviewing the planning controls on specific sites to allow for increases in density and fast, collaborative Development Approvals. We also recommend that Council amends their reference to social housing management in the Final paper to recognise the management by Community Housing Providers such as Housing Trust. 3.6 Housing Trust supports this approach. We recommend the establishment of a Reference Group of industry leaders, including HT, to advise and work with Council on changes to the LEP and DCP. It is noted that the *Environmental Planning and Assessment Act 1979* includes provision of Affordable Housing as one of its Objects and it is appropriate that Council's planning documents reflect this. 3.7 Housing Trust supports this recommendation and suggests that Council undertakes an assessment of the precincts or localities where such strategies are likely to be effective due to land value uplift and seek contributions of 20% Housing Trust believes that recent VPAs such as the Corrimal Coke Works project, which only contemplates 5%

	affordable rental stock, fails to maximise the rare and critical potential arising from rezoning and renewal. 3.8 Housing Trust strongly supports this strategy. Affordable rental housing developments should automatically be exempt from s.94 fees and discounts applied on a pro rata basis according the affordable component in mixed tenure projects. The reduction in parking requirements and other incentives can be addressed by revising the DCP and LEP regulations. 3.9 This is likely to be one of the most effective strategies for addressing the unmet affordable rental housing need in the Wollongong LGA. Housing Trust strongly supports this strategy and considers it a High priority. We recommend Council undertake an audit to identify land that would be suitable for affordable redevelopment. Council could retain the asset and provide 35-49 year peppercorn leases to not-for-profit, Community Housing Providers like HT. Land title transfers, as conducted by NSW Government in return for the delivery of affordable rental housing, should also be considered. Housing Trust would like to continue our long standing partnership with Council and requests an updated MOU to reflect current objectives, community need and circumstances. 3.10 Housing Trust unequivocally offers our expertise, research and communications support to Council to achieve this strategy. We would welcome the opportunity to be involved and can play an integral role in enhancing the social and community outcomes, design quality, liveability and financial feasibility of projects. Community Housing Providers are major contributors to the State's residential construction industry having invested $1.2 billion in housing supply from 2012 to 2020. 3.11 Housing Trust strongly support this approach. Housing Trust offers our expertise, research and communications support to Council and the Illawarra Shoalhaven Joint Organisation to develop and set achievable targets. 3.12 Housing Trust supports an evaluation and has a vital role to play in the implementation of this policy in the Wollongong LGA. 3.13 Housing Trust welcome's collaboration with Council on the development of innovative housing models based

	on best practice and living examples. 3.14 As a long term partner of WCC we would be pleased and proud to assist Council with multi-channel communication strategies and community engagement wherever possible. Housing Trust has provided Council with a short film supporting the need for affordable housing in the Wollongong LGA as a part of the exhibition of the Options Paper. We encourage Council to continue to use this video in the future. **4. Monitor Housing Supply** Housing Trust supports Council's intention to monitor delivery of its housing strategy. This is critical for monitoring and accountability of the strategy's implementation. 4.1 The Final plan needs to include targets and then monitoring progress is critical. Housing Trust is supportive of this recommendation. 4.2 Housing Trust supports this approach to ensure communities have access to the appropriate services. 4.3 We strongly recommend Council review their data sources with particular emphasis on setting defensible targets and objectively assess the impact on the strategies set out in the Options Paper. 4.4 Housing Trust considers it essential to have targets and that the priority for this strategy is elevated to High. We recommend the target be set at the projected (additional) affordable housing need rather than current need plus the projected increase as this would be unrealistic and limit the adoption and success of this strategy. Research, reported separately, indicates the total affordable rental housing dwellings needed by 2036 is between 13,450 and 15,200. This means that 20% of additional dwellings projected under the DPIE or ISRP need to be affordable. Without targets, monitoring and evaluation it will be impossible to estimate, in a timely manner, the extent to which any of the strategies are effective. 4.5 Housing Trust strongly supports this recommendation. We welcome the assistance of WCC in achieving our own plans for growth in order to meet the growing demand for affordable rental housing. **5 Continuous Improvement of planning controls** Housing Trust recommends Council undertake detailed assessment of precincts or localities where Voluntary Planning Agreements and an Affordable Contributions Scheme are likely to be effective due to the potential for land value uplift and where variations to controls could be supported. For these schemes to be effective Council would need to undertake rezoning and major changes to controls, such as a significant increase in height where land values are

	sufficient to sustain this. 5.1 Housing Trust looks forward to being involved in consultation activities to develop a Vision for Housing for Wollongong. 5.2 We recommend this is considered within the scope of an Industry Reference Group. 5.3 All such proposals represent significant opportunities to contribute to the health, wellbeing and economic outcomes of the City through the delivery of affordable purchase and rental housing. 5.4 Housing Trust supports the streamlining, standardisation and prompt determination of development application as a means of improving community and industry confidence. We support the implementation of controls which address housing need and contribute to place making outcomes and improved amenity for all residents. 5.5 We recommend this is considered within the scope of an Industry Reference Group. 5.6 Housing Trust supports further investigation into the rezoning of precincts and localities where there is potential land value uplift to support the viability of an Affordable Contribution Scheme. 5.7 Council should expand the precincts included in this review to include areas where there is likely to be more affordable housing as a result of increased density. 5.8 Housing Trust broadly supports the review of zoning but notes the land affordability north of Thirroul limits the potential for affordable housing without an increase in density, especially in locations close to the railway stations.
UDIA	UDIA acknowledges the critical need for more market housing and affordable housing in the Wollongong local government area - one of the least affordable housing markets in Australia. We commend Wollongong City Council for addressing this issue through the Paper because Council policies play a significant role in addressing affordability. However, there are also other critical ways Council can address housing affordability. For example: - The local infrastructure contributions paid by developers under the *West Dapto Contributions Plan* are currently the highest in NSW, adding more than $50,000 to the price of a new home. - The draft *Wollongong City Centre Urban Design Framework* proposes to prohibit residential development in some parts of the city centre, which would likely constrain apartment supply and put upward pressure on pricing. - Faster rezonings and DA determinations would significantly reduce the holding costs associated with residential developments, with savings reflected in the price of new homes. **Affordable Housing Contributions Scheme**

	UDIA believes that applying an Affordable Housing Contributions Scheme under SEPP 70 in the Wollongong LGA (without providing additional incentives or upzoning) would increase the cost base of market housing. This would add to the pressure on housing affordability, rather than improve it. UDIA supports an *incentive-based* approach to promote the development of Affordable Housing while also focussing on increasing supply for market housing, which will ease affordability pressures for everyone. Where Council wants to pursue non-market objectives such as Affordable Housing, it is critical Council incentivises the market or compensates the market for the cost of these objectives. Otherwise, the contribution is simply an additional tax on a site without any commensurate increase in site value. This leaves the developer with two options: - Pass the additional tax on to buyers of market housing - Not proceed with development as it is unfeasible. Therefore, it is critical where any additional costs such as providing or contributing to Affordable Housing are retrofitted they are compensated through other means. Otherwise, new home buyers are paying increased prices either through costs passed on, or insufficient new housing supply. ***Recommendation 1: Council should not introduce an Affordable Housing Contributions Scheme unless it is accompanied by increased yields or other incentives in the LEP that would offset the cost of the contribution.*** UDIA also notes that Affordable Housing cannot be entirely market-led, as the whole spectrum of the housing continuum cannot be delivered by the market - there also needs to be government-led components. The Paper has correctly identified that *uptake* of diverse housing types is one of the key issues in addressing housing affordability. UDIA believes Council controls and policies are preventing adequate uptake of: - Multi dwelling housing - Smaller lots - Apartments **Multi-dwelling Housing** The Paper notes that only around 20% of R3 Medium Density zoned land in the LGA contains medium density housing types. Despite the high potential returns available to investors in this type of development, the uptake by the industry is very low.

	UDIA believes that the current development controls are a major hindrance to developing medium density housing in the Wollongong LGA. Some of the main issues are: *Parking* The parking rates required for multi-dwelling housing in the Wollongong LGA are too high and do not reflect modern vehicle usage rates in metropolitan centres like Wollongong. Our initial analysis suggests additional parking spaces add approximately $20,000 to the price of a new home. UDIA recommends Council adopt a minimum requirement of one (1) space per dwelling for multi-unit housing. This is the rate adopted in other areas of NSW with similar development rates, including Campbelltown and Newcastle. We also encourage Council to accept zero parking provision based on a case-by-case merit assessment in some areas of Wollongong with high levels of accessibility and public transport access. ***Recommendation 2: Council should change the parking requirement for multi-dwelling housing to a minimum of one space per dwelling (regardless of size), with no parking required in some well-serviced and accessible locations based on merit.*** *Minimum Lot Widths* The current requirement of 18 metre minimum lot width for multi-dwelling housing is stopping many lots in the Wollongong LGA from being eligible for this housing type. Many lots were subdivided based on a 50- foot (15.24 metre) historic standard. UDIA notes that a 15 metre minimum lot width has been successfully applied to multi-dwelling housing in other jurisdictions, such as the Brisbane City Council Dwelling Code. 15 metres allows a front dwelling entry and garage (or two dwelling entrances without front garages) plus driveway and side setback/landscaping. Retaining the existing setback requirements in the DCP would ensure amenity is maintained. ***Recommendation 3: Council should change the minimum lot width for multi-dwelling housing to 15 metres.*** *Tree Retention* Our understanding is that Council's interpretation of vegetation management and tree retention requirements in the Wollongong DCP is inconsistent between development applications. We encourage Council to clarify its interpretation of these policies in the context of multi-dwelling housing. If Council is to encourage medium density housing, it must acknowledge that trees that were planted in a low-density residential context may no longer be appropriate for the desired future medium density character. ***Recommendation 4: Council should clarify its approach to tree retention in neighbourhoods it wishes to see transition from low density residential to medium density residential.***

	UDIA notes that these are just some of the issues with the detailed development controls for medium density housing in Wollongong. We are very keen to work with Council on addressing these issues in more detail to ensure that medium density development has high amenity and is also feasible to deliver. **Smaller Lots** UDIA acknowledges that minimum lot sizes of 300m2 have been supported in some greenfield areas. However, the predominant minimum lot size across greenfield areas in Wollongong continues to be 450m2. This is significantly higher than the minimum lot sizes in Sydney's Growth Centres. As a general rule, each additional square metre adds $1000 to the price of a lot, so any further reduction in the minimum lot size would improve affordability. Small lot housing is also desirable for downsizers looking for low maintenance and high accessibility. As the Wollongong population ages, there will be more demand for small lot single storey housing. By encouraging downsizing, Council would also encourage the release of existing larger housing stock for redevelopment into a more diverse range of housing. ***Recommendation 5: Council should steadily reduce the average lot size across greenfield areas of Wollongong over time to reflect changing market demand and affordability.*** It is also important that Council ensures its minimum lot size requirements align with the Low Rise Housing Diversity Code and Greenfield Housing Code to allow as many homes as possible to be built through the complying development process. The significant reductions in time and increase in investment certainty from the CDC process would reduce the cost of a new home and increase supply. **Apartments** The Paper notes that affordability can be addressed in part by a diverse supply of housing, including apartments. Wollongong has undergone a recent boom in apartment supply, however this has occurred to address unmet existing demand rather than speculative new supply. There will continue to be strong demand for apartments and encouraging further supply will help to ensure they are affordable. UDIA has made a detailed submission on the Wollongong City Centre Urban Design Framework. We support some of the proposed changes such as the removal of the ground floor commercial/retail requirement for apartment buildings. However, we do not support commercial-only precincts or further restrictions and design requirements for apartments. In addition, UDIA believes the Paper should address several issues with apartment supply in Wollongong, including: - Application of the Apartment Design Guide - Basement parking requirements

	- Minimum lot widths *Application of the Apartment Design Guide* The Apartment Design Guide is a guidance document to support SEPP 65 developments. UDIA is concerned that it is being applied too rigidly across NSW, including in Wollongong. We note the Minister for Planning is currently reviewing the ADG as well as other design guidance and we encourage Council to apply the ADG as a guidance document with discretion to support good design outcomes. ***Recommendation 6: Council should apply the Apartment Design Guide with discretion to support good design outcomes.*** *Basement parking* Many areas of the Wollongong City Centre have geological conditions that make the provision of basement parking levels difficult and expensive. UDIA members report that in some cases Council has not supported alternatives to basement parking to address this issue. UDIA encourages Council to support alternative approaches to parking including above ground parking levels, off-site parking provision, or contributions to public parking provision in lieu of parking within the development. ***Recommendation 7: Council should support alternative approaches to parking for residential flat buildings other than basement parking.*** The current requirement of 24 metre minimum lot width for residential flat buildings is stopping many sites in the Wollongong LGA from being eligible for this housing type. UDIA notes that a 20 metre minimum lot width has been successfully applied to residential flat buildings in other jurisdictions, such as the Brisbane City Council Dwelling Code. Retaining the existing setback requirements in the DCP would ensure amenity is maintained. ***Recommendation 8: Council should change the minimum lot width for residential flat buildings to 20 metres.***
WaterNSW	Almost half of the LGA (in the west) falls within the Sydney Drinking Catchment (SDWC). Most of this land forms part of the Woronora and Metropolitan Special Areas (inner catchment areas), which are managed to protect the water quality of key reservoirs. Most, but not all, of this land is owned and managed by Water NSW or in National Park estate. The Special Areas are designated Schedule 1 land under the *Water NSW Act 2014* and Regulation 2013 where public access is prohibited. WaterNSW has responsibilities for protecting water quality in the SDWC through planning instruments such as the Section 9.1 Direction 5.2 Sydney Drinking Water Catchment and State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP). The latter requires all new development in the SDWC to have a neutral or beneficial effect on water quality. The SEPP applies to private land within the LGA that lies within the SDWC, this being mainly limited to areas in Darkes Forest and a small area of land in the west of Maddens Plains. The private land areas of Darkes Forest and Maddens Plains that lie

	within the SDWC are mostly zoned E3 Environmental Management. These lands are also designated 'Special Area' although environmental controls are limited for private land. We note that Darkes Forest and Maddens Plains are not specifically mentioned in the Options Paper. Similarly, the Options Paper does not directly mention semi-rural or rural residential development. The Options Paper would benefit by clearly indicating that it is not addressing rural residential development or its intensification, or otherwise explain that rural residential development is beyond the scope of the Paper (if this is the case). WaterNSW is generally not supportive of development intensification (such as housing) on Special Area Schedule 1 private lands. The Options Paper would benefit by mentioning that the western half of the LGA is designated Special Area within the SDWC, occurring largely within land owned and managed by WaterNSW or as National Park estate. These lands are therefore unsuitable for housing. We support the Options Paper's consideration of watercourses, riparian lands, wetlands, flood-prone lands and steep slopes as environmental constraints to current and future housing, and the importance of riparian land for water quality protection (pp. 53-54). We also note that the paper addresses water and sewer reticulation on page 69. We note and support the Paper's recognition that the Illawarra is supplied by WaterNSW's Avon Dam. This section would benefit by identifying which areas of the LGA are sewered and which are not, and including a corresponding map for the LGA. This would help identify where sewerage infrastructure, or lack thereof, acts as a constraint for future housing expansion. The Options Paper may benefit by providing greater recognition of stormwater management and water sensitive urban design initiatives to promote water re-use, retention, and reduce localised flooding impacts and risk. This would include recognising the need to counterbalance housing demand with urban designs that promote permeable surfaces, open space, tree canopy cover and other initiatives for urban cooling and retaining water in the landscape. In this sense any draft Housing Strategy derived from the Options Paper would benefit by giving consideration to sustainability and environmental outcomes in concert with increasing housing options and affordability.
Property Council of Australia	The Property Council supports the initiative by Wollongong City Council to develop an options paper which invites feedback from stakeholders and will input into a more detailed housing strategy to address the housing needs for the Wollongong local government area. Ensuring that we have the right mix of housing available to people who live in our local communities is vital, and the whole industry has a role to play in achieving this. We encourage council to continue working collaboratively with the industry to develop and implement the housing strategy and our members look forward to being part of this process. **Overview**

	We appreciate the opportunity to provide feedback and input into this options paper and support many of the priorities identified and look forward to continuing our work with council in ensuring we have the right policy and planning tools available to deliver affordable housing in our local communities. Overall, the whole industry has a role to play in achieving these goals and it is important that council continue to work collaboratively with the industry to develop and implement the housing strategy. Overall, there are a few factors we believe do need to be addressed in the development of the housing strategy and these include: • The paper appropriately recognises the greatest need is for affordable rental housing and the strategies need to clearly target these groups from those seeking affordable purchase. • It is important to distinguish between the capability of the private market providers and the affordable housing providers (Government and Community Housing Providers. These groups have different needs and outcomes, and we have considered both groups in our response to your recommendations below). • Housing need varies considerably across the three Affordable Housing Income groups – very low, low and moderate. The impact of the strategies, and role of the market and other providers, should reflect these differences. • We have some concerns around the data used and presented within this report, the data is outdated and four years old and with concrete data sources lacking to support some of the statements made within this paper. We would encourage council to update and correct their data sources and ensuring that any options considered are supported with an evidence base. • Data around property values and income levels should also be considered more closely in the development of the housing strategy and identifying appropriate actions. In the Wollongong LGA, we have high property values and lower income levels compared to Sydney for example and this also needs to be examined. • There are various overarching statements within the paper, and we encourage council to provide more specific precinct-based responses and priorities for housing for different areas. With the Wollongong LGA covering such a large geographical area, with very different needs across various suburbs from north to south, local centres and precincts it is important to be specific on the actions outlined. **1. Increasing Housing Stock Diversity** Property Council is generally supportive of the priorities and recommendations outlined within these recommendations. We believe these actions may contribute to addressing the issue for some households, but it is important to note that it won't

	necessarily 'solve' the issue. However, taking practical steps to allow more flexibility and adaptability through the Wollongong DCP with a particular focus on growth around town and village centres as outlined in the options paper is vital. Investigating options to increase the proportion of new dwellings and smaller more affordable product for purchase is a step in the right direction, this is important for infill areas but also in relation to greenfield areas where there is a lack of smaller stock. The availability of housing such as manor houses and fonzie flats will contribute to increasing the housing diversity stock and we commend council on their willingness to explore this further and recognising the benefits of this type of housing within local communities. Smaller, more affordable product not only assists with purchase but also in providing further options for rental – with more students living in the city, more flexible and adaptable housing would be beneficial. However, this is beneficial not only to address the needs of students, there are all types of people who would benefit from access to other types of housing such as fonzie flats as it provides another housing alternative compared to a single dwelling, apartment or other type of housing option. It is important to note that increasing the diversity of housing stock will not, on its own, make the housing more affordable for renters. Other interventions including the allocation for government land and collaboration with LAHC and community housing providers to renew and increase the density of their existing stock is essential. This discussion is also relevant for our seniors. As the population changes and as we plan for our ageing population we need to ensure there is a wide choice of housing options available and designed to meet the specific needs of older people in our local communities. For example, new and/or refurbished homes for seniors designed to facilitate a range of aged care support services provided to people in their own homes. This may include smaller and fully accessible dwellings at ground level close to services and town centres as identified within the paper. With supply very limited in this space, council should investigate how its planning controls can be amended to provide more flexibility and opportunities suitable for seniors housing and in-home services, particularly when the Commonwealth Government is promoting and increasing funding to ageing in place via home care services and packages. The delivery of housing stock at a smaller size with more flexibility and at a more affordable point of purchase is important, but this does not come without its challenges, especially if there isn't support for this type of housing in the DCP. A DCP review is essential and we encourage council to undertake a review together with industry, to consider feasibility of these options and gain feedback from the industry before making decisions about how the planning controls are set out in the DCP. Council has an important role in considering feasibility as part of their planning process and should take accountability together with industry to ensure that these housing options work and are supported.

	It would be great to initiate a taskforce with council, community housing providers, the development industry and other expert practitioners to look at this holistically and work together collaboratively to consider the things that aren't working, what needs to change, set targets and trial solutions. We strongly recommend council consider practical steps such as this to bring positive change and ultimately achieve the priorities and actions as outlined in this paper. **2. Plan for Future Growth** Property Council is generally supportive of the priorities and associated actions outline with regards to planning for future housing growth. We agree with the need to define urban growth areas and precincts across the region and consider how these areas can support growth and increased density. It is important to note that since the release of this paper, the NSW Government has implemented the Low Rise Medium Density Housing Code from 1 July which means council should be looking at how it can encourage this type of development through its updated planning controls. The code acts as a strong tool to reduce the number of applications coming to council and fast-tracking dwellings in the 'missing middle', producing a number of benefits within the community. This is a good opportunity for council to allocate any additional resources to larger projects which bring investment, jobs and economic development. The council has taken an approach that complying development and the now called 'low-rise housing diversity code' will be an issue across the LGA, but there has not been any key actions implemented by council in the LEPs to address this. We understand that further change may come out of this process, and some of the recommendations around the R3 zone might be appropriate. More work needs to be done to encourage this type of housing in certain areas. It is also important to note that it will take some time for the development industry to transition to the code and we expect the rate of take up to be gradual, with strict design controls and criteria in place to ensure developments meet requirements. This type of housing fills a gap in which can be beneficial for the community and provide diverse housing stock especially in areas identified as growth areas. **3. Increase Supply of Affordable Rental Housing** Property Council commends council for recognising this very important issue and outlining a number of priorities to address this challenge, and we are supportive of the actions identified. From a Property Council perspective, we reserve our position on any proposal to implement a scheme under SEPP 70 until we see more detail as to how this will play out and there should be consultation with the industry as this progresses, as viability will be an issue so we look forward to further work in this space.

	We would also encourage a partnership between council and local community housing organisations to help lead the response in addressing these issues, to agree on targets and identify the most feasible options as already outlined above. There are a range of factors to consider when developing an Affordable Housing Policy and working with well-established organisations who are already embedded in the community and understand the needs within this sector will be invaluable in your efforts to tackle this increasing challenge. We also encourage council to distinguish the difference between very low to low income housing (including social housing) and moderate income housing within the strategy, with the two groups having very different needs within our community. This is also important when facilitating opportunities for developments and building community support around affordable housing. It is also very important to be clear in the housing strategy about which particular sector council is targeting as part of your efforts to increase the supply of affordable rental housing. There are different strategies applicable to the two groups and this needs to be distinguished. Specific targets also need to be developed to achieve the goals of the strategies, for eg. you may look at higher targets in certain precincts compared to others. Overall, we encourage council to continue exploring these options further and working closely with community housing partners to develop and implement evidenced based strategies. **4. Monitor Housing Supply** The Property Council generally supports the actions identified and encourage a formal review of the housing strategy to be set up within specific timeframes, to ensure that progress is being tracked, and the strategy is being amended accordingly to set concrete targets. It is also important that detailed evidence and monitoring is supplied and considered when reviewing the strategy and assessing targets. **5. Continuous Improvement of Planning Controls** The Property Council is generally supportive of the actions identified and recommends a strategic, collaborative and productive approach for the housing strategy which is done in consultation with the industry and the community. This approach will ensure that all things are considered when implementing continuous improvements to planning controls setting concrete targets that are feasible, practical goals and actions and ensuring approvals are effective and efficient. We look forward to continuing working with council as the development and implementation of this strategy progresses.
Resident Thirroul	I support the inclusion of housing mix in higher density developments that are located in **well serviced centres**, with the outcome of enabling demographic mix in cities, minimise displacement, access to facilities and services, and ageing in place.

	However, the basis for my comments are heavily effected by the fact that I am a longstanding resident of an area that has continued to experience increased infill development despite being geographically constrained in its ability to respond with appropriate infrastructure. I do not support any increase in densities anywhere north of Point Street, Bulli. Ideally, I would request a down zoning, and removal of the ability for landowners to subdivide, and a reduction in the minimum lot size, but realise the limitations of the ability for Council to do this under the existing state planning system. The northern suburbs are in crisis. Decades of infill development has gradually eroded the liveability and accessibility for both residents and visitors. The traffic network is already failing with limited capacity to deal with every day traffic flows let alone traffic in peak periods, holiday periods or at times of emergencies. Residents are no longer able to access everyday services due to the complete gridlock on our road network especially on weekends. This will only worsen with increased residential development in greenfield areas to our west, outside of our LGA – there is no doubt the 40,000 new residents at Wilton will want to spend hot Saturdays in summer at Austinmer beach. I do not support Thirroul being identified in the Illawarra Regional Strategy as a centre for increased housing activity. Until a solution for the traffic congestion is realised, the timing of this is inappropriate. There are other centres within the LGA which would benefit with increased densities and the benefits of increased passive surveillance, increased night time activities, revitalisation and gentrification – Corrimal, the precinct surrounding North Wollongong train station, Port Kembla Fairy Meadow, Dapto – these centres are well serviced with multiple roads and a train station. Furthermore, Thirroul's role as the gateway to the northern suburbs and as a tourist destination, in my opinion, warrants further protection from increased density to maintain its village lifestyle appeal. My comments specifically with regard to the Options paper are: • I agree with Council's statement about Thirroul and infrastructure constraints in the Northern Suburbs (pg.68). The Northern Suburbs has seen a "death by one thousand cuts" through slow density increases over time, mainly through residential subdivision. This has compounded the strain on the road network, and is now a safety and emergency response hazard. The community does not want a freeway. Density is more appropriate in other areas that are less constrained, have infrastructure and would benefit from urban renewal. • I support action 5.8 (pg. 102) to limit housing densities north of Thirroul • Although not suggested in the document, I support a reduction in the minimum lot size in properties north of Thirroul.

Resident Corrimal	A) affordable and social housing need to have security of tenancy. Not having this adds extra stress to the tenants of any privately rented home, as having to move often is costly and very disruptive to life. B) no private landlords, but a Housing Corporation managing these homes or an organisation like Housing Trust. C) better options such as studios, one and two bedroom homes or apartments, with balconies, for smaller households. At all times, avoid building ugly tower blocks without balconies (such as are in the news in Melbourne at the moment, during the COVID crisis. To be in lockdown in your home, without at least a balcony to escape on during a pandemic, is an absolute nightmare). D). These homes need to be close to public transport and schools as the tenants invariably do not own a car, but still need to get to work, school and shops. And then they should not be on steep hills, as this also will trap a tenant without a car or with a disability, from participating in society. E) housing should be affordable for everyone and there should be enough houses for every person in our city. It is quite a disgrace for our wealthy society/country that we have people living on the street or in cars. F) perhaps increase our rates, so more houses can be build. G) Let us make Wollongong Australia's first city with enough homes for everyone, without housing stress, housing waiting lists, And homeless people. How proud will we be!
Illawarra Shoalhaven Local Health District	Promoting, protecting and maintaining health are key goals of the Illawarra Shoalhaven Local Health District (ISLHD). Housing is fundamental to human health. It affects many aspects of life, including personal and family wellbeing, mental and physical health, employment opportunities, social connectedness and environmental sustainability. Limited housing options can mean lower levels of social and economic participation and less access to healthcare and healthy environments. There is evidence and leading practice that identifies key issues that should be addressed in regards to housing and health. These are summarised in the attached appendix and provide context in reviewing ISLHD recommendations. The Draft Housing and Affordable Housing Options paper provides a unique opportunity to interpret the health aspirations of the community through effective housing strategies. ISLHD commends Wollongong Council on its comprehensive options paper which articulates well the current

	housing situation and provides relevant and accessible information as to community needs. ISLHD endorses the following elements of the options paper: ▪ Tackling affordable housing at a strategic level and identification of key planning priorities of increasing housing stock diversity, preparation for future housing growth and augmenting the supply of affordable rental housing. ▪ Utilisation of the NSW Government '*Local Housing Strategy Guideline*' and progress toward meeting the recommendations charted in the relevant Local Housing Strategy Standard outline. ▪ Robust engagement of the community in developing a draft 'Vision for Housing'. ▪ Goal to ensure a diversity of housing by type, size and price points to respond to the variety of housing residents need with growth and change of population. ▪ Provision for providing suitable and adequate housing for people with limited mobility including Residential Aged Care, Seniors Independent Living,Liveable Housing ▪ Recommendation to adopt and implement an affordable rental housing target for Wollongong LGA in response to a large and growing issue of housing affordability and affordable housing. ▪ Acknowledgment that homelessness is a significant issue with a doubling of homeless population since 2011. ▪ Proposal to increase the supply of adaptable housing stock and increase the number of studio, 1 and 2 bedroom dwellings. ▪ Preparation of development controls in relation to new forms of housing that diversify housing stock e.g. Fonzie flats. ▪ Defining areas for urban growth around medium density residential zoned land, requiring adequate infrastructure and response to land and environmental constraints. ▪ Aim to investigate and then integrate planning and policy principles to promote development and protection of affordable rental housing into Council's LEP and DCP. ▪ Continuing to develop and implement an Affordable Housing Contribution Scheme for Wollongong LGA under SEPP 70. ▪ Realise partnerships that deliver affordable rental housing i.e. Community Housing Providers and the NSW Land and Housing Corporation ▪ Review of permissibility for residential housing types across R2 Low Density, R3 Medium Density, R1 General Residential, and business zoned land.

	The Illawarra Shoalhaven Local Health District recommends the following be considered for inclusion in Draft Housing and Affordable Housing Options paper: ▪ Strengthen references to housing and health and the vital role it plays in the health of vulnerable communities. ISLHD would be happy to provide evidence to support this. ▪ Address planning priorities by undertaking further study of the needs for Aboriginal housing, housing for CALD communities and disability accommodation. Information and analysis of the needs of these groups would support the priorities. ▪ Clearly identify the partners council will work with to support affordable housing or access to housing. As no one sector is able to solve the housing affordability issue, government, builders and developers should aim to work together across the social, affordable and market housing sectors. This is especially for providers who work with the vulnerable populations identified in paper e.g. people living with disabilities, youth who are homeless. ▪ Advance tangible strategies in partnership with social hosing providers and developers to respond to the emerging gap between household size and dwelling size. A central strategy would be the need for an increase in development of one, two and three bedroom size housing stock. ▪ Actively work with NSW Land and Housing to renew and retrofit social housing and make the best use of existing stock/land. The NSW Land and Housing Corporation are administering the *Communities Plus* program focused on renewing the NSW Government's social housing portfolio to produce mixed tenure development. This would respond to the large and growing gap between the number of low-income households and private rental housing that is affordable. ▪ Allocate resources to investigate practical options for renewing Social Housing in Wollongong LGA and work with NSW Land and Housing Corporation to action these. ▪ Investigate the appropriate proportion of either adaptable or liveable housing stock required into the future so as to provide a realistic affordable rental housingtarget. ▪ Raise awareness with key partners as to the need to develop specialist housing. The Specialist Disability Accommodation market is emerging and will over the next few years create new dwellings for people with disability. The Specialist Disability Accommodation in Australia Report (March 2019) found a shortfall in specialist disability accommodation in the Illawarra of 93 places. ▪ Investigate ways to build in flexibility in council processes and guidelines to incentivise the provision of more housing choice (particularly 1 and 2 bedroom homes) and make it easier for builders and developers

	to do things differently (e.g. floor space ratios and car parking requirements). It is important to make sure that these deliver good design outcomes and more housing choice. ▪ Council work to develop strategies to address energy efficiency for low-income households. A barrier is the gap in relevant and accessible information about the costs and benefits of upgrades to the home. ▪ Commit to work with partners to secure funding to retro fit existing stock and maintain housing hardware especially in relation to energy and water efficiency. No single retrofit is suitable for application across all homes and retrofits should include installation of items such as solar hot water systems, door seals, working windows, ceiling fans, insulation. ▪ Ensure through approvals that affordable housing is within a reasonable walking distance (around 400 to 500 metres) of shops, schools, public transport hubs, employment and other important community services and destinations to prevent car dependency. People on low incomes often do not own a car and/or struggle to run a car. ▪ Maintain new affordable housing to demonstrate best practice design so as to be indistinguishable from other forms of housing and distributed throughout area/development instead of being concentrated in an identifiable cluster. ▪ Work to include 'Greener Places' Premiers priority targets of access to open space and tree canopy when considering new housing stock locations. ▪ Make sure well designed and appropriately located built and natural shade is planned for and budgeted appropriately in upgrades of existing housing stock and in plans for new stock especially for affordable housing. ▪ Support investment in quality public spaces and amenities upfront (meeting places, parks, walkways, cycleways) to support more density and more housing choice. This encourages people to recognise that having a smaller home does not compromise quality of life. ▪ Ensure higher density affordable housing facilities and spaces are designed to support an increase in the frequency and quality of social interactions which can enhance neighbourliness and community.
Illawarra Shoalhaven Local Health District	Illawarra Shoalhaven Local Health District (ISLHD) appreciates the opportunity to comment on the options paper, with particular reference to its impact on Wollongong Hospital and surrounding areas. We note in section *5.4.2 - SP1 Wollongong Hospital Precinct Zone* that the recommendation of the Options Paper is to review the current SP1 zoning, with a view to introducing residential zoning to guide development of properties further away from the hospital. We also note the absence of specific objectives relating to the Hospital Precinct in the current Local Environment Plan.

	Health Precinct Wollongong Public Hospital is the major tertiary referral centre for the Illawarra Shoalhaven region, and provides the community with major employment and education opportunities. It is expected that demand for health services in the Illawarra Shoalhaven region will continue to increase into the future, driven by a growing and ageing population, and Wollongong Hospital will require significant expansion to accommodate this demand. The Illawarra Shoalhaven Local Health District has been a participant in the Department of Planning, Industry and Environment's commissioned Metro Wollongong Precinct study. The concept of expanding a Health Precinct on the existing public and private hospital campuses and along Crown Street is supported by the study, capitalising on the existing significant investment in health infrastructure. As the anchor of the Health Precinct, the future expansion of Wollongong Hospital will play a key role in the realisation of the precinct concept. The Health Precinct also provides opportunities for further collaboration between Wollongong Hospital, the University of Wollongong and the Illawarra Health and Medical Research Institute, to provide the region with the necessary skilled and trained health professionals for the future. Zonal Master Plan In 2013, the District commissioned a Strategic Zonal Master Plan to provide a high-level framework to inform future opportunities, and develop a number of options to ensure the Wollongong Hospital campus can respond to current and future needs. The current site has very little un-built land and is bound by main roads and residential streets. This makes the hospital expansion zones quite challenging, and requires careful planning to ensure zoning of land supports the strategic aims of the Health Precinct and the hospital's ability to meet demand into the future. We request that the Council includes the District in conversations about potential rezoning of lands surrounding the hospital, particularly Loftus street, New Dapto Road, Dudley Street and Darling Street. We would also like to express our interest in meeting with the relevant representatives from the Council to share the findings from the Strategic Zonal Master Plan.
Heritage Solutions	This submission broadly addresses issues raised in Item 2 of the Ordinary Meeting of Council held on 16 March 2020 (Public Exhibition of Draft Housing and Affordable Housing Options Paper), commencing with Council Officer's

	comments on the 'Low Rise Medium Density Code' and then offering some alternative solutions. **7.0** COUNCIL'S PAPER: HERITAGE SOLUTIONS' COMMENTS **7.1** Medium Density Alternatives Although this has been, as noted, an ongoing concern for some 15 years, there have been little or no results 'on the ground' to date. The fuller introduction of the 'Low Rise Medium Density Code', known colloquially as the 'Missing Middle', appears to have stimulated the present study. **7.2** Low Rise Medium Density Code or 'Missing Middle' Council's stated concerns are as follows: ***a.*** *'It will allow private certifiers to assess complex development types (dual occupancies, manor homes and terrace houses)'* Comment: - Council certifiers (who predominate numerically 4:1 in the Illawarra) will also be able to assess and approve these developments. - These are no more 'complex' than a single dwelling and granny flat, i.e. there are the same B.C.A. requirements in both cases. ***b.*** *'There will be no neighbourhood notification or consultation (except just prior to consultation).'* Comment: - The need to notify potentially affected landowners arose from the L.E.C. Commissioner's findings in 'Porter vs. Hornsby Shire Council (1988)' where it was held to be reasonable that potentially affected landowners be notified by Council and their comments (if any) considered. (note: There is no reference to a statuary 'consultation' requirement (as mentioned in this report) in the Environmental Planning and Assessment Act.) '*To consult*' is defined as *'to seek the opinion or advice of another, to take counsel.*' This is a different meaning that *'to consider'* which is defined as *'to think carefully about <something> typically before making a decision.*'

	'Take into account any objections and comments' is also referred to in the Council document. See the guidelines from Inner West Council in appendices. - The community's responses are rarely positive (e.g. Council's notice to neighbours was, for a time, referred to as 'Objection letter' and unpopular planning decisions are often blamed by Council on residents for not objecting.) - As a result, planning approvals by Council Officers or Planning Panels rarely have community support, so that as a marketing exercise 'consultation' is not particularly successful. - Does 'community consultation' actually change the nature of an approval? While additional information may be sought, if the application is fully compliant, then it is likely to be approved unchanged, or with minimal changes that may or may not actually address the concerns raised, and may or may not improve the quality of the application. Summary: While community consultation is seen as beneficial, it slows down the approval process and at best provides a compromise, not required under the planning legislation and at worst benefits neither party, nor Council's community standing. Increased 'community consultation' began at approximately the same time as the introduction of Exempt and Complying Development. In our view, this was a deliberate and popularist attempt by Councils to differentiate between the D.A. and complying approval pathways. **c.** *'Council is meeting its housing targets.'* Comment: - What does this mean? - How is it measured? - Why is there a shortage of affordable housing if this is correct? **d.** *'The environmental constraints (steep slopes, flooding and bush fire risk) of the L.G.A. mean a code assessment is no appropriate.'* Comment:

	- This statement seems to assume that 'Missing Middle' development will occur in these areas, generally on the fringe of the L.G.A. - The intention of 'Missing Middle' development is to include small pockets of medium density development into existing suburban streetscapes, as part of a 'turnover' of property types. This is more likely to happen in older 'core' areas of the city and suburbs where there are older small dwellings on larger lots i.e. where the dwelling's value is less significant than the land value. This is less likely in newer areas where these noted constraints may apply. - Complying development is permissible in both bushfire and flood affected areas, depending on the Council or R.F.B.'s assessment of risk and the provision of a consultant's report. - Steep slopes are only problematic if geotechnical issues are involved. ***e.*** *'Is not consistent with the local or desired future character of many suburbs.'* Comment: a. Wollongong City Council have prepared: i. Character Statements (DCP, From North to South order) ii. Locality Based Plans for areas ranging from a precinct to a suburb, also including character statements. Comment: - These separate documents should be edited together. - Chapter D1 should be relocated to the first chapter in the DCP (rather than the fourth) to reinforce its importance at an early stage. - Reference to it should be made throughout the remainder of the document. 1. Aims and objectives This statement is clear. 2. What is Character?

	i. Existing Character: This is a technical definition that provides little guidance to the reader. This concept is more fully explored in the third paragraph, however, to be accessible to all readers, fewer technical terms and a point format should be used. Each referenced characteristic needs to be better described, possibly with illustrations. This information is critical to an applicant understanding the importance of context. Reference to the SEPP 65 Apartment Design Guide and its forerunner, the Residential Flat Design Code should be made and adopted by Council in this section; see 1. Apartment Design Guide Part 1: 'Identifying the Context', parts 1B – Local Character and Context 1C – Precincts and Individual Sites 2. Residential Flat Design Code; a), part 01 – Local Context In both documents analysis of local character is designed to inform the selection of primary planning controls for the specific site. In reality, this analysis, (if any) is carried out by the designer, post design phase as a justification., and by the planning/assessment staff not at all. The initial pre-lodgement meeting should address these issues almost exclusively. b) Site Design: The R.F.D.C. required that 'A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the development application.' Although this practice is more honoured in the breach than the observance, it is a better defined process that is set in the W.C.C. D.C.P. and consideration should be given to its conclusion. Drawing both applicant's and assessing officer's attention to this requirement will result in more appropriate precinct specific solutions, which will be a point of difference to the 'Missing Middle' code and provide a more positive response from neighbours for a more familiar proposal in the street. **7.3** Comments on the Paper's Executive Summary *This Housing and Affordable Housing Options Paper has been prepared to inform the development of a new Housing Strategy for Wollongong L.G.A. The purpose of this Paper is to present the key issues and planning priorities for housing,*

	as well as options and key recommendations moving forward. Key findings and recommendations from this Paper will be used to engage the community, to inform development of a new Housing Strategy for Wollongong L.G.A. *The Wollongong L.G.A has enough theoretical capacity under existing planning controls to deliver the amount of housing required to meet future housing projections over the next 20 years.* *However, there are some key issues for housing to address that relate to:* ***Performance of Land Use Zones:*** • *There is little difference between the type of housing that is being developed in the low and medium density residential zones;* Comment: This is because both uses are permitted under the L.E.P. • *78% of the housing in medium density zones is single dwelling housing and not the desired medium density form. Overall, the established medium density zoned lands are far from capacity;* Comment: **a. Existing: This proportion will gradually decrease.** **b. Insufficient motivation to build due to Council Code restrictions; i.e. not profitable.** • *Over the past decade there has been a large amount of residential development in business zoned land especially in the Wollongong City Centre. This has diversified housing stock typically taking the form of a mixed use apartment building above a commercial ground level. However, this influx of housing has weakened the intent of business zones, as employment lands are being locked up and transitioned to apartment buildings under strata title.* Comment: Inappropriate Council zoning is now being reviewed. ***Housing for Particular Needs:*** • *The housing needs of different sectors of the community are complex. Different approaches are required to provide choice for residents and to respond to the different levels of assistance required.* • *The population of Wollongong L.G.A. is ageing. It has also experienced an increase in the proportion of residents requiring assistance in the daily needs.*

	• *Housing affordability and affordable housing are a large and growing issue for many residents. Affordable housing is an issue for 53% of households throughout Wollongong L.G.A.* Comment: **a. A better diversity of approval pathways will provide a better 'fit' with complex requirements.** **b. Council's opposition to the 'Missing Middle' code is counterproductive.** ***Household size vs Dwelling Size:*** • *A mismatch between household size and dwelling size is an emerging trend. There has been a shift towards smaller household sizes (lone person and couples) and there is fewer one, two and three bedroom housing stock being developed. There has been a large increase in four bedroom stock.* Comment: **a.** Financially independent 'baby boomers' and 'empty nesters' are choosing to retain the family home. This is a generational trend and will eventually reduce. **b.** Alternative 'lifestyle' accommodation near beaches etc. is seen as too expensive. ***Cost of Housing:*** • *The cost of housing has increased substantially in the Wollongong L.G.A. over the last decade with median house prices increasing by 84% and median unit prices by 65%. Most of this increase has occurred since 2001.* • *There has been a strong decline in the proportion of households in Wollongong L.G.A. who can afford to rent or purchase housing.* • *There is a large and growing gap between the number of low income households and private rental housing that is affordable for these households.* Comment: This is a national and local trend driven by the Sydney market. Unsolvable directly by Council. ***Legislation and Land and Environmental constraints:*** • *Historical development of residential land did not extensively consider and respond to land and environmental constraints.*

	• *Standardisation of the Local Environmental Plans presented challenge for Wollongong, with the current R2 low density residential zone having resulted from a merge of various other zones.* • *Legislative reforms and introduction of Statement Environmental Planning Policies has reduced and/ or removed Council's ability to assess the impacts of proposed development. This presents challenge for Wollongong into the future.* • *New housing built will need to appropriately respond to the various land and environmental constraints which exist. e g. Flood risk, bushfire risk, riparian corridors, Illawarra Escarpment.* Comment: Generally, these are issues common to all Councils. This 'standardisation' will continue. *Based on the findings of a needs analysis, and issues and options presented in this paper, three key planning priorities for housing are recommended:* 1. *Increase housing stock diversity;* 2. *Plan for future housing growth;* 3. *Increase the supply of affordable rental housing.* *Moving forward it is important that the supply of housing delivers the type of housing residents need as our City grows and changes. A diversity of housing types, sizes and price points will assist in meeting this need. Increasing the supply of housing that is adaptable to resident's changing needs is becoming increasingly important in Wollongong L.G.A. as the population ages.* ***Key recommendations** to address the planning priorities are summarised below:* • *Increase the number of studio, 1 and 2 bedroom dwellings, to provide options that better match household sizes (e.g. Manor Houses).* • *Review the role and operation or character statements and in response to introduction of state policies.* • *Increase the supply of adaptable housing stock.* • *Preparation of development controls in relation to new forms of housing that diversify housing stock e.g. Fonzie*

	flats. • *Define areas for urban growth around medium density residential zoned land. Develop an urban growth strategy for each area to facilitate an appropriate level of growth whilst achieving the desired local character. Such growth will require adequate infrastructure and response to land and environmental constraints.* • *Undertake employment and retail lands study to inform development of urban growth areas and business zoned land.* • *Support implementation of City Centre Planning and Design Review, West Dapto Vision and West Dapto Contributions Plan.* • *Continue to develop and implement an Affordable Housing Contribution Scheme for Wollongong L.G.A. under SEPP 70.* • *Adopt and implement an affordable rental housing target for Wollongong L.G.A.* • *Work with Community Housing Providers and the NSW Land and Housing Corporation to renew and improve and increase social and affordable rental housing supply in Wollongong L.G.A.* • *Develop and contribute to partnerships that deliver affordable rental housing.* • *Monitor projected dwelling needs, housing supply, affordable housing and capacity of the Wollongong .LG.A. to deliver housing.* • *Engage the community in relation to a draft Vision for Housing.* • *Review permissibility of residential housing types across R2 Low Density, R3 Medium Density, R1 General Residential, and business zoned land.* *It is recommended this paper is exhibited to obtain community feedback regarding housing preferences, issues and options. Council will use community feedback to inform the development of a final Housing Strategy for Wollongong L.G.A.*

	A housing strategy for Wollongong is being developed to meet the requirements of the NSW Government Local Housing Strategy Guideline. This paper is also being used to inform the preparation of Wollongong L.G.A.'s Local Strategic Planning Statement. Comment: a. Recommendations should lead to: i. Council code reviews to incentivise more targeted outcomes provided by the private sector and housing trusts. ii. Council review of assessment procedures to simplify applications and speed up approvals. b. Community engagement. This document needs to be substantially rewritten for submission to the community. **7.4 Comments on Other Sections of the Paper[3] Section 1: Context** Studies commenced in 2005, yet there has been no change to Council's response as these issues have worsened. ***1.5 Council Planning Policies*** a. Town and Village Planning Comment: Due to its linear nature, Wollongong developed as a series of semi-independent villages along a transport corridor. Remnants of this can still be interpreted. These studies need to be given greater weight, both in the community and in the relevant codes. **Section 2: Capacity Analysis** Comment: Achieving set goals requires changes to codes to incentivise providers. The mismatch between goals and outcomes needs better management, either by Council, or State Government Planning initiatives. **Section 3: Housing for Particular Needs**

	3.2 Social Housing Comment: In my professional experience, applications are often met with resistance from Councils and strong protests from neighbours, concerned about drugs, crimes, devaluing of their property. Instead of broad acre social housing e.g. Unanderra, Bellambi, newer projects are smaller and scattered throughout existing suburbs. ***3.3 Housing for Students*** Comment: Near the University of Wollongong campus, this is a strong competitor with social housing. ***3.4 Housing for Seniors*** Comment: At the 'low care/independent' end of the spectrum, this requirement competes with/is part of affordable housing. Higher needs groups are either cared for by relatives or in aged care institutions. 'Council's scope is limited.' ***3.5 Housing for People with disability*** Comment: As for Housing for Seniors. ***3.6 Affordable Housing*** Comment: Council's ability to address this problem directly is limited, however reviewing codes may make this sector more financially attractive to providers. Further delays will exacerbate the problem. The statistical analysis provided is interesting in a philosophical sense, but in a practical sense, serves only to underline the continuing urgency of the problem. ***3.6.8 Council's history with affordable housing*** Comment: Although there has been a long term commitment, little has actually been achieved by Council initiatives. **Section 4: Housing Issues** ***4.2.8 Heritage*** Comment: There is a widely held community belief that any heritage listed property is subject to very strict planning controls that affect all aspects of the property, including for example repainting and kitchen/bathroom upgrades.

	This belief often results in demolition by neglect or illegal demolition. Other councils, see appendices, provide useful advice either in the DCP or elsewhere in dealing with heritage listed properties and additions. Guidelines for adaptive re-use can also be sourced and included. Owners should be given numerical/qualitative 'bonuses' in planning guidelines to encourage retention of properties. This principle should also be extended to unlisted buildings within streetscapes with strong and consistent heritage values but which are not listed as Heritage Conservations Areas. Applicants could make a case for this in applications where proposals blend into the streetscapes. **Section 5: Vision for Housing and Options for Growth** ***Draft Vision Comments*** **Comments:** **a.** Presently, housing of all forms does not respond to either the natural or heritage setting. These requirements need to be made much clearer. ***b.*** Similarly, for distinctive local character. ***5.1 Options*** ***5.1.1 Medium Density Zoned Land*** **Comments:** **Option 1 – No change** Simply re-zoning land will not produce the desired results in a timely manner. **Option 2 – Adjust Controls** a. This will make medium density development more attractive to providers. b. Reduction in on-site carparking and landscaping should also be considered. ***5.1.2 Dwelling Mix***

	Comments: **Option 1 –** No change: Not recommended **Option 2 –** Diversify housing stock: See comments above; supported in some circumstances. ***5.1.3 Low Rise Medium Density Housing Code*** **Comments:** a. Developments will be relatively small in nature, dual occupancies and manor houses (three to four units); terrace houses are not expected to have more uptake, due to the shape of the lot required (wide and shallow). b. On small lots, deep soil planting is not expected to provide the cover envisaged in 'Urban Greening'. There are code requirements for medium size trees. c. For affordable housing, carparking needs are likely to be less. d. The Code requires a character statement to be prepared. Council has not excelled in this concern to date, by comparison. e. Take up is presently low; there will be an acclimatisation period required. f. Generally quantitative built outcomes such as FSR, height, set back are similar in both complying and DA models. g. Future take up will depend on the perceived ease of obtaining approvals compared with the current DA/CC process. h. Notification. Neighbours comment are required to be considered. This is not consultation; neighbours are not part of the final decision making process (see Appendix relating to 'Inner West' guidelines). i. Privacy and solar access requirements are given more consideration than under Council codes. ***Exemption from Code*** **Comments:** a. Unlikely

	b. Possible only if Council could demonstrate equal or better performance. c. Manor houses are expected to offer significant cost savings; i. Compact form ii. Simple construction iii. Smaller units Additionally, comparison between the Code based controls and Wollongong LEP and DCP controls highlighted opportunities for Wollongong to strengthen the internal amenity of dual occupancy and multi dwelling housing, enhance the interface between housing and the street, and remove inconsistencies in DCP provisions. A review of Wollongong DCP provisions relating to dual occupancy development and multi dwelling housing is also recommended.[4] ***5.3 Options to improve housing affordability*** **Comments:** a. Land cost component will remain the same under all options. b. Provision of more, smaller units should be encouraged. c. For affordable housing, carparking needs are likely to be less. d. Adoption of policies, targets, analysis and advocacy to date, define, but do not solve, the problem. **8.0** RESIDENTS' CONCERNS AND ON STREET PARKING **8.1** Residents' Concerns That they are heard. 1. Residents are pleased that Council took their advice when an application is refused (irrespective of the reason). 2. Residents assume Council is corrupt when their objections are 'ignored' and the application is approved. 3. Clearly, this interaction needs to be managed better.

	8.2 Parking The most common resident's concerns are increased traffic and reduced on street car parking. a. Residential use generates relatively low levels of traffic movement, comparatively. b. Existing future on street parking could be better managed; i. Ask applicants to show how new driveway locations can preserve existing car parking spaces. ii. Mark spaces on the street. The 'Low Rise Medium Density Code' or 'Missing Middle Code' provides for a single width driveway access to rear carparking for all housing types. This improves the streetscape by providing more garden area within the front setback but also increases on street parking. Typical Wollongong lots or 15.24m to 18.28m (50' to 60') in width; a. A single driveway allows two carparking spaces on the street. b. Council policy of double width driveways for dual occupancies reduces this to one, or two half-length spaces either side of the driveway. Over the last 50 years, or so, ownership of private vehicles has increased substantially and the accommodation of vehicles on-site has become much more visually prominent in the streetscape. a. Previously, a single width driveway led to a garage or carport located behind the dwelling. b. For a period, garages integrated into the dwelling were required to be physically recessed. c. At present, it is common for double garages to be located in front of the remainder of the street elevation, with double-width driveways which reduces the street parking and increases impermeable heat radiating surfaces, which are visually and environmentally undesirable.
NSWPorts	NSW Ports generally supports the draft Options Paper and the ongoing work of Wollongong City Council (Council) in taking a collaborative strategic approach in the redevelopment of the Wollongong Local Government Area. The Options Paper will play a key role in driving decision making across Council and NSW Ports makes the below specific comments:

	Rezoning of Key Sites When considering Planning Proposal requests which will contribute to future dwelling supply within the vicinity of Port Kembla and port related infrastructure, Council must also consider the impact future residential development will have on the operation and development of industrial land and port-related infrastructure. It is critical that buffer zones around port-related infrastructure (roads, rail and pipelines) are maintained and large parcels of industrial lands near Port Kembla are retained. NSW Ports advocates for the preservation of industrial lands around Port Kembla for port-related uses. New residential development should not occur at the loss of industrial land which supports Port Kembla. Council must carefully consider strategic planning decisions with the potential to hinder port development, given the significance of Port Kembla to the Illawarra region. Port Kembla Town Centre The Options Paper includes a request from the Neighbourhood Forum Alliance to consider low-medium density housing in areas 250m from business zones. The area immediately to the south-west of the Port Kembla town centre is included in this request. The Options Paper considers the appropriateness of up zoning the area shown in Figure 1 from R2 – Low Density Residential to R3 – Medium Density Residential to encourage the development of town houses, multi dwelling housing and residential flat buildings.

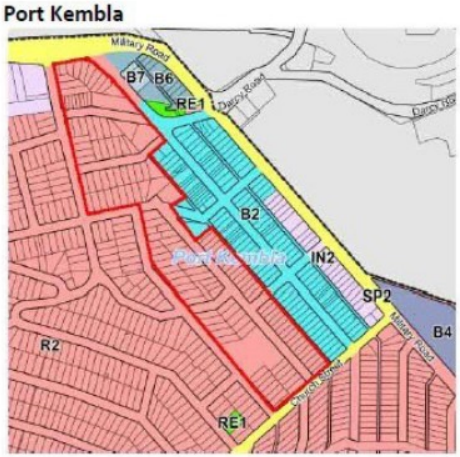


Figure 1: Transition precincts (outlined in red) as nominated by the Neighbourhood Forum Alliance

Given the proximity of the port of Port Kembla to the proposed transition area, NSW Ports encourages Council to investigate future land use conflict of this area thoroughly. In order for the Port of Port Kembla to operate efficiently and meet the trade needs of the State in the future, it must be unencumbered by urban encroachment. The further urban intensification of this land within close proximity of the port would be considered inappropriate. Experiences in other port areas in the State has demonstrated that mitigation of development that is located in inappropriate areas is not the solution to the potential land use conflict. Development controls for sites with direct lines-of-sight to the Port or that have the potential to be impacted by future operations should not be changed to allow for a potential increase to residents exposed to Port impacts.

Dombarton (Future Rail Corridors)

The Options Paper identifies the Dombarton – Wongawilli – Huntley area as requiring 2,052 single dwelling houses and 451 terrace, townhouse, villas 1-2 storey flats and apartments by 2036. Consideration should be given when planning for housing around the Dombarton area to the proposed future Maldon-Dombarton Rail Line. Any development in this area should not impact the alignment or future operation of this freight corridor. Further, the impacts of this corridor on future

	dwellings should also be considered when planning for dwellings located within the vicinity of the Maldon-Dombarton Rail Line. Land Use Compatibility (Existing Rail Corridors) The Options Paper references the opportunity to intensify land around train stations for residential development. From a planning perspective, we appreciate the value and importance of increasing density and the height of buildings adjacent to the Illawarra Rail Line and the Moss Vale to Unanderra Line. However, NSW Ports is concerned that increasing the density of development, in addition to exposing residential and sensitive uses to noise impacts from freight trains could hinder the current and future operation of the freight rail lines. Freight movements along freight corridors commonly occur at night time due to the scheduling of available rail paths on the Illawarra Line and Moss Vale to Unanderra Line. Night time freight movements can increase the acoustic disturbance to residential and sensitive uses if they are not appropriately planned or mitigated through the design and construction phase. On this basis, it will be important for Council to consider the intensification of residential development along rail corridors and ensure the design mitigation measures consider the future noise environment. Given the intent of the Options Paper is to inform changes to the planning controls, the above should be considered as part of the next phase of strategic planning work for Wollongong City Council.
Resident	Council should partner with an initiative like Nightingale that not only provides housing for sale (and soon to be for rent) at-cost, but also does it in an environmentally sustainable way with a focus on community connections. More info here: https://nightingalehousing.org/
NF5 – Submission 1	At its email meeting on 1st April the Forum agreed that Council be requested that as a matter of extreme urgency they: i reinforce civic leadership in economic development and increase resources to identify and actively court enterprises which have the potential to move to Wollongong, especially to the City Centre; ii protect our suburbs and contribute to the sustainability in our city by amending the DCP, whether or not further amendments are imminent, at: (a) section 3 of Chapter D1 to revise the Desired Future Character Statements for at the very least the 7 suburbs in the Neighbourhood 5 area, to replace the first or second paragraph as appropriate with: " (the suburb) will remain a leafy suburb with a mix of housing types ranging from detached dwelling-houses, boarding-houses, villas, townhouses and some residential flat buildings. In this regard new

	residential development (including boarding houses) in the Low Density Residential R2 Zone beyond 400 metres walking distance of a Commercial Zone or a major employer (eg the University or Hospital), and in the area east of Robsons Road in the case of Keiraville, must have the appearance from the street of a typical house on its own lot in that street"; section 4.1.2.4 of Chapter D4 to replace it with "in R2 Low Density Residential zones, development not directly facing the street is limited to single storey, so as to not adversely impact on the amenity of the adjoining property." (a) clause 3 in Chapter E16: by adding a sub-clause: 10 "No new dwellings will be approved in a designated Fire Prone Area if that area is adjacent to the Illawarra Escarpment".
NF5 – Submission 2	Rezone the 6 – 8 Grand View Parade Lake Heights to RE 1 Public Recreation and petition the State Government to transfer the land to Council. We are aware of Council's reluctance to take on maintenance responsibility for small parks but understand that the local community is exploring whether it could form a bushcare or other group to do the maintenance on behalf of Council.
NF5 - Submission 3	On Wednesday 5th June the Forum resolved to advise Council that in relation to the Housing Option proposals it considered: 1 Housing Diversity, as the medium density zones are clearly not delivering: i support option to prohibit dwelling houses; ii not support, increasing height and floor space ratio; iii support review lot widths, provided they are combined with reduced floor space ratios; iv not support expanding the zones; v not support increasing floor space ratio for more smaller dwellings; vi strongly support seeking exemption from the Low Rise Medium Density Housing Code; vii support one bedroom units above the garage of the main dwelling if it has rear lane access. 2 Housing the Aged and People with a Disability: support advocacy proposed. 3 Housing Affordability:

	i support review development controls to increase supply of Liveable Housing (ie dwellings with the capacity to be adapted to cater to the needs of different occupants over time); ii not support increase density allowance for Affordable Housing proposals; iii support working with NSW Land and Housing Corporation to redevelop their holdings; iv strongly support advocating changes to fiscal and taxation policies to improve housing affordability. 4 Clarifying Zoning Intent - R1 General Residential: support conversion to a R4 high density residential zone provided that there is no increase in height or density provisions, that it is compatible to adjacent development and that it has local open space existing or proposed nearby; 5 Clarifying Zoning Intent - Hospital Precinct; support a review boundaries vis-a-vis residential zone; 6 Clarifying Zoning Intent - Low Density Residential; support a major review if it is predicated on reducing medium density floor space ratios in remote locations and on reflecting the character of local street and neighbourhoods; 7 Clarifying Zoning Intent - Business Zoned Land: support a review to limit residential developments in or very near the city centre core; 6.2.8 Neighbourhood Forums' Alliance Proposals: supported other than the suggestion that the transition areas are rezoned medium density.
Bulli BC	Seek rezoning of former Bulli Bowling Club site to R3 medium Density
Ethos Urban for Church of Christ	Request rezoning of 25 O'Briens Road, Figtree from RU2 Rural Landscapes to R3 Medium Density. 2.98ha

Draft Housing and Affordable Housing Options Paper - Engagement summary report

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1 Exhibition arrangements 2
2 Submissions 2
2.1 Website feedback 2
2.2 Social Media comments 35
2.3 Written submissions 42

1 Exhibition arrangements

On 16 March 2020 Council resolved to exhibit the draft Housing and Affordable Housing Options Paper.

The draft Housing and Affordable Housing Options Paper was available from 19/3/20, but due to COVID 19 the formal exhibition period was from 5/5/20 to 10/7/2020. Due to COVID 19 the exhibition arrangements were modified and included:

- Have your say page and survey on Council's website. The website included:
  - Copies of the various reports
  - Survey
  - Video prepared by Illawarra Housing Trust on Affordable Housing
- Notification to peak groups – UDIA, PCA, RDA, IBC
- Notification to all Neighbourhood Forums
- Notification to Statutory authorities
- 3 Social media posts
- On-line briefings to UDIA and PCA committees

2 Submissions

The community provided input via the engagement website, social media and by correspondence.

2.1 Website feedback

Council's engagement website received 1032 visits, of which 330 persons downloaded the draft report (table 1). 51 persons made a submission on the website or completed the survey, detailed in Table 1.

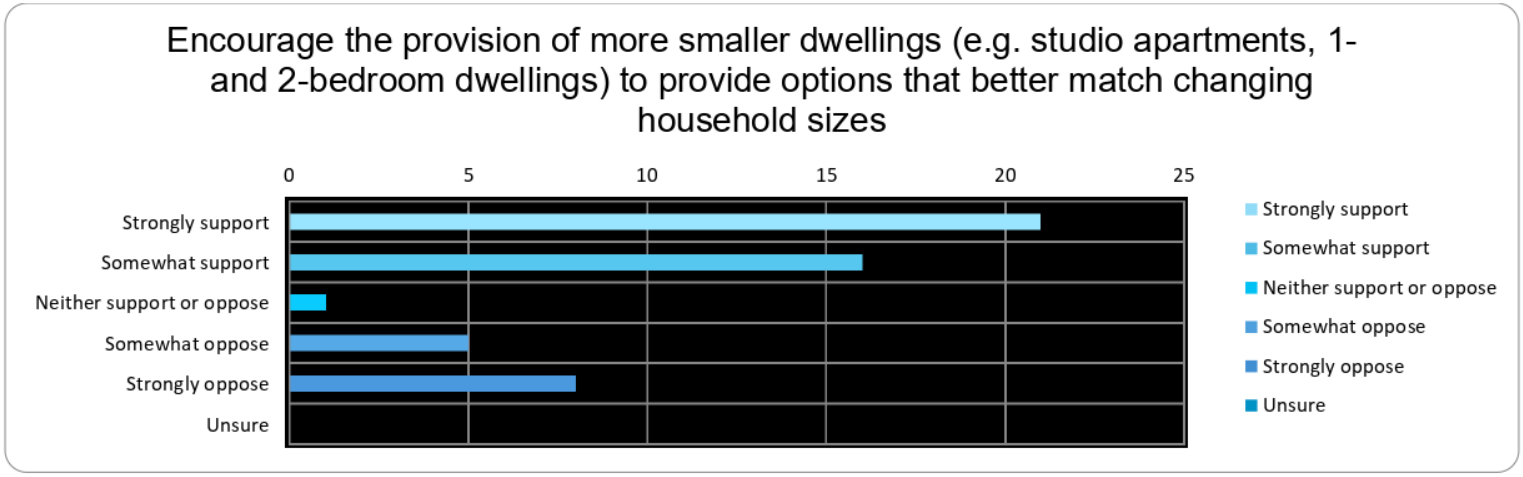
Table 1 Website document downloads

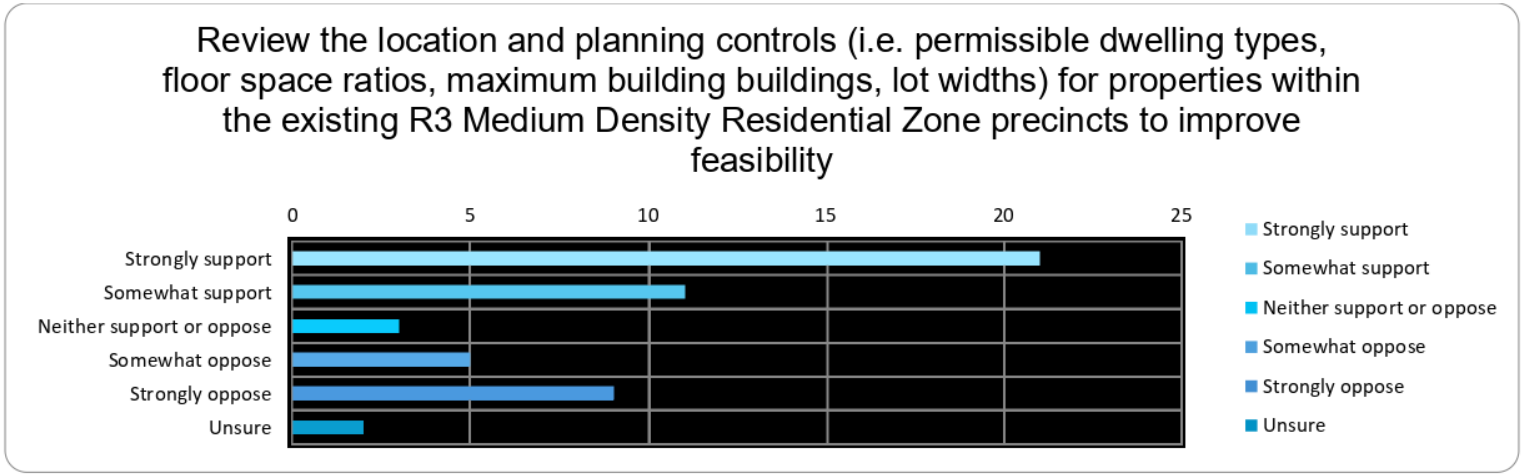
Document	Visitors	Downloads/Views
DRAFT HOUSING AND AFFORDABLE HOUSING OPTIONS PAPER - March 2020	211	330
Wollongong City Council Report - 16 March - Item 2 - Public Exhibition of Draft Housing and Affordable Housing Options	31	39
Wollongong City Council - Missing Middle Testing Paper 2020	25	30
Housing Our Community Discussion Paper May 2017	25	38
Wollongong Residential Density Study Final Report 2015	20	21
Wollongong City Council meeting minutes 16 March 2020	11	11
Frequently Asked Questions	80	87

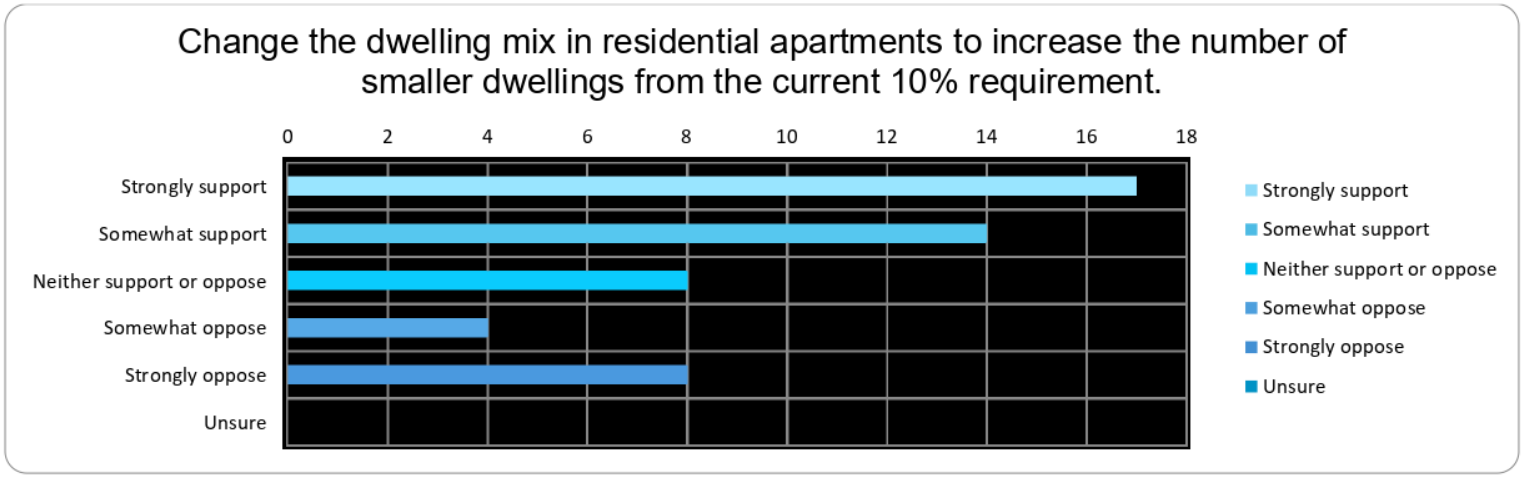
Website survey

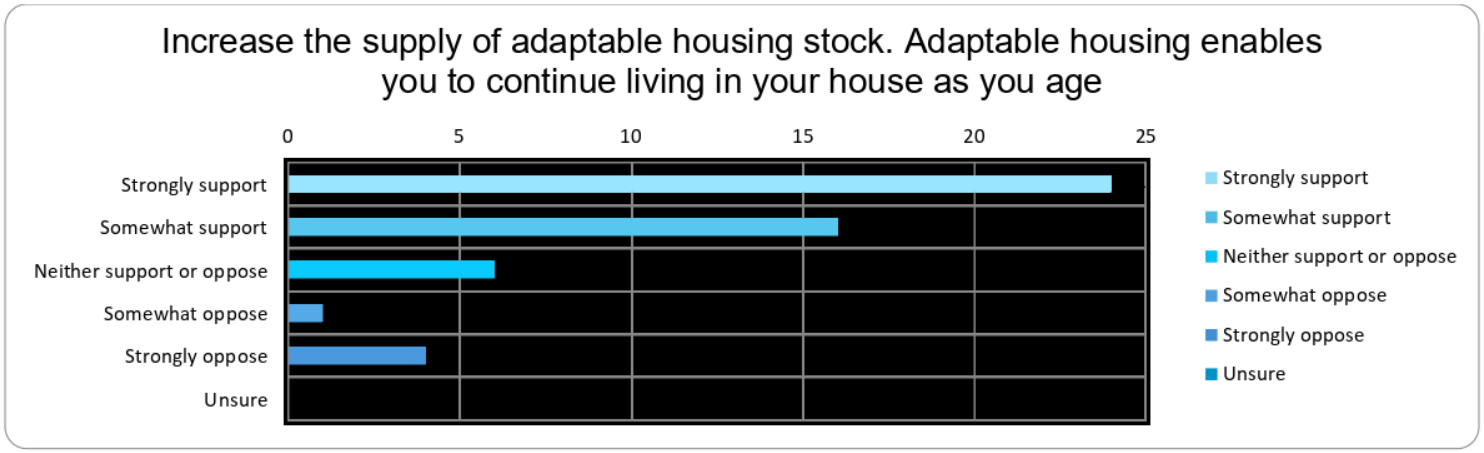
The following graphs summarise the feedback received on the website survey

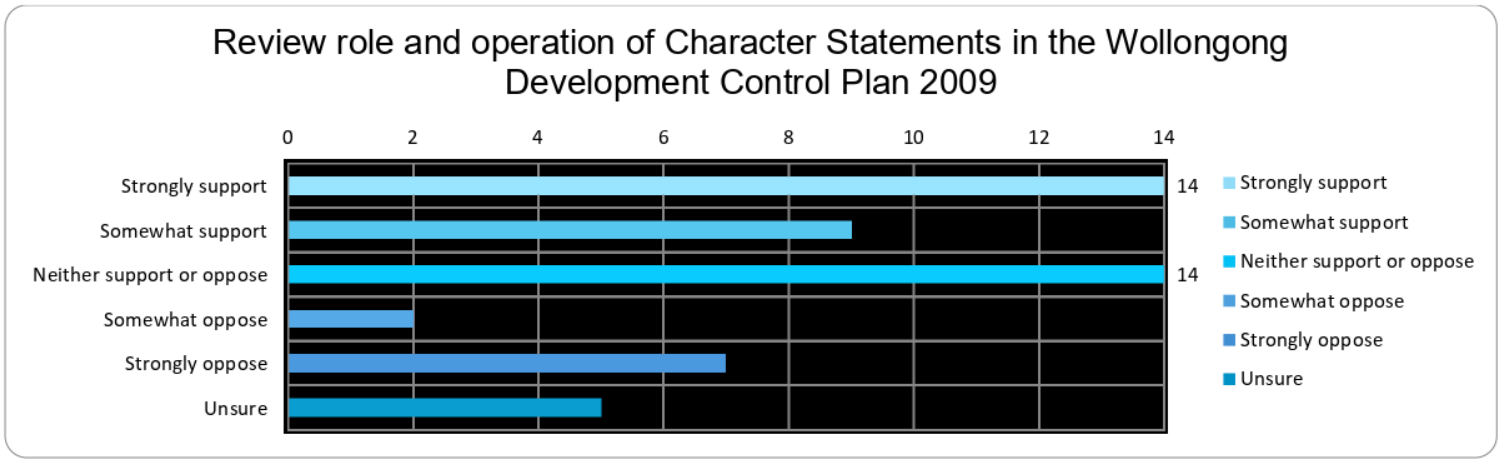
A. Proposals relating to increasing housing diversity

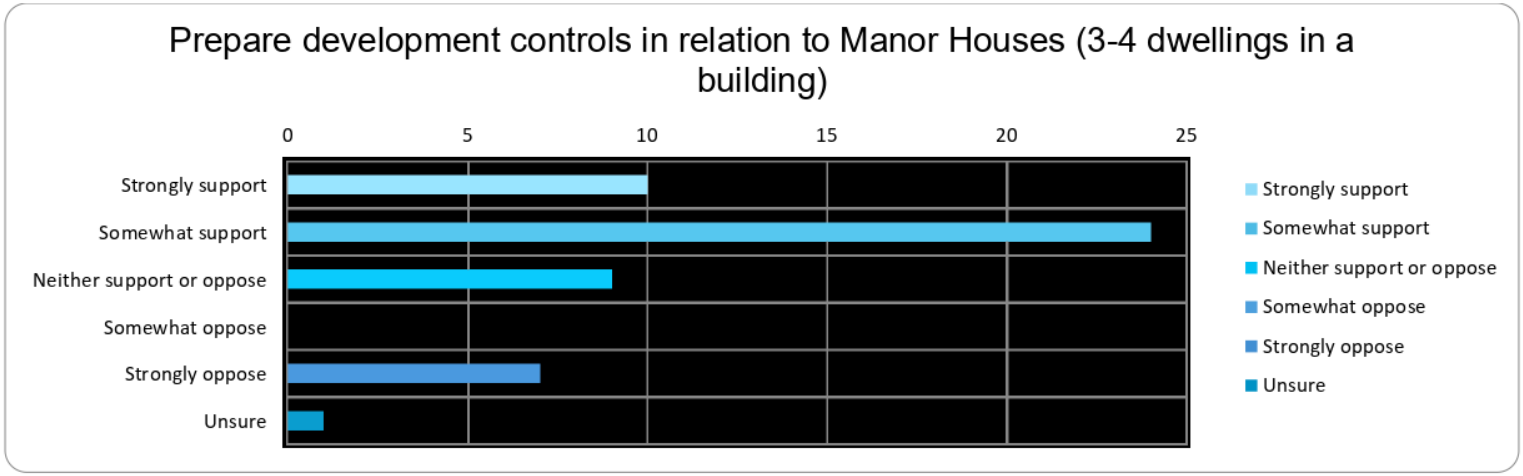


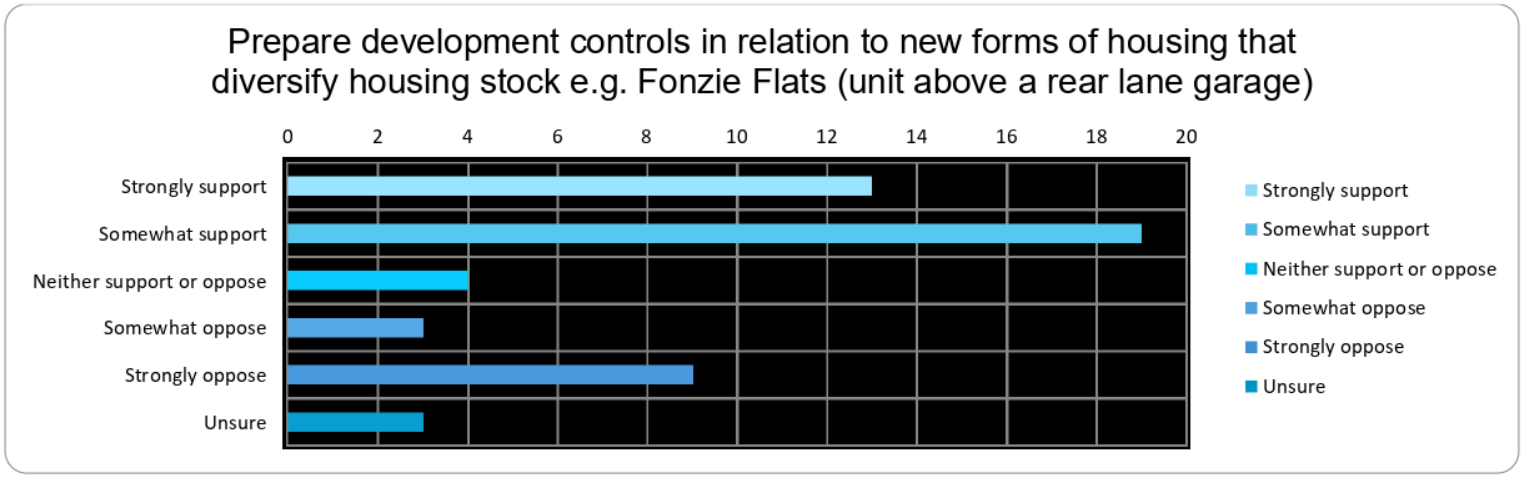

Review the location and planning controls (i.e. permissible dwelling types, floor space ratios, maximum building buildings, lot widths) for properties within the existing R3 Medium Density Residential Zone precincts to improve feasibility
0
5
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure


Change the dwelling mix in residential apartments to increase the number of smaller dwellings from the current 10% requirement.
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16
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

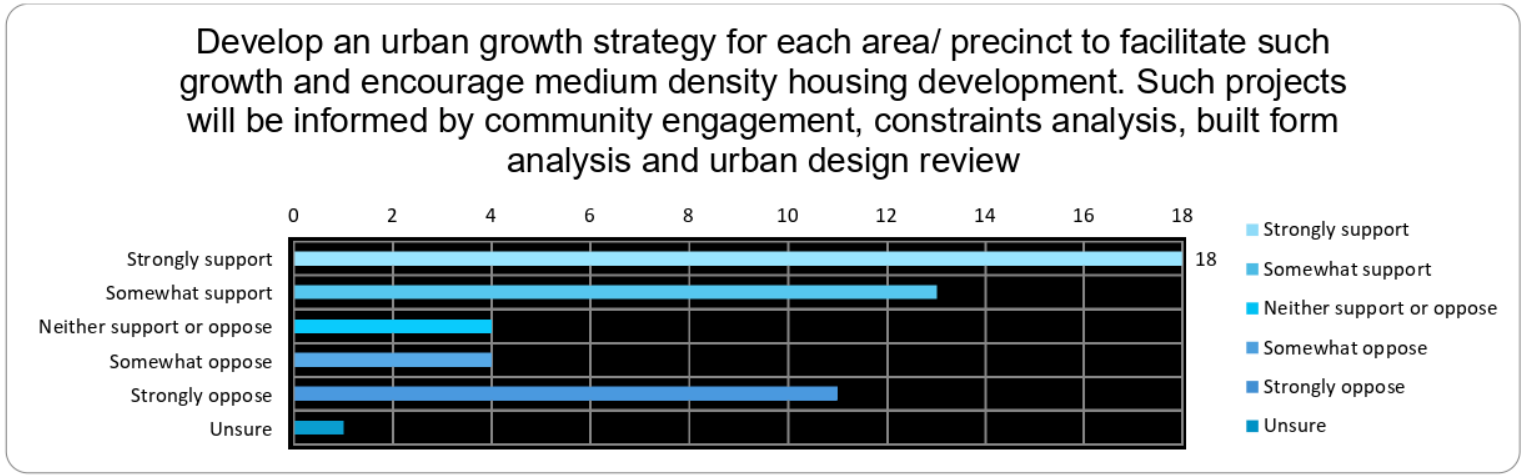

Increase the supply of adaptable housing stock. Adaptable housing enables you to continue living in your house as you age
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

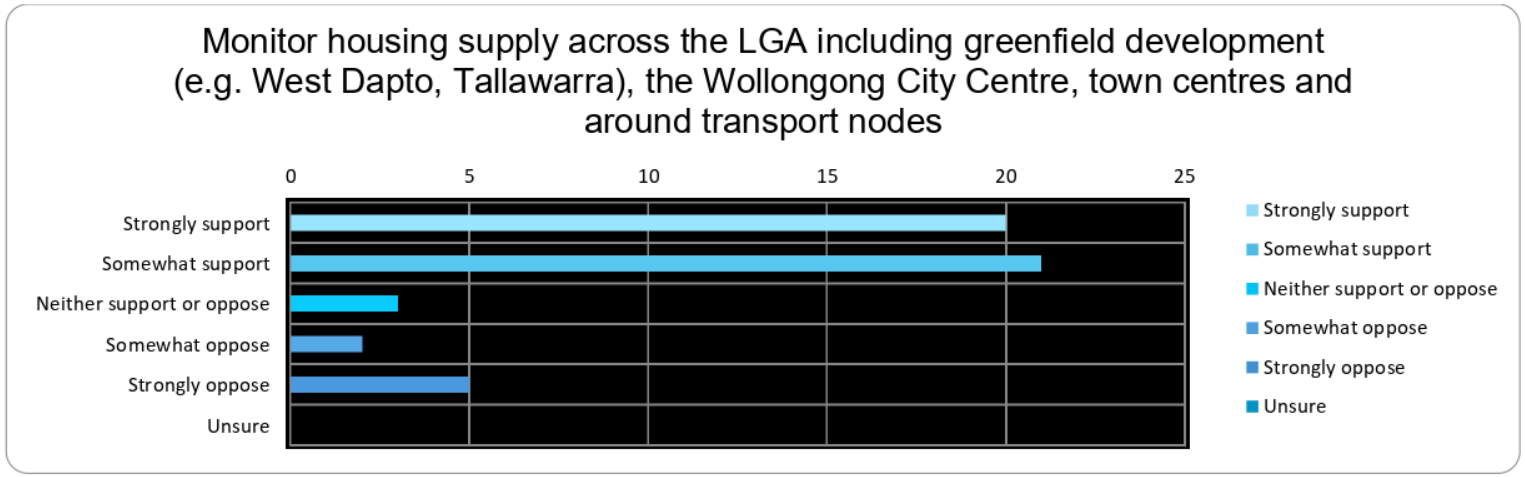

Review role and operation of Character Statements in the Wollongong Development Control Plan 2009
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

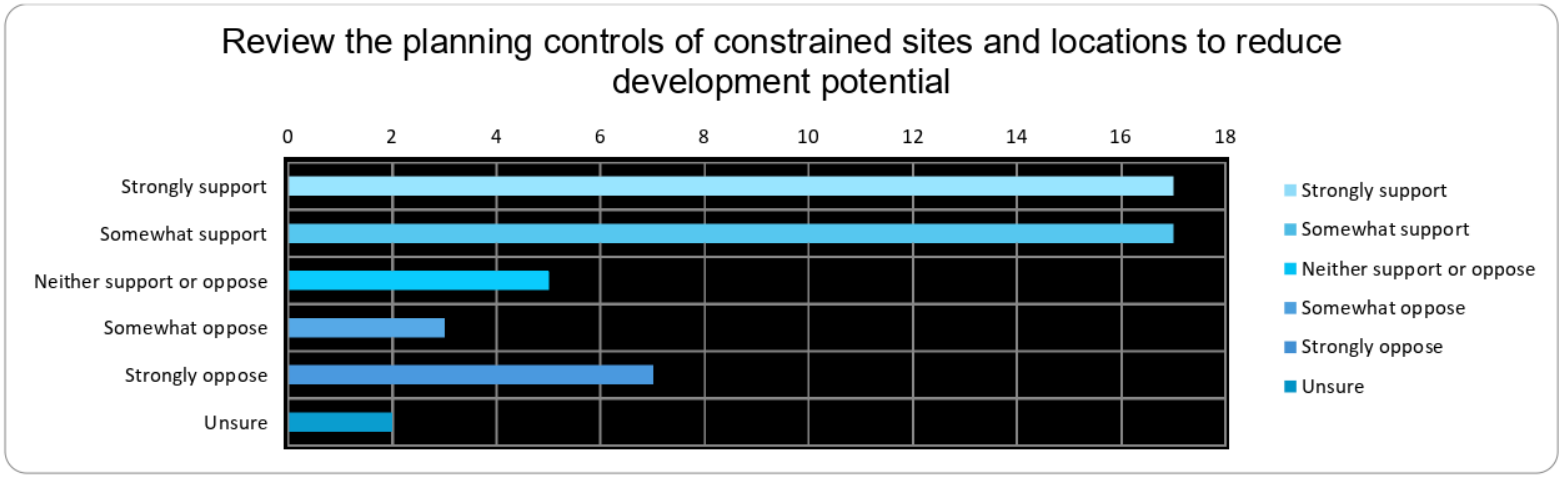

Prepare development controls in relation to Manor Houses (3-4 dwellings in a building)
0
5
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
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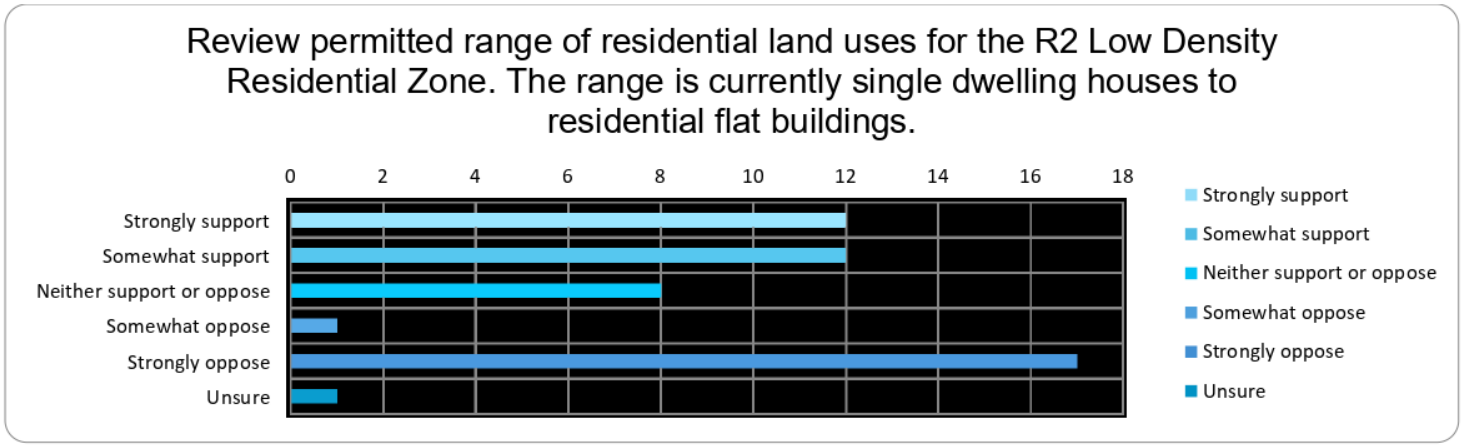

Prepare development controls in relation to new forms of housing that diversify housing stock e.g. Fonzie Flats (unit above a rear lane garage)
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

B. Proposals relating to planning for future housing growth

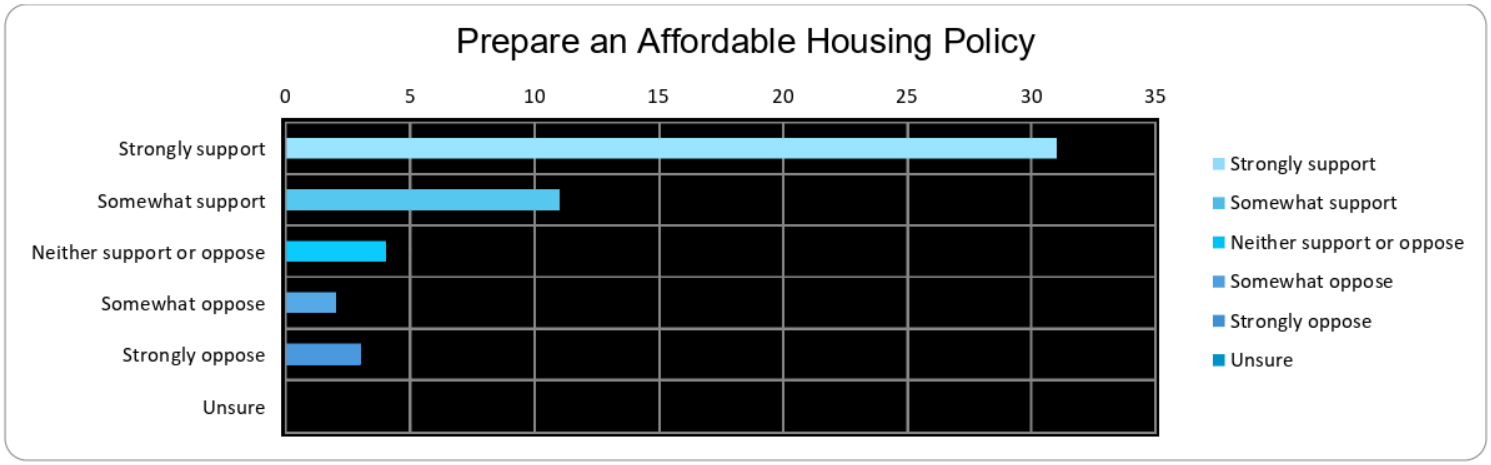


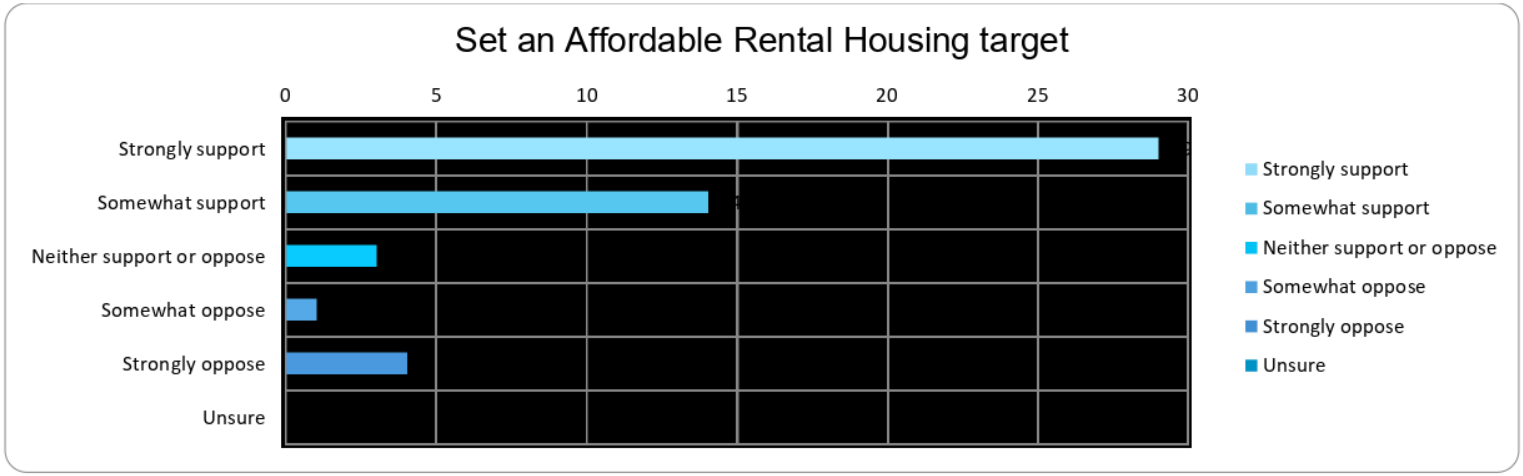

Monitor housing supply across the LGA including greenfield development (e.g. West Dapto, Tallawarra), the Wollongong City Centre, town centres and around transport nodes
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Strongly support
Somewhat support
Neither support or oppose
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Strongly oppose
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
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Unsure

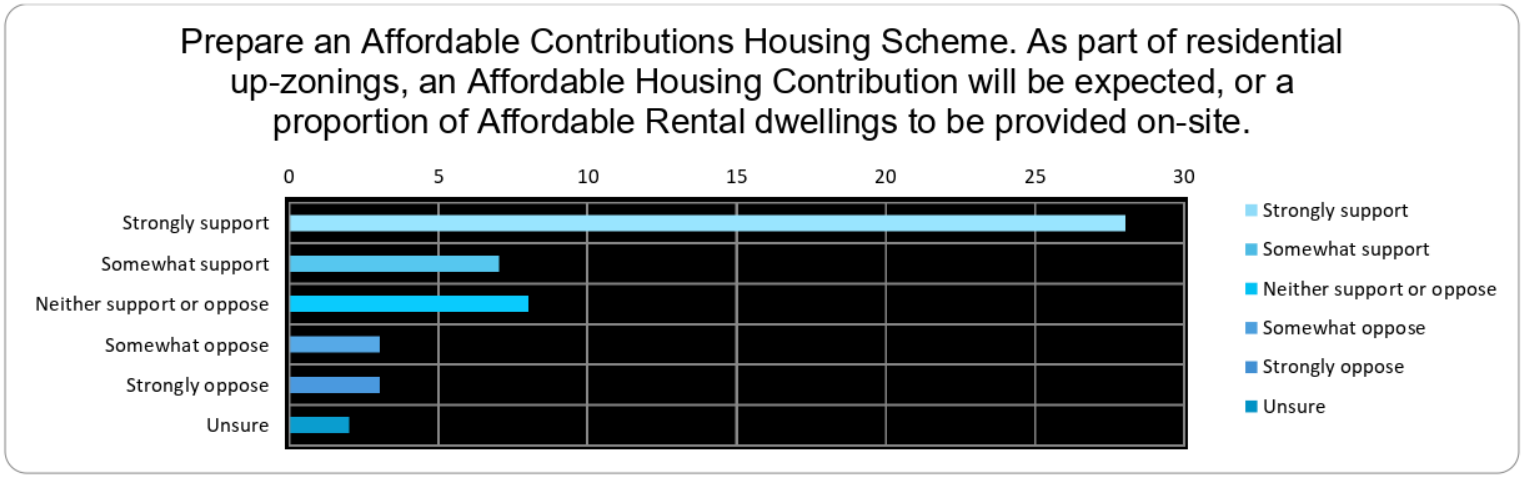

Review the planning controls of constrained sites and locations to reduce development potential
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Neither support or oppose
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Strongly oppose
Unsure

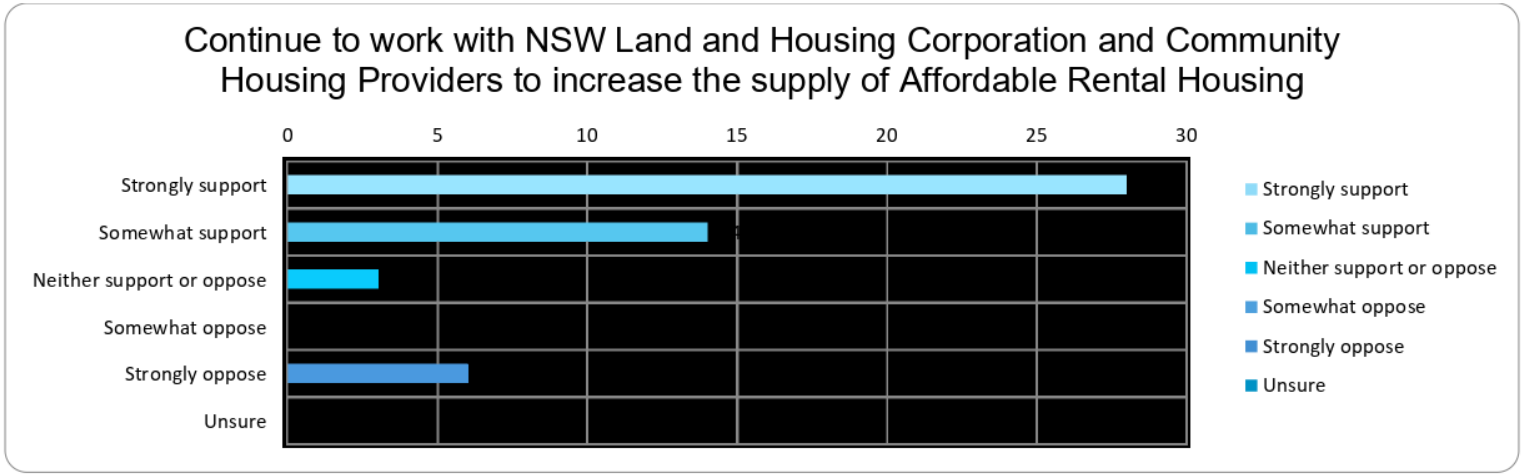


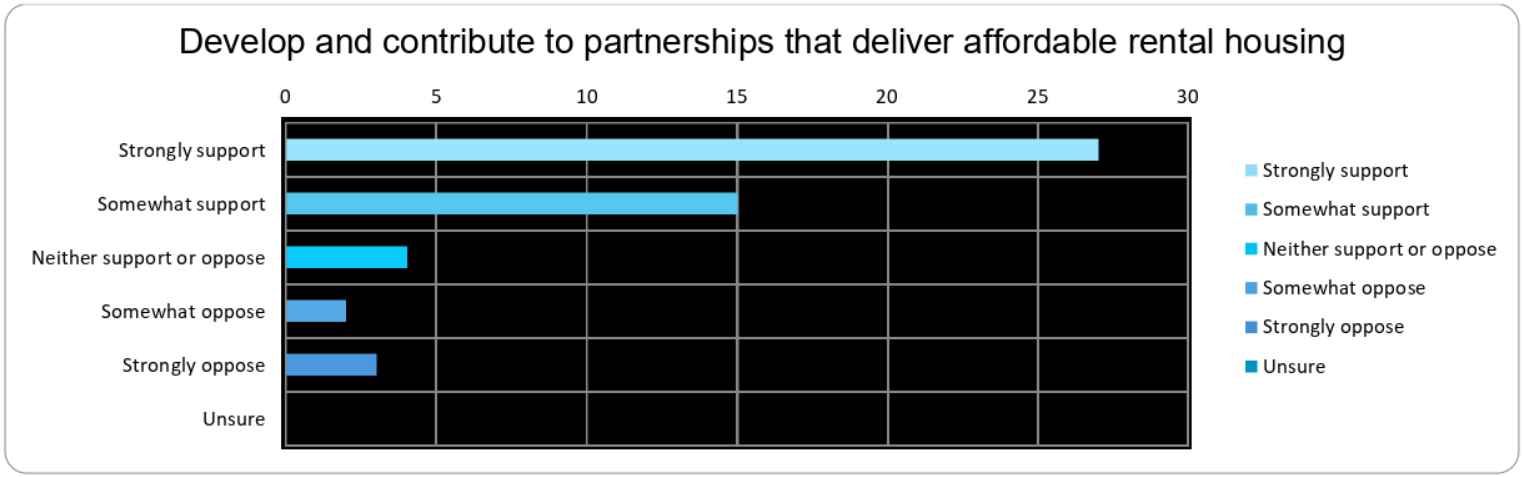
C. Proposals relating to increasing the supply of affordable rental housing stock

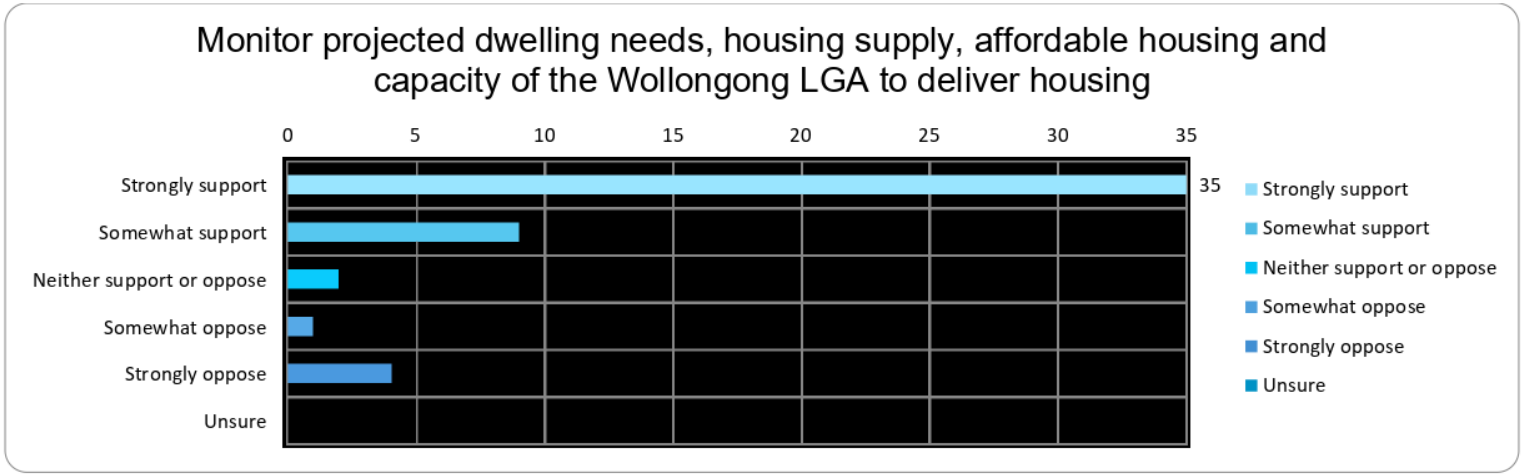


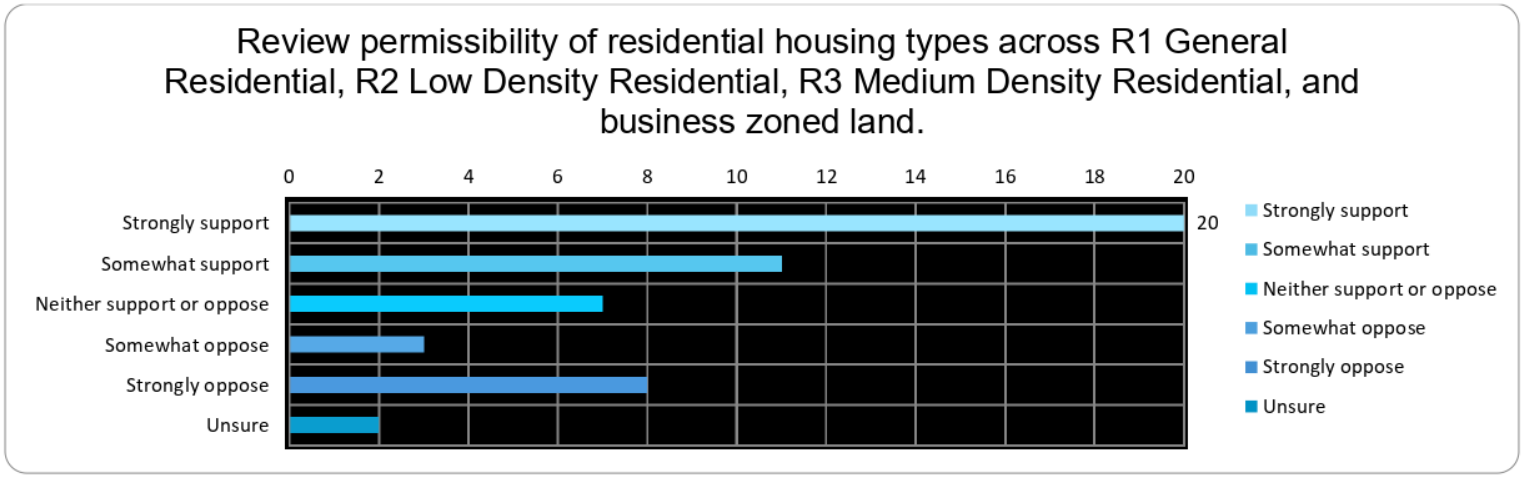

Set an Affordable Rental Housing target
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure


Prepare an Affordable Contributions Housing Scheme. As part of residential up-zonings, an Affordable Housing Contribution will be expected, or a proportion of Affordable Rental dwellings to be provided on-site.
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Strongly support
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Neither support or oppose
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Strongly oppose
Unsure
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
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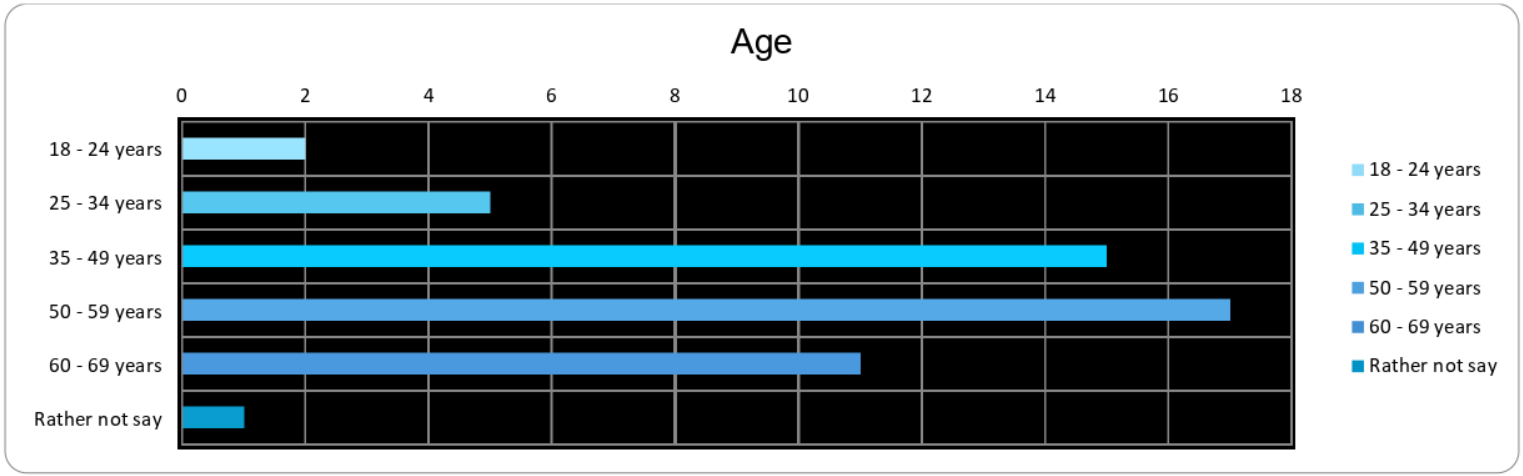

Continue to work with NSW Land and Housing Corporation and Community Housing Providers to increase the supply of Affordable Rental Housing
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Strongly support
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Strongly support
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Strongly oppose
Unsure

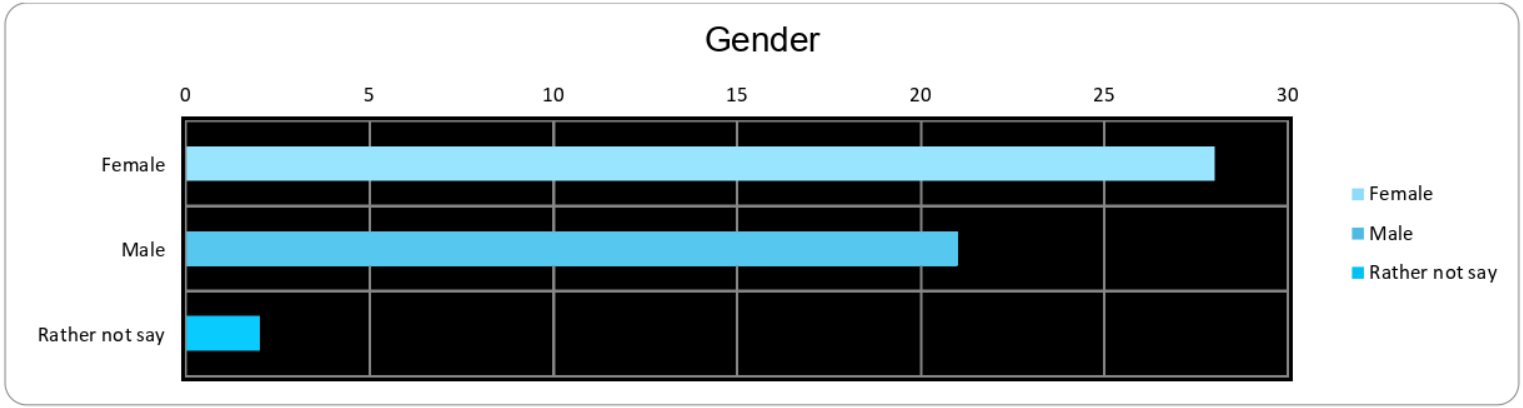

Develop and contribute to partnerships that deliver affordable rental housing
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Strongly support
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Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

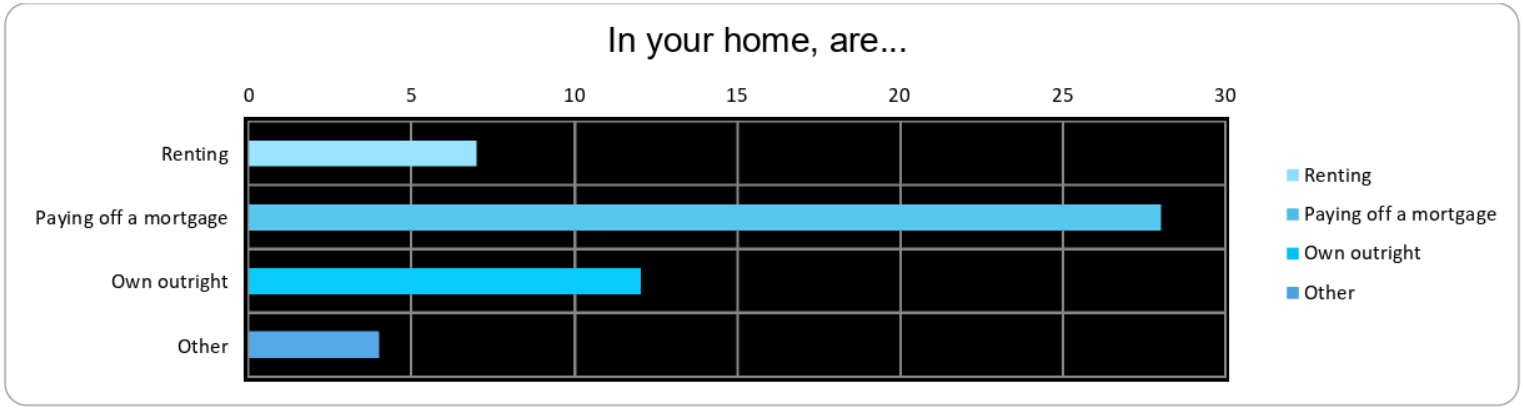

Monitor projected dwelling needs, housing supply, affordable housing and capacity of the Wollongong LGA to deliver housing
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Strongly support
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Neither support or oppose
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Strongly support
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Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

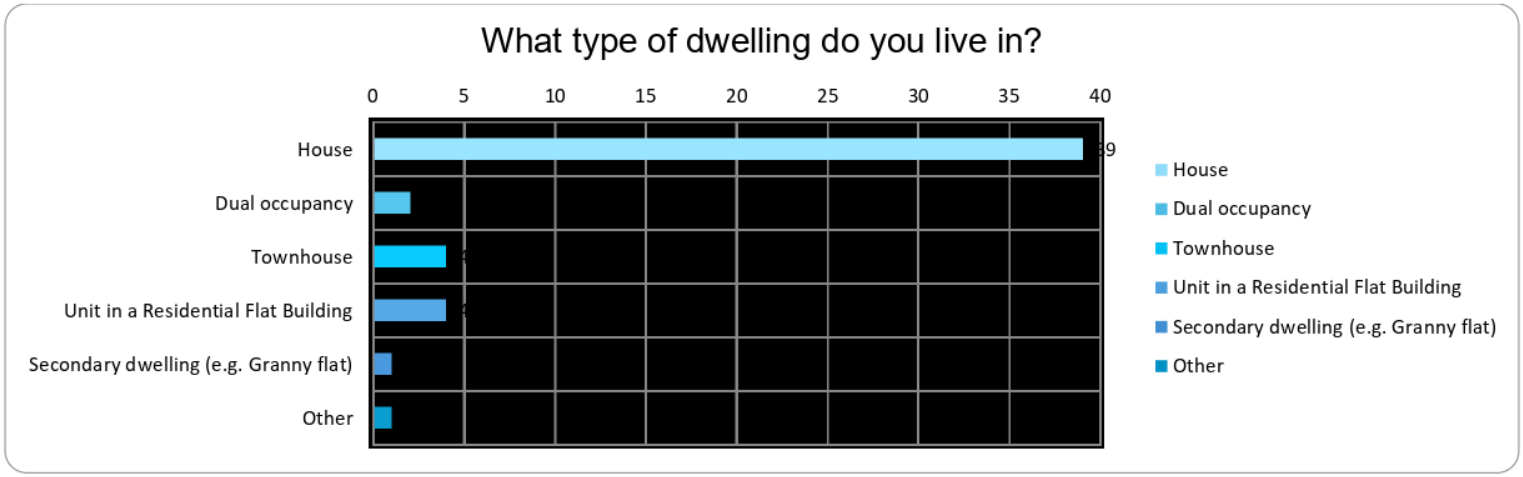

Review permissibility of residential housing types across R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, and business zoned land.
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Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure
20
Strongly support
Somewhat support
Neither support or oppose
Somewhat oppose
Strongly oppose
Unsure

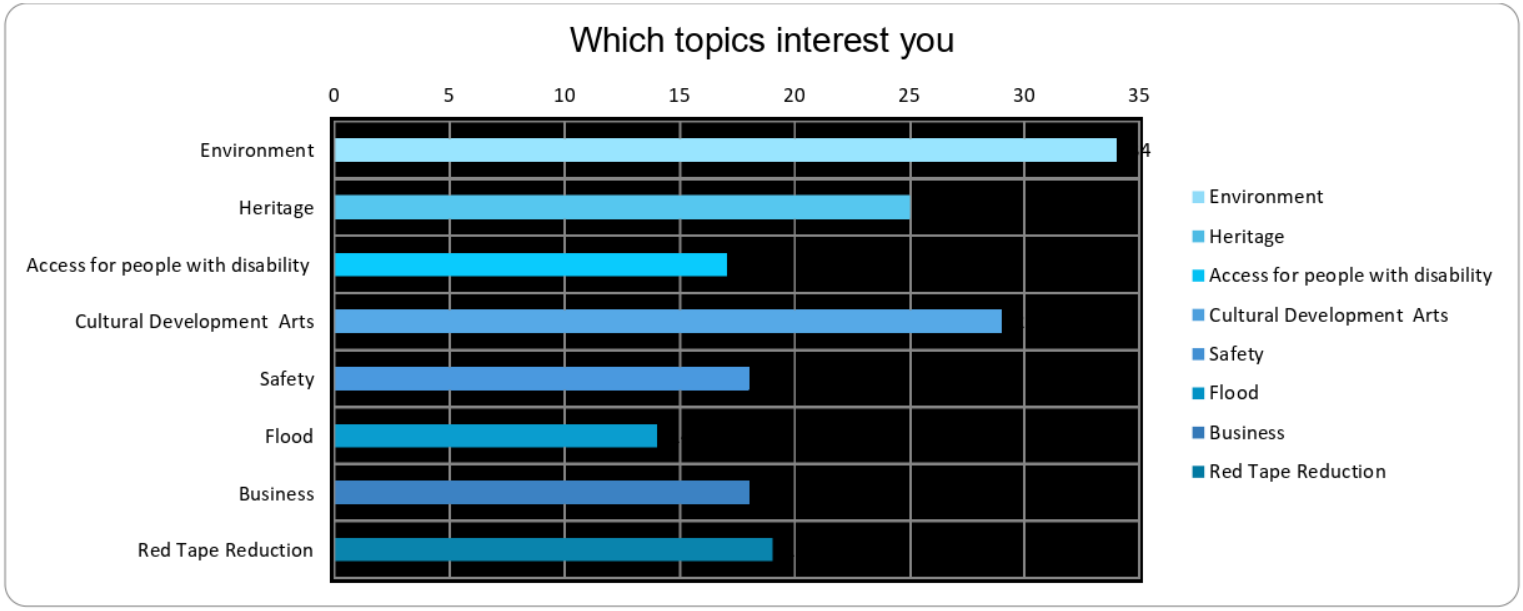
D. Submitter summary






In your home, are...
0
5
10
15
20
25
30
Renting
Paying off a mortgage
Own outright
Other
Renting
Paying off a mortgage
Own outright
Other


What type of dwelling do you live in?
0
5
10
15
20
25
30
35
40
39
House
Dual occupancy
Townhouse
Unit in a Residential Flat Building
Secondary dwelling (e.g. Granny flat)
Other
House
Dual occupancy
Townhouse
Unit in a Residential Flat Building
Secondary dwelling (e.g. Granny flat)
Other


Which topics interest you
0
5
10
15
20
25
30
35
Environment
Heritage
Access for people with disability
Cultural Development Arts
Safety
Flood
Business
Red Tape Reduction
Environment
Heritage
Access for people with disability
Cultural Development Arts
Safety
Flood
Business
Red Tape Reduction

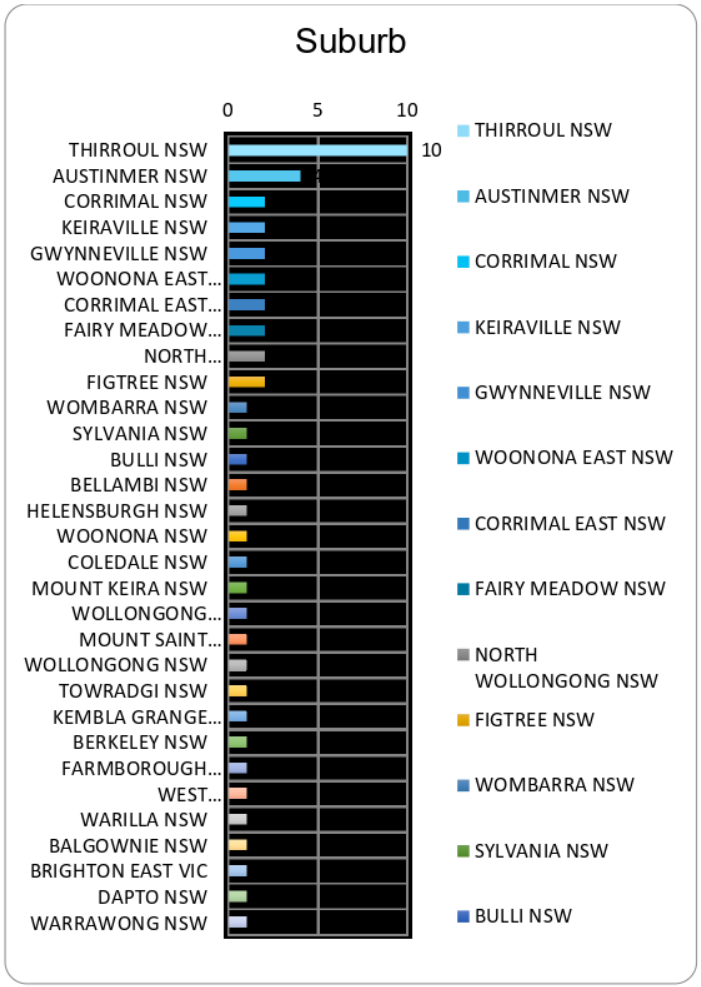

Suburb
0
5
10
THIRROUL NSW
AUSTINMER NSW
CORRIMAL NSW
KEIRAVILLE NSW
GWYNNEVILLE NSW
WOONONA EAST...
CORRIMAL EAST...
FAIRY MEADOW...
NORTH...
FIGTREE NSW
WOMBARRA NSW
SYLVANIA NSW
BULLI NSW
BELLAMBI NSW
HELENSBURGH NSW
WOONONA NSW
COLEDALE NSW
MOUNT KEIRA NSW
WOLLONGONG...
MOUNT SAINT...
WOLLONGONG NSW
TOWRADGI NSW
KEMBLA GRANGE...
BERKELEY NSW
FARMBOROUGH...
WEST...
WARILLA NSW
BALGOWNIE NSW
BRIGHTON EAST VIC
DAPTO NSW
WARRAWONG NSW
10
THIRROUL NSW
AUSTINMER NSW
CORRIMAL NSW
KEIRAVILLE NSW
GWYNNEVILLE NSW
WOONONA EAST NSW
CORRIMAL EAST NSW
FAIRY MEADOW NSW
NORTH WOLLONGONG NSW
FIGTREE NSW
WOMBARRA NSW
SYLVANIA NSW
BULLI NSW

Table 2 Website Free Form comments

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
Austinmer	House	Paying off a mortgage	60 - 69 years	Male	Villages should be encouraged to have more smaller dwellings, rather than a single dwelling on a large lot, such as in Thirroul. There could be more encouragement for developers to consider a variety of smaller dwellings such as one bedroom and studio apartments in a smaller development.	The options paper should consider a variety of housing needs that encourages closer community contact between all people ranging from your couples through to seniors. The single standalone dwelling on a large lot if of use to a certain type of family, which is not the majority in Australia. The options paper could also consider the idea of communally owned development such as the Nightingale Model from Victoria. This type of development would apply to certain villages which were close to transport and other services that appeals to couples with young families and also to seniors who could be closer to their children
Corrimal	House	Own outright	60 - 69 years	Female	Not on any suburbs as such, however, a key issue is housing with security of tenancy. It is untenable that a person renting has no security when renting from a private landlord, and can be asked to leave when, for example, a landlord wants to use the home for a friend. Affordable housing needs to be near public transport and not on hills that are impossible to negotiate with a pram or in a wheelchair, or even without footpaths!	It gives me hope for the future of Affordable and social housing, however, I urge you to fast-track the building of affordable housing as the waiting list is awful and having homeless people in our city is a public disgrace. During the pandemic people are housed in hotels, and I am seriously encouraging Council to develop that kind of small dwellings, where people are safe, and can feel pride in having a roof over their head. A roof that is not taken away from them the moment they have financial difficulties, or on a whim of the landlord. Please be aware that there are still unscrupulous developers who are developing sites for 'boarding houses to alleviate homelessness' but which turn out to be houses for transient workers, and too costly for the homeless.
Wollongong	Townhouse	Paying off a	35 - 49 years	Female	Around the University - overcrowding by students renting houses & noise & nuisance issues, in North Wollongong overcrowding by	I haven't read it yet, but I will & I will send in my views separately

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
		mortgage			Uni students renting units. Cost of rental in North Wollongong is very high.	
Wombarra	House	Paying off a mortgage	50 - 59 years	Female	Thirroul LGA & Bulli with potential over development of Thirroul Town centre and McCauleys estate	
Keiraville.	House	Own outright	Rather not say	Rather not say	With the medium density push for housing into 2500 post code area, I would suggest the push for medium density should remain around transport and shopping centre localities along the Princess Highway extending north and south, and not into the foothills of the Illawarra Escarpment in any suburb. Council's current documents identify east of Robson Road for greater development which is being ignored in recent development approvals.	This survey does not clearly spell out the ramifications of the questions being posed, taking into account any reading of the Housing Affordable Options Paper, any person completing this survey is doing so without clarity. The results of the survey are therefore invalid.
Sylvania	House	Other	60 - 69 years	Male	Helensburgh, This area has enormous potential for housing. There are large areas of unused land, most of it in private ownership. This land is locked up in E2/3/4 zoning's. After decades of trying to get land rezoned for housing in this area, I believe that its time for WCC to revisit Helensburgh and to get an independent assessment of the land that is available and working toward changing the zoning's and allowing residential development in this area. Sooner or later WCC will be forced to release land in Helensburgh /Otford by the sheer	No, but WCC need to increase the housing supply in the municipality. The northern area has the space and all other facilities. Water, Power Sewerage, to expand without causing any problems to the environment.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					pressure of population. People have to live and start family's and this is the ideal area to do it.	
Thirroul	House	Paying off a mortgage	50 - 59 years	Female	Thirroul is a heritage area without protection. Please put in some development constraints to preserve the remaining character before it is lost.	
Bulli	House	Paying off a mortgage	35 - 49 years	Male		
Woonona	House	Paying off a mortgage	25 - 34 years	Female	Affordable housing should be available in every suburb and not just restricted to a few suburbs. The northern suburbs seem to contain less and less affordable housing and I worry that this could mean less diverse and inclusive suburbs, rather than more.	Affordable housing is needed near good public transport routes (or perhaps good public transport is needed near affordable housing - whichever order you want to build it in). Refugee-specific needs should be addressed. I would like to see an exploration of how to better use existing housing stock (e.g. managing programs that link residents with a granny flat or similar with those who need them). A good example of this is the UOW Homestay program which provides training, mediation, and manages the relationships so that if the visitor (tenant) or family (landlord) has difficulties, they can be addressed quickly and easily. This could be a great model for Wollongong to use more broadly.
Gwynneville	House	Paying off a mortgage	50 - 59 years	Male		
Bellambi	House	Renting	35 - 49 years	Female	In addition to affordable rental housing for people with lower incomes, affordable options for people to own housing at a range	I still have to read the paper, I assume I'll be able to provide comments separately!?

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					of income levels that cannot afford to buy in the current market is important to community diversity and resiliency.	
Helensburgh	House	Own outright	50 - 59 years	Female	In the draft paper it listed that 81 single dwellings houses were required for Helensburgh by 2036 and in the same paper it stated that the proposed Lady Carrington Estate would deliver 300 low density dwellings, almost a 350% increase on what has been forecasted.	It appears that the paper is not objective in terms on how the existing infrastructure would be enhanced to cater for additional population growth. Don't want the situation were council increase the population, without any regards for the negative impact it will have on existing residents, lack of foresight on increasing the capacity of existing infrastructure to accommodate all residents, so that they live in an harmonious environment
Woonona	House	Own outright	60 - 69 years	Male	While there will obviously be a need to continue to develop housing in the CBD and in other suburbs of Wollongong, I consider that approval the construction of new apartment buildings in excess of 8 stories, like the monstrosities recently erected, is totally inappropriate for Wollongong. The natural beauty of Wollongong, a city resting between the mountains and the sea, does not need high-rise apartment buildings destroying the natural beauty of the landscape right in the middle of the city, nor along its beautiful coastline. Any building height changes need to follow the natural contour of the landscape, keeping building in the areas of Wollongong closest to the sea at lower levels and allowing just a steady increase in building heights stretching back toward the mountain. Wollongong must not become another coastal eyesore, like those produced by	As in my comments in 4 (above), I am concerned that proposed changes to planning controls does not end up turning our beautiful city into a high rise slum. Yes, affordable housing is an important issue but crowding people into high density buildings or suburbs would have disastrous social and community outcomes.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					excessive high density, high rise apartment buildings that have been approved by Councils in Sydney and along the beaches of Queensland. Attempting to change existing building density guidelines and planning controls that protect our city from over-development along the coastal fringe under the pretext of community discussion papers is not fooling anyone. I don't approve of surveys that are loaded with questions and scenarios that are ambiguous and obviously constructed in an attempt to support a predetermined outcome. If you want the communities support you need to get real people to design clearly articulated questions that are concise and unambiguous.	
Coledale	House	Paying off a mortgage	50 - 59 years	Female	Clifton to Bulli cannot have more developments where one house is replaced by 4 or 6 town houses. The traffic congestion is becoming to hectic especially when there is one road in & out. Also the land is zone bushfire risk, tourism on weekends is massive a road infrastructure needs to be reviewed.	Affordable housing needs to close to railway stations.
Austinmer	House	Paying off a mortgage	60 - 69 years	Female	We need to develop housing around transport areas such as Thirroul, Wollongong and Dapto. To include more bike friendly paths to encourage less usage of cars within busy villages such as Thirroul. To allow more flexibility around the Zone R2 areas to allow	The majority of residential development in the smaller villages and towns should allow greater diversity of low cost affordable housing and different housing options, such as studios, smaller one bedroom apartments, within a single dwelling. This would allow seniors or young couples who are seeking to live in a village but without

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					studios, Fonzie flats and Granny flats in this Zone.	the huge cost of purchasing an apartment or single dwelling.
Woonona East	House	Paying off a mortgage	50 - 59 years	Female	Woonona East. On the basis of the changes you are considering, our neighbours are planning to build TWO two-storey houses (not dual occupancy units) with a footprint that will cover almost their entire block. This will significantly overshadow our property and cause privacy issues. Their architect has advised them this design will be permissible once your foreshadowed changes go through. This is a quiet residential street with mostly single houses and a couple of newer dual occ apartments.	I have no objection to introducing more affordable housing in the LGA, but please don't allow these changes to be a money-grab for people to over-develop their residential blocks and destroy established neighbourhoods.
Mount Keira	House	Paying off a mortgage	35 - 49 years	Male	YES, my concerns are the escarpment and how close to build on it, especially in established areas where the roads cannot handle the traffic	
Corrimal	Other	Other	35 - 49 years	Male	The amount of vacant units, these can be used as affordable housing. The recession has many vacancies and the price of rent will fall. With the all the units being built we have a lack of car spaces for the elderly and disabled.	When do the landlords decrease the rent? When dept of housing put people in them?
Wollongong	Townhouse	Paying off a mortgage	50 - 59 years	Female	Wollongong looks horrendous - there are way too many high rise, clearly Council's grab for grubby cash and lining their pockets to get more rates but the infrastructure of the town does NOT support this obvious over development. Parq is a disaster and the roads around there will not support that over development, the accidents that will happen	good idea

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					near that roundabout and Keira St will occur, the towers in Market St and near the train station are also ugly, towering messes, casting unnecessary vile shadows across the city again with no thought to logistics, infrastructure and roads being able to support the increase in traffic and how much the parking will not be able to support this increase in dwellings - horrendous despicable mess	
Fairy Meadow	Secondary dwelling (e.g. Granny flat)	Renting	25 - 34 years	Male	I think the growth of property prices in places that were previously (within the last 5 years) affordable (e.g. Dapto) for first-home buyers/young-families has outpaced the potential for these first-home buyers to save and buy within these suburbs. I think the idea of the left-hand building comparison (100DU/HA) on page 12 of the draft paper would better suit inner-city suburbs better, even so far as a range as Unanderra - Bellambi. Furthermore, the foot-print required to live in a house for the average person is quite large (in general), however while many builders would love to build and sell smaller (possibly even tiny home sized) houses current building codes do not allow for such flexibility. This would alleviate many housing concerns initiated in the previous multiple choice questions surrounding small spaces used	Honestly, I haven't read it: it's insanely long for a draft paper. I'm providing this feedback as a tertiary educated potential first-home buyer as its unlikely you will get many people actually read and provide genuine feedback about it within its current form.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					within apartment buildings. My only concern with this is it will likely end up with people buying property that won't significantly increase in value and be stuck in an awkward loop of mortgage debt and minimal ability to expand beyond this space.	
Mount Saint Thomas	House	Paying off a mortgage	35 - 49 years	Male	Affordable housing should not be constrained to "affordable areas." The existing public housing in "desirable" locations such as Cliff Road should be retained, giving residents of public housing the opportunity to live in and enjoy such locations.	
Wollongong CBD	Unit in a Residential Flat Building	Own outright	60 - 69 years	Female	CBD of Wollongong. Oversupply of units without support services as many developments involve over 55s but in reality are over 70s. Crown Mall from top to sea in decline meaning those accessing views, higher value apartments are further removed from services -and car parking access nightmare for short term - supermarkets, pharmacies , other services like hair and clothing	
Towradgi	House	Paying off a mortgage	35 - 49 years	Male	Escarpment abutting suburbs should be low development. Attention should be paid to environmental protection of critically endangered fauna and flora in the area. Housing should neither be dense nor multi-storey in low-density suburbs.	Why does the housing stock have to grow? Why is the natural environment and it's preservation not too priority?
Corrimal	Dual occupancy	Own outright	35 - 49 years	Female	Na	Na

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
Thirroul	House	Paying off a mortgage	35 - 49 years	Male	Yes Thirroul is over populated and future development needs to stop	I agree with creating affordable housing but if it effects stability of a community than other areas need to be considered
north Gong	Unit in a Residential Flat Building	Paying off a mortgage	25 - 34 years	Male	North Wollongong should be higher density in CBD style, with lower density further out.	It's definitely moving in the right direction for the growth of the area.
Corrimal	House	Paying off a mortgage	35 - 49 years	Female	As an organisation that represents the needs of vulnerable older people, suburbs that are close to medical and hospital precincts are of particular interest to us for the development of affordable housing options. Locations with access to transport should also be prioritised for affordable housing.	Age Matters, an initiative of IRT Group supports many of the recommendations suggested in the Wollongong Draft Housing and Affordable Options Paper. In particular, we appreciate the inclusion and specific mention of older people and an ageing population as a key priority. With the proposed recommendations proposed in Table 6.1 we suggest that item 1.4 relating to adaptably developments be made a high priority. We also suggest that recommendation 1.6 includes opportunities to investigate other innovative housing supply options such as tiny houses. We would like to see the paper mention the importance of incentives for share/co-housing arrangements, as well as consideration of the wrap-around support services that many people require to maintain their tenancies/accommodation. We are pleased to see Council's efforts in developing an Affordable Housing Contribution Scheme for Wollongong LGA under SEPP 70. We would like to ensure that SEPP allocations also consider the unique needs of our ageing population. If a quota for affordable housing development isn't appropriate for high-need group such as older people, it misses the target. We also appreciate the level

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
						of diligence required for implementation of the scheme, but highlight that lengthy delays in the process will not meet the immediate need that we see right now in our community. We also strongly support the item 3.10 – partnerships for development and innovation. We agree it is really important to leverage our community capacity and endorse WCC's approach to developing and contributing to partnerships that deliver affordable rental housing. As relationship development is a key cornerstone of partnerships, it would be great to see the principle of partnerships filtered throughout Council's operational principles so that conversations are had with the right people at the right time. Reviewing the range of issues addressed in the options paper we would like to add the following commentary: • We support the creation of studio, 1 and 2 bedroom dwellings, to provide options that better match household sizes. As your report confirms, the location of smaller housing stock (studio, one, two bedroom houses) is declining and unevenly distributed throughout the LGA. The suitability of housing and mismatch between household composition and housing type in the Wollongong LGA is already a pressure felt deeply by older people and continues to present a challenge for the future. • We encourage WCC to use the Illawarra Shoalhaven Regional Plan 2015 – advocate to NSW Government to address the housing affordability gap. We agree that viewing affordable housing options through the continuum of housing framework and identifying the gaps

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						offers a comprehensive approach to the issue. • For our clients, older people who require affordable housing, transport is a key factor in appropriate locations. We would like to see Council continue to advocate for better rail services near potential medium density development sites to increase the feasibility of these locations. • We note that Wollongong LGA ranks second from the bottom for new supply of planned and complete community housing dwellings. We strongly encourage Wollongong to benchmark their developments against similar regions in the state. (Source: http://communityhousing.org.au/wp-content/uploads/2020/06/CHIA_brochure_NSWsnapshot_100620_D4.pdf) • There appears to be a lack of understanding of the specific needs of older renters who require affordable housing that is appropriately located, accessible and safe. Aged Care should not be considered a 'housing' option as trends increasingly promote 'ageing-in-place' in contrast to residential aged care looking after the most frail as they approach end of life. • We are very concerned about the significant lack of affordable housing for people on low incomes. When you factor in the specific needs of older renters, the pool of appropriate properties decreases significantly. • We would like to see more information on the remaining funds from the Australian Government Grant for Affordable Housing Initiatives, with a growing need for these funds to be put to use quickly. • There could also be some benefit in revisiting key

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
						locations of Wollongong land that is available for redevelopment, but also in flood risk zones. While generally not appropriate to further disadvantage vulnerable groups by developing affordable housing on at-risk locations, there may be some basis for medium density developments in some prime locations to better serve the population needs. If affordable housing developments were sited on less hazardous areas within the zone or building controls were adopted to address the risk, it may be worth investigating.
Kembla grange	House	Paying off a mortgage	35 - 49 years	Female	Yes I do not think flats should be placed in the area of the sanctuary views estate as it takes away the residential views and makes the area seem built up. Many people have moved to this area to escape medium and high rise flats.	No I actually think its great I just don't like the area of Kembla Grange having multi level flats.
Berkeley	House	Paying off a mortgage	25 - 34 years	Male	Personally I think improving infrastructure (particularly around transport) and public transport in preparation for expected population growth is critical. I'm also in favour of higher housing density near transport hubs and restricting government housing to high density housing options (apartments, flats or Town houses).	Please don't leave transport infrastructure and off street parking behind as we grow our population.
Farmborough Heights	House	Paying off a mortgage	35 - 49 years	Female	There should be affordable and social and community housing option s across the area	
Figtree	House	Own outright	50 - 59 years	Female	I would not like to see anymore huge high rise being built in central Wollongong. They are ugly and block the view to our beautiful	More affordable community housing where the occupier has a stake in the building. Some sort of rent/buy scheme so the occupier can gain equity in the building and ideally

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					escarpment. Low to medium builds should also consider how they impact the views of our gorgeous city. Infrastructure is key to allowing any development to go ahead. High rise only near the rail line. We do not need more cars on our roads along with the huge trucks.	have a say in its design and construction. That way they will care more for the home and actually take ownership of it. Similar schemes have been set up in Europe and shown on Grand Designs UK and are very successful. Our Young people need help to get into the housing market and schemes like these would give them a step in. Government help would be required to fund and set up these schemes but I believe it's a better use of our taxes than the federal government's current funding scheme which is only helping the developers.
Thirroul	House	Paying off a mortgage	50 - 59 years	Female	Thirroul should not be developed for more housing The current situation in Thirroul is not sustainable. The infrastructure needs to be developed particularly the roads. It's beyond a joke!	Council should consider the current residence needs before adding more residential properties
Thirroul	House	Paying off a mortgage	60 - 69 years	Male	I live in Thirroul and would like to see some of the older houses preserved from redevelopment.	Housing should not be just for the privileged, it's a basic right. But it should be done with some sympathy and the traffic generated should be an important consideration
Thirroul	House	Own outright	60 - 69 years	Male	Housing needs should be based on geographical area and the ability of that area to comfortable support further housing. Simply referencing projected data to support upgrades on zoning development does not consider the ability of the area to cope with the increased, in any aspect. This leads to the un recountable ruin of our areas, suburbs, and lifestyles.	The local government should approach the State government to opt out of the requirement to develop a policy on affordable housing as the policy will only bring over development, congestion and the downfall of our pristine areas. The affordable housing policy is simply a capitulation to developers and a gateway to overdevelopment.

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
West Wollongong	House	Other	18 - 24 years	Female	I am surprised to see there is no mention in this survey regarding homelessness in Wollongong. Given that homes of all types are becoming less affordable, should we not be concerned about this? I believe more thought should be given to how we may help the most underprivileged in regards to housing in Wollongong. There are many rising trends around the world which seek to make housing more affordable such as the tiny house movement, Earthship house design and the shipping container house. I believe these trends should be considered in discussions around affordable housing.	
Barrack Heights	House	Paying off a mortgage	50 - 59 years	Female	There is an increased demand for affordable and safe housing near transport hubs ie West Wollongong, Unanderra, Figtree, Dapto. I work with women with a disability who are leaving domestic and family violence and they have very urgent need for safe medium term and long term housing that is also accessible. They often cannot afford private rental and the wait for public or social housing is too long to meet their needs after leaving crisis accommodation.	This is a good and overdue initiative that needs to be led by Council and not just left up to the market. We have tens of thousands of people in our region that find private rental accommodation unaffordable. The needs of people need to be put in front of profit by the private sector.
Balgownie	House	Paying off a mortgage	60 - 69 years	Male	Bring back 3 storey walk up unit blocks. HOWI Insurance changes killed off the most efficient and effective means of supplying affordable housing.	The focus tends to be dominated by social housing, not surprising given the advocacy of 'The Housing Trust' and other social housing providers. There is no advocacy group for affordable housing for purchase or to increase rental stock. The NRAS disaster was caused by a policy formulated without reference to the finance industry.

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						NRAS was unbankable, and cheap bank finance for construction and purchase is the most critical component of affordability.
Brighton	House	Own outright	50 - 59 years	Male		
Fairy Meadow	Townhouse	Renting	50 - 59 years	Female	Affordable housing should be spread out in the community not all clustered together in one block	No
Dapto	House	Paying off a mortgage	50 - 59 years	Female	West DAPTO - What a mess, school is overcrowded, high school will be the same and estate does not compare to Calderwood. Stop taking away all the green spaces for the sake of a few dollars. Affordable options need to be included throughout more areas in the Illawarra.	Understand housing is a priority, but more for thought into establishing schools, and infrastructure etc prior to developments commencing. Option to allow for more green spaces and council taking back the land that should never have been built on ie flood zones, these are natural waterways.
North Wollongong	Unit in a Residential Flat Building	Renting	50 - 59 years	Male	Around City Centre North Wollongong area should be high density	
Thirroul	House	Own outright	50 - 59 years	Male	The northern suburbs of Wollongong ie Bulli through Helensburgh, does not lend itself to higher density dwellings. constrained between the escarpment and the sea, any potential for higher density housing would have a dramatic effect on the arterial roads, traffic, heritage, environment and local character. All medium and high areas development must cease until vehicular accessibility is solved.	consideration must be given to the employment location as a priority, the Wollongong LGA has not the job potential to support current and potential housing projections. Therefore if more people reside in the area they will need to travel (via public or private transport). This area does not provide sufficient avenues for transport to greater Sydney or south to Canberra. Until the transport infrastructure needs area determined, simply increasing the general population would create transport Chaos throughout. long term solutions like the connection of the northern distributor to the F6, improvement of rail inclusive of stopping at all stations to

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						remove traffic and parking chaos, removal of the morning "express trains". Upgrade of the rail aqueduct. filling the area with more people before looking into infrastructure sustainability will only create more problems for all residents, present and future.
Gwynneville	Townhouse	Renting	35 - 49 years	Female		
Thirroul	House	Paying off a mortgage	35 - 49 years	Female	I agree with Council's statement about Thirroul and infrastructure constraints in the Northern Suburbs (pg.68). The Northern Suburbs has seen a "death by one thousand cuts" through slow density increases over time, mainly through residential subdivision. This has compounded the strain on the road network, and is now a safety and emergency response hazard. The community does not want a freeway. Density is more appropriate in areas that are less constrained, have infrastructure and need urban renewal - e.g. Corrimal, Fairy Meadow, the area surrounding North Wollongong train station, Dapto and Port Kembla. Densities in Thirroul should, if anything, be DECREASED, except for the vicinity directly surrounding the train station.	Do not increase densities north of Bulli. Allow for increased supply of smaller unit housing (housing mix) in centres well serviced by train stations and arterial road links including Corrimal, Fairy Meadow, the precinct around North Wollongong Train station, Dapto and Port Kembla.
Austinmer	Dual occupancy	Renting	25 - 34 years	Male	I would like to see clever uses of existing low-medium scale areas to allow for well-designed secondary dwellings, retrofitting large homes as dual occupancy's, and manor homes. There is huge potential to gain a richness of diversity of housing in these	Work needs to be done to ensure a genuine mix of uses is achieved within centres, especially within the CBD. This needs to be done by requiring minimum non-resi GFA. Additionally, design excellence should be recognised in not only in larger developments, but small scale

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					residential areas without impacting on landscaped quality, open space, and considerate design. Flexibility is key, with good and innovative design encouraged rather than stifled.	redevelopment also. This should help to encourage creative, innovative and noteworthy design that doesn't necessarily comply strictly with all controls.
Woonona	House	Own outright	50 - 59 years	Female		
Austinmer	Unit in a Residential Flat Building	Paying off a mortgage	60 - 69 years	Female	There is an urgent need for more social and affordable housing in the Northern suburbs.	
Figtree	House	Other	18 - 24 years	Male		
Thirroul	House	Own outright	50 - 59 years	Rather not say	The development of new housing in the northern Illawarra must be carefully considered. While there is only a one road I /out further development must not be considered. This is nothing to do with elitism it's about safety and danger as one road does not cut it. Realistically there is no room for further housing in these areas. Corrimal, Dapto and port Kembla have both good road networks and need the revitalisation	Yes whilst there is only one road past Bulli Pass these suburbs should not be considered for growth hubs
Keiraville	House	Renting	35 - 49 years	Female		
Thirroul	House	Paying off a mortgage	60 - 69 years	Female	Before any further development in the northern suburbs of Wollongong a thorough and comprehensive study of traffic needs to occur. This should also result in options. One	I don't have an issue with the provision of affordable housing. However, this should not mean that the buildings lack architectural merit. Good aesthetics is important, as is liveability. The buildings need to be built

What suburb do you live in?	What type of dwelling do you live in?	In your home, are you...	Age	Gender	Do you have a view on housing in any particular suburbs or areas of Wollongong?	Do you have any comments on the Draft Housing and Affordable Housing Options Paper?
					could be to develop an alternative route to and from the northern suburbs. An alternative route is essential as should there be an incident, emergency vehicles need to be able to reach the incident in rapid time. This is currently not possible. Having an alternative route through the east from Bulli to Thirroul would help ease this. The northern suburbs should be excluded from any high rise development. Continuation of the current 3 storey limit is essential to maintain the village feel that visitors travel to the northern suburbs to enjoy. Thirroul needs to maintain the village feel (which is currently under threat) as it has a good stock of heritage buildings in the shopping precinct and has good views of the State heritage listed Illawarra escarpment. Council needs to ensure these are protected.	with environmentally friendly materials and have good access to solar to reduce the reliance on artificial lighting and heating. I suggest checking out various housing projects built in such countries as the Nederland's and Britain as inspiration. As such developments do not always have to be high rise. I am not fond of the student housing precinct as it appears too cramped and uninviting. This is not good architecture. I would hate to see more of this across Wollongong. We can do better.

2.2 Social Media comments

The 3 Social media posts had a total reach of 23, 512 and 55,952 impressions. The posts were clicked on 1548 times and there was 219 clicks through to Council's engagement page. The comments are summarised in Tables 3 and 4.

Post 1 – 1/5/20

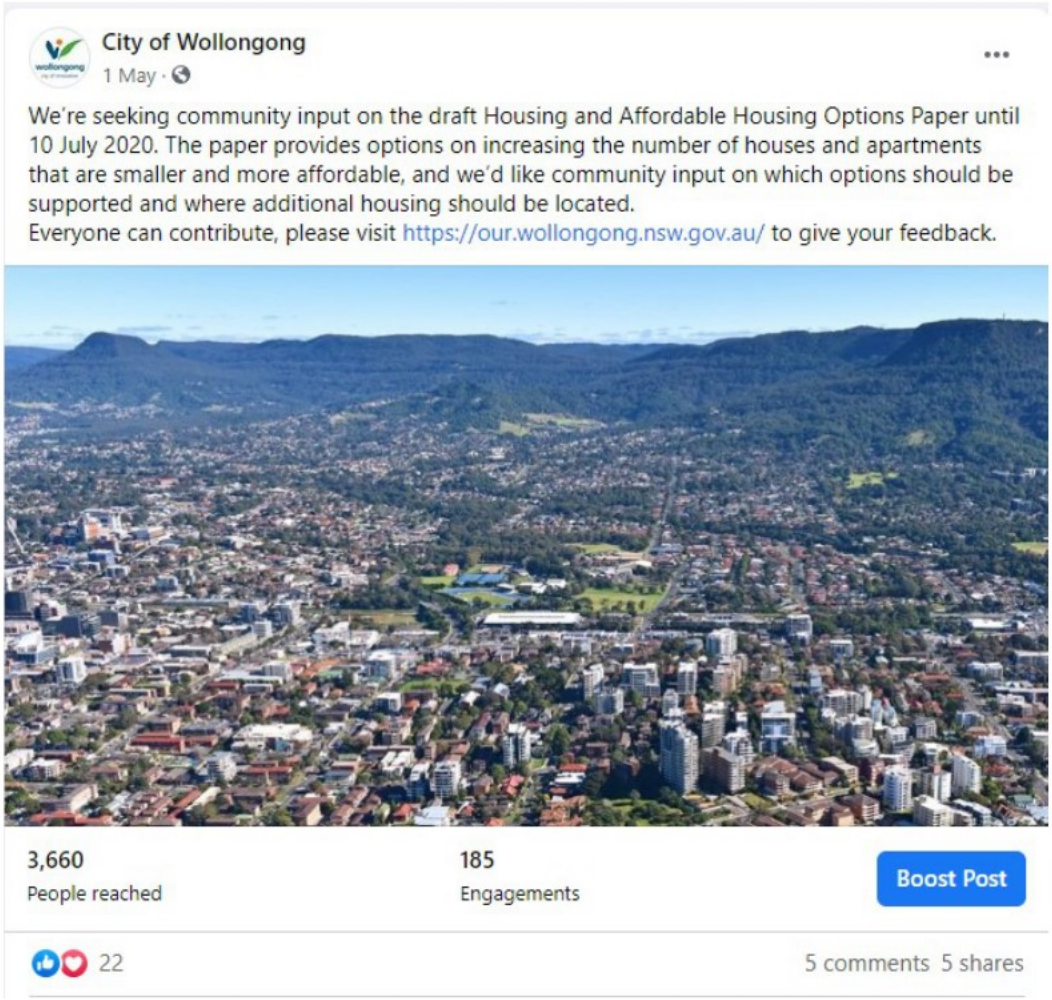


Table 3 – Post 1 comments

Comment	Likes	Comments on Comment	Likes
400sq mtr blocks already? how small do you need to go for $400K			
Affordable Housing now that's a joke in Australia			
Could you do a one page 'tick & flick' please. I attempted to give my opinion	1		

but seriously, do you expect everyone to read the 121 page document?			
Wollongong doesn't need any more housing. We are full			

Post 2 – 11/6/20

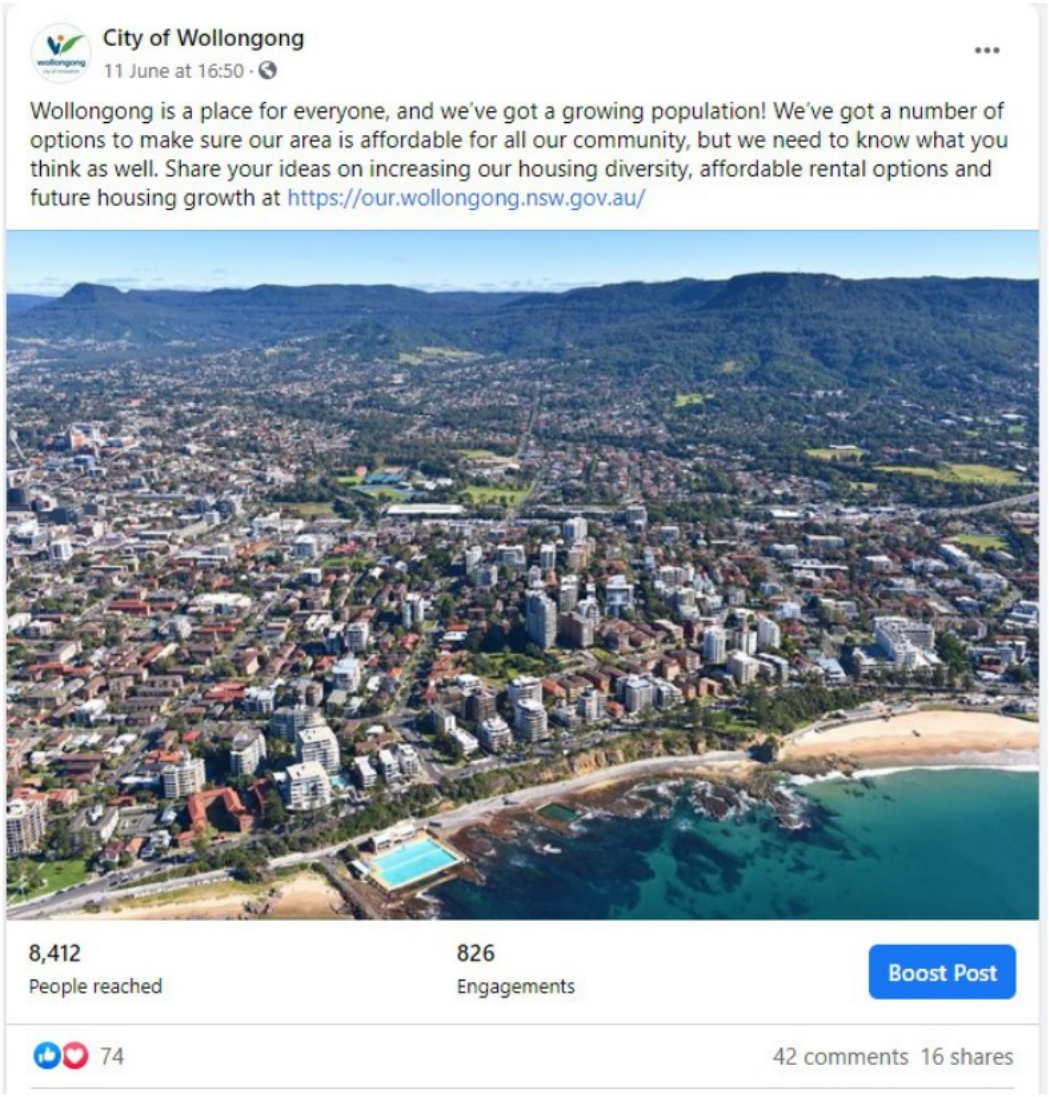


Table 4 – Post 2 comments

Comment	Likes	Comments on Comment	
Just make it easier for people to get into housing	3		
Improve the infrastructure before more ugly high rise.	12		

Cave houses in the side of the escarpment	8	imagine looking out at the view to a bunch of sweaty Sublime walkers!	
Where are local jobs to match population growth? More people cramming into public transport or driving to Sydney is not sustainable.	15		
Definitely the infrastructure! How can you allow huge estates to be built with one road in and out onto one road that leads left or right? Ridiculous planning.	14	Corrimal Coke Works!!	1
		West Dapto, Gainsborough Estate, Sandon Point, Bombo Heights, Bulli Heights, Woonona Heights, Stanwell Tops, Darkes Forest, Farmborough Heights, Rose Valley, Broughton Vale, Killalea, Curramore. That's just off the top of my head. Criminal.	3
		I'll donate $1000 to anyone affected by the Coke Works...if they lived in the area BEFORE the works were built...	1
		Stanwell Park to Bulli - what a joke!!! Cannot leave our place on a weekend!	
		and you think council are responsible for that?	
		welcome to Albion Park.	
		I had Calderwood in mind...	
		Actually, it starts from Bald Hill. They market the northern Illawarra as a tourist destination but do not have capacity to manage the result. There's one road in and out which is choked with tourists, there's no parking yet council approved a 350 seat restaurant at Clifton, they've built expensive walking tracks but again no parking. look at the mess at Scarborough pub!! Look at the chaos at the Sea Cliff bridge and the trespassers dying off the cliff. council marketing is bringing more and more tourists and issues (all these rescues cost $$$) ... It's not sustainable, the economic benefit is minimal and there is a massive impact on residents whose rates are not being used to service them but hordes of day trippers.	1
People will want to live here if they can get to work on a decent railway system!!!			

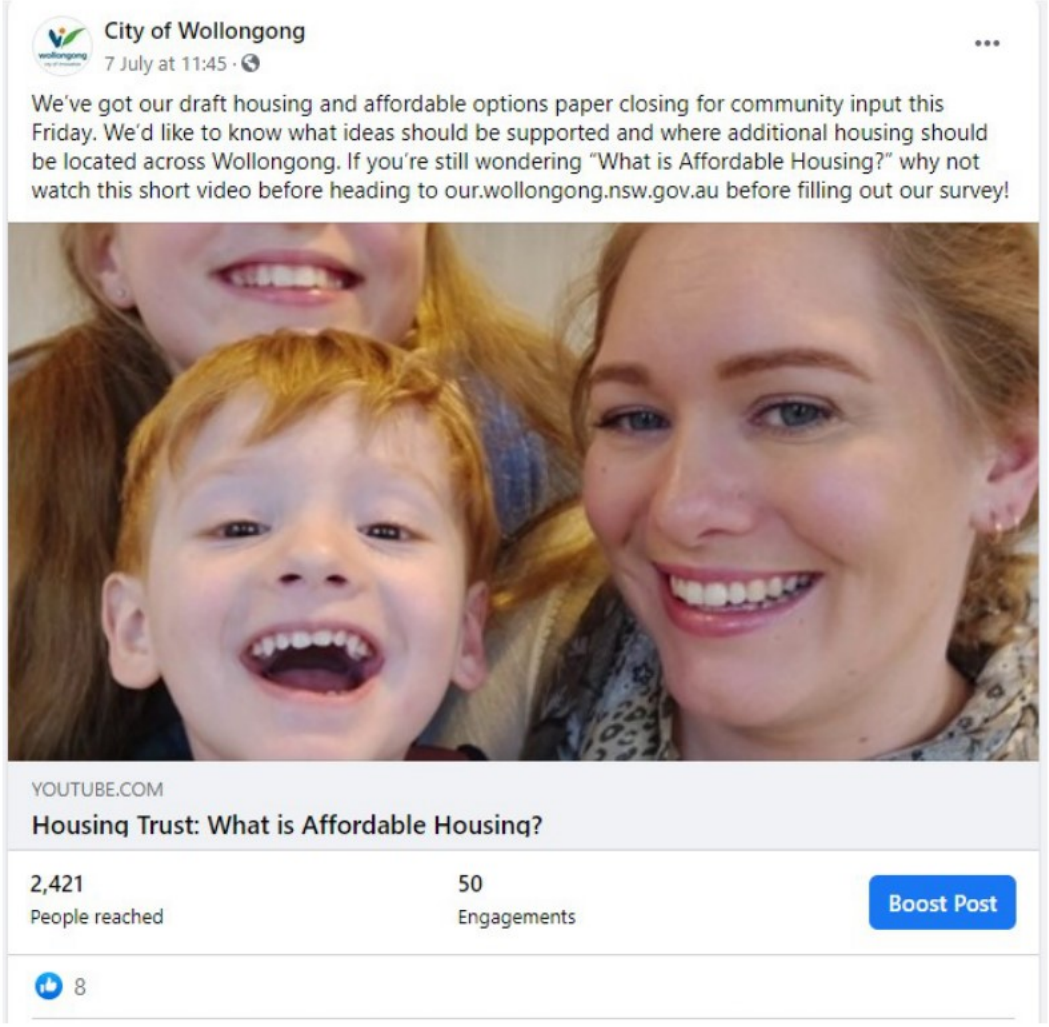
to be able to afford in the north beach precinct. I think from Corrimal St at the north beach end council should allow for up to twenty five stories for apartments .the area there is so expensive at the moment in north beach area be nice to live a couple of blocks from north beach .if you allow more apartments there then property values would come down and be affordable to all to live in such a beautiful part of Wollongong .Corrimal St high rise would not affect the shadowing of the beach .more development will also provide more jobs which we lack in our city .and allow more housing up in the escarpment as well .our city needs better connectivity it's too fragmented we should invest in light rail from the top of crown St to through the mall and to the bottom and round to Cliff Rd down to the lagoon .would get more people mobile and they would leave their cars at home .the light rail would cater for workers shoppers people going to both hospitals and beach goers .with future extensions from the top of Crown St to West Wollongong Figtree, Unanderra and Dapto .future proofing our city is important .the less cars on the road the better .	2	I like the rail idea, but not the high rises. Wollongong is already getting too many blocking the views of the escarpment and losing its charm.	5
		by limiting the population, you are limiting everything else there will be no need for better infrastructure and small businesses will suffer.	
		sure, but this place is a country town that has spread. It features very few « city » characteristics. The root of the problem needs addressing: the jobless are jobless because of lack of educational opportunities, and before we blame the government for that, it starts with parents encouraging kids to make the most of every high school opportunity - this starts way before TAFE age.	1
		"Allow up to 25 stories... Then property values would come down". yes, you	1

		would usually find lower property values in a ghetto...	
		25 storeys and some people on lower floors would never get any sunlight and that'll be the people that you are supposedly trying to help. Developers would just get greedier.	
		country town maybe 50 years ago. located only 1hour or so from the biggest city in Australia we should be taking advantage of this.	
Faster, more frequent rail system.	8	Nothing to do with council... you need to lobby your state MP for that... it would need the track to be widened from single to double in some areas or else a whole new route... unlikely to improve any time soon sadly...	1
You must make sure any new developments of apartment not only fit into the area. But must see extra homes added. Not huge developments 8 storeys high with one owner per floor! That is not what our city development should be.			
Rent to buy options or dual rent/buy with Housing orgs.	9		
50yrs latter and Dapto on and off ramps never will be seen in our lifetime.	2		
Affordability that's a joke in Australia	1		
One of the area's biggest employers is Wollongong Uni, which is set to start swinging the axe on jobs because of COVID and massive student losses. The mining industry has been decimated and the steel works is just a shadow of the glory days. Public transport is a complete joke, and zero infrastructure for tourism, take a look at the lack of parking at WIN stadium for example. Wollongong council, completely out of touch with reality.	8		
Just finished watching Filthy Rich & Homeless on SBS in which Wollongong and the Illawarra featured heavily. There's a shortage of affordable housing full stop, let alone public housing. Then there's the lack of affordable rentals for people who will never be able to buy in the area; those that have and will always need to rent	4	Uni students eat up all the rentals around the Wollongong area	

here. Rentals are fast approaching unaffordable levels for all but the highly paid. Shame nobody seems concerned about that!			
If you could stop developments encroaching further and further up the escarpment that would be great. The natural beauty of Wollongong is getting ruined from our growing population. Build more high rise residential to end the urban sprawl (plague) of our beautiful landscape here in the gong.	3		
Wollongong city council, in case the point hasn't been heard, the residents of Wollongong are not happy with the congestion of our main roads, difficulty in finding early child day care, ever shrinking Minimum residential land Sizes from subdivision and Estate developments (eg Bulli brick works), the increasing growth of traffic lights, sure there is more on the list. If there was a clear plan to manage all of these things then maybe the area could accommodate more development happily. But start with some long term visions. What do you want the Illawarra to be, tell us, put out a vision statement.	3	the only traffic I've experienced is the bottle neck at Albion Park Rail, and the Lawrence Hargrave Drive, Thirroul/Austinmer. Any other traffic seems to clear very quickly. In regards to land sizes, aren't smaller blocks more affordable? Traffic lights are there to amend traffic issues, as inconvenient as they seem, they are a solution to traffic congestion	
		Areas I've personally experienced traffic on a regular basis are Lawrence Hargrave Drive between Austinmer and Bulli, memorial drive heading north from Wollongong to Towradgi, the highway from Albion Park to Wollongong morning peak hour can be hectic too. The RMS is well aware of these issues and very recently opened a community survey to further identify trouble spots along Lawrence Hargrave Drive. I don't think they have Released any conclusions or plans for improvement from that yet. It would seem sensible to look at this as part of any future planning for development.	
You can start by getting the State Government to have a 24 hour public transport system. Not everyone works locally or within standard 9 to 5 hours.	1		
Stop pushing against manor housing.	0		

I watched a three part series on homeless people on SBS and I think that there should be a huge increase in social housing. It would be great if council could be given financial aid from the Federal Government to aid in this. All councils in Australia should receive help in this area too. It would be a way to help get the economy moving as we move through the Covid 19 situation.	1		
And the bus are every hour in Sydney their every fifteen minutes so why can't Wollongong do the same	0		

Post 3 – 7/7/20



2.3 Written submissions

18 written submissions were received:

- 3 from Statutory Authorities:
  - Water NSW
  - Illawarra Shoalhaven Local Health District (2 submissions)
- 3 from Peak Groups:
  - Urban Development Institute of Australia - Illawarra
  - Property Council of Australia - Illawarra
  - Shelter NSW
- Non-for profit – Illawarra Housing Trust
- NSW Ports
- Neighbourhood Forum 5 (3 submissions)
- Heritage Solutions
- 4 from residents
- 2 on behalf of landowners seeking increased housing opportunities on specific sites.

The submissions are summarised in Table 5.

Submissions from Housing Trust, Shelter NSW and Heritage Solutions were very detailed.

Key issues raised in written submissions:

Submitter	
Shelter NSW	Shelter NSW Comments on Housing Related Issues in Wollongong Draft LSPS and Draft Wollongong Housing and Affordable Housing Options Papers. The following points outline Shelter NSW suggestions for Council to consider in its deliberation and implementation of its Draft Wollongong LSPS and draft Wollongong Housing and Affordable Housing Options Papers **Purpose-built housing for younger persons with a disability** Council has indicated a commitment to advocate for purpose-built housing for young people with a disability and to partner with local stakeholders to raise awareness of the current policy directions, and funding opportunities to develop housing that will address the unmet need. Shelter NSW sees younger people living in nursing home facilities as a major failure of the disability support system. Because of this, we recommend that the Council include in its partnership arrangements with organisations such as the Illawarra housing trust a requirement for them to deliver housing options for younger people with disabilities. Alternatively, as part of its housing funds and tender process its priorities funds being allocated to the organisation's committed to delivering homes for this target group. **Implementing an affordable housing scheme in line with SEPP 70 (Affordable Housing Contributions Scheme) for Wollongong LGA** Council committed to implementing an affordable housing scheme in line with SEPP 70 (Affordable Housing Contributions Scheme) for Wollongong LGA. Considering the high level of unmet need within the LGA Shelter NSW fully supports this initiative. However, to capture uplift and deliver any affordable housing, the proposed scheme has to already be outlined in Council LEP, as this is not currently the situation many major rezoning will take place before any new LEP is approved for Wollongong. To address this issue, Shelter NSW suggests that a complementary framework (planning agreements) be put in place to capture uplift and deliver affordable housing in the meantime. This framework will also allow a % of affordable housing to be acquired on major developments being determined through a gateway process. One best practice option is for Council's planning agreement policy to include a clause to provide affordable housing (See an example of Randwick Council https://www.randwick.nsw.gov.au/__data/assets/pdf_file/0007/25990/Planning-Agreements-Policy.pdf or Canterbury Bankstown draft Planning Agreement Policy which includes the following clause - Provision of affordable housing where a Planning Proposal is seeking an uplift of residential floor space that exceeds 1,000 sqm of gross floor area (as defined in the applicable local environmental plan), the equivalent of at least 5 percent of the increased residential floor space should be dedicated to Council in the form of residential dwellings for affordable housing, or as a cash payment for affordable housing.

	Shelter NSW suggests that Council create a planning agreement framework to capture its nominated affordable housing target for until the new LEP is in place. We suggest that the Council consider Shelter NSW recommended target of 10% of any additional uplift for affordable housing. **Shelter NSW would also suggest that Council have an affordable housing contribution rate be for both residential and non-residential land use zones. This is the case with a number of Council and one example is the City of Sydney who has the following:** **Residential development** **On-site: 3% of the total residential floor area must be provided as affordable housing.** **Monetary: $214.17 per square metre of the total residential floor area.** **Non-residential development** **On-site:** 1% of the total non-residential floor area must be provided as affordable housing. **Monetary:** $71.36 per square metre of the total non-residential floor area. **Affordable rental housing target for the LGA** Council wants to implement an affordable rental housing target for Wollongong LGA, such an initiative would complement SEPP 70 Affordable Housing Contributions Scheme. Shelter NSW suggests that the Council set a broad affordable housing target that's around 20% of all housing stock. This could then be broken down by, affordable, community, and public housing. One example of this is Sydney City Council Sustainable Sydney 2030 which establishes the following targets by 2030, 7.5% of all housing in the local area will be social housing provided by the government and community providers, and 7.5% will be affordable housing delivered by not-for-profit or other providers. **Work with NSW Land and Housing Corporation regarding the renewal and maintenance of social housing** The report recommends that Council work with NSW Land and Housing Corporation regarding the renewal and maintenance of social housing to make better use of the land available in suburbs that have smaller older style social housing dwellings on large lots. This alights with the NSW Land and Housing Corporations Communities Plus housing model based on mixed tenure and includes private market housing through joint venture arrangements. Shelters NSW feels that although this initiative aims to deliver better housing outcomes, they often miss meeting their overall objectives and targets without strong oversight. We suggest that the Council monitor the desired outcomes, and aim to ensure that any of the community plus projects increase the proportion of public housing and that they align with

	any unmet bedroom requirement in the Wollongong LGA. Shelter NSW would argue that the proportion of social housing in Wollongong LGA should be increased not just maintained. **Analyze and update data related to affordable housing** Council has undertaken to analyze and update data related to affordable housing for each census period. Shelter NSW suggests that Council also tract any affordable housing approvals as this would enable a clear understanding of what type of affordable housing is being delivered in the Wollongong LGA and would enable Council to respond proactively to the needs of its communities and any losses or increases of stock in this market segment. **Incentives to encourage diversity in housing stock across Wollongong LGA in particular more one- and two-bedroom dwellings** One recommended action to Council is to implement planning incentives and requirements to encourage diversity in housing stock across Wollongong LGA, in particular, the development of more one- and two-bedroom dwellings. This is important given that annually the addition of new dwellings represents around 1.08% of the total dwelling stock – so change occurs very slowly. Shelter NSW feels that given the current overwhelming trend by developers to build three-and four-bedrooms dwellings that strong incentives will be required to ensure a better balance of bedroom types based on need is delivered into the future. **Undertakes workshops with local developers and builders on ways to deliver more diverse housing opportunities** We recommend that Council undertake workshops with local developers and builders on ways to deliver more diverse housing opportunities linked to town centres and essential infrastructure. **Tax reform to improve housing affordability** One proposed action was for Council to advocate the NSW and Australian Government on tax reform to improve housing affordability. Both Shelter NSW and National Shelter have been advocating for tax reform to improve housing affordability outcomes for all Australians and would be happy to work with Wollongong Council on these matters. **Review the ARH SEPP 2009** One suggested action is for Council to approach the NSW Government to evaluate and review the ARH SEPP 2009 to distinguish if the Policy is delivering the intended affordable housing outcomes. The capacity of the ARH SEPP to deliver affordability has been a concern expressed by many LGA authorities. Interestingly the Manor Houses provisions in the new Medium Density Housing Code are technically based on new generation boarding houses without the strata titling restrictions of the AH SEPP. Shelter NSW has had representation from a number of our member organization on

	this matter and its capacity to improve housing affordability outcomes and we would be happy to work with Council on this matter in the future. **Deliver better housing options for its aging population** Council's reports are concerned about how to deliver better housing options for its aging population. Shelter NSW suggests that Council look at ways to deliver seniors housing options in locations close to town and villages centres (taking into consideration land and environmental constraints) to close the mismatch gap between current and future supply and the needs of older residents. **Review existing residential land zones to support older residential to age in place** Throughout the reports, the need for Council to review its existing residential land zones is indicated. Shelter NSW suggests that Council consider replacing Low-Density Residential Zone (R2) with General Residential (R1), especially in areas located around town centres. This would support opportunities for different housing options to be delivered and help older residential to age in place. To ensure that any new residential development is not entirely out of character with the existing, this review could sit alongside an evaluation of height controls and character assessment requirements. This recommendation from Shelter NSW is based on the capacity of the General Residential (R1) Zones to deliver more housing choice in area with good access to infrastructure and services. **Recognition that affordable housing (including public and community housing) as essential infrastructure** We would encourage Council to support the recognition that affordable housing (including public and community housing) as essential infrastructure in any future planning document (This definition is from the Australian Infrastructure Audit 2019). **Mitigate measure re loss to affordable rental accommodation to short-term visitor rental** One additional stress in the housing market in coastal location is the issue of residential housing being lost to short-term visitor rental accommodation. Council could consider investigating opportunities to mitigate these impacts by applying a cap similar to the short-term accommodation rules for greater Sydney. **Incentives to organisation or authorities that deliver affordable housing in perpetuity** That Council considers including in its local housing strategy the following incentives to organisation or authorities that deliver affordable housing in perpetuity: a fast track DA process, fee reduction or waiver, density bonus, car parking reduction bonus, waving or varying s7.11 contributions. We recommend that any exemption should be targeted at public housing or not-for-profit developers (CHPs), linked to the affordable housing being secured in

	perpetuity, not for a minimum of ten years. **Support for Local Aboriginal Land Council to delivery additional housing opportunities** Shelter NSW would like to see a commitment by Council to work with the Local Aboriginal Land Council on the development of a strategic plan for their landholders aimed at supporting the delivery of additional housing opportunities.
Resident Wollongong	I would like to make some comments. They are based on my experiences and my own personal values, which I would characterise as rather conservative and belief that people should be able to choose their housing, lifestyle whilst recognising the costs of those choices 1. My grandparents lived on a site approximately 2/3 of an acre at the intersection of Macquarie & Mercury Streets. They lived there for just over 50 years- 40 of which were as tenants as the housing was provided by my grandfather's employer, initially the Vickery family from about 1915-1935 and then AIS (Mt Keira mines), when he retired in about 1955 coinciding with the closure of the Mt Keira Mine Tramway, he was given the opportunity to purchase the property. It was my wish that the next generation of the family would live there but the property was rezoned resulting in its sale and the building of three units residential building with 25 units. My grandfather allowed people to use both the tennis court and gardens, including garden parties to raise funds for charity/community groups. Obviously it provided many trees consistent with the area being called Garden Hill. The area is now medium/high density area with no public park (in area bounded by south coast railway, Crown Street, Mercury Street and Tramway Drive) and very few trees. 2. I live in a 3 bedroom unit as a tenant. It was built as there is a strong belief that 3 bedroom units are a better investment than 2 bedroom units. 3. One of my aunts lived in her house till 2 days before her death. It was 3 bedroom 2 bathroom plus sunroom. She would not move out of her house because it had memories of her life with her husband. The idea that older people should move out of houses to a smaller residence should not override people's choices especially older people. a. I note the push to have smaller homes – less bedrooms. But almost all surveys suggest that each child should have their own bedroom and so in many family cases, there is a need for 4 bedroom homes - I think or believe that that is what most couples with children want or believe to be appropriate for them – issue is raised in Page ii of the Executive Summary. b. The buying public should choose their preferred housing size (and style). The fact that 78% of the housing in medium density zones, I believer reflects the wishes of people and probably suggests medium density zoning is not what people want. c. I don't believer rezoning should be pushed if the existing residents, who pay rates – about 60% of Council's income, done want the rezoning.

	d. Rezoning seems to cater fpr the developers rather than existing residents. e. I reject Council's placing so much emphasis on Council's future plans for the area. Current residents and their preference should override the developers interest and Council's plan for the future character of the area. Having said that, I believe housing is too expensive but the questions are: a. Why is housing so expensive/ b. How can housing affordability be achieved? I note the document shows median housing prices have increased by 84% and median unit princes have increased by 65%. I believe that in part negative gearing has led to increase in housing prices, so if negative gearing was abandoned, housing prices increases would decrease – but that is a Federal matter not Local Government. Is this occurred then hopefully housing prices increase would decrease and housing become more affordable. I believe that housing affordability and provision of affordable housing is a State or Federal responsibility not that of Local Government. I would hope that housing costs or rental increases should be close to consumer price index. However page 27 suggest that rents have increased 3.5 times since 1990 with most growth occurring since 2001. Yet if at consumer price index this might mean an increase of about 1.0 times and not 3.5 times. So again why is pricing increasing so much I might suggest: a. Population increase b. Wollongong prices following those of Sydney c. Higher standards and bigger units d. High density requiring lifts and increases strata fees e. Housing being seen as a great investment resulting in higher returns in the long term With record low interest rates, hopefully housing price increases will significantly decrease. To look at affordable housing, suggestions that a percentage of units in new buildings should be given to community housing for low income people whilst it has merits, my fear is that it will mean people buying units will have to pay more for their units and so I question this. I believe stopping increases in housing is the only real solution, but how it can be achieved is the problem. Additionally, I believe "walk up 3 storey units" are more affordable as strata levies are increased about $30-50 per week to cover costs of lifts and thus increases costs for renters – this is reflected in rental prices. Finally, the Discussion Paper is so lengthy and complicated, I fear very few people will read it and make a submission.
Housing Trust	The intention and findings of the Draft Housing and Affordable Housing Options Paper (the Options Paper) are of

considerable value. Housing Trust congratulates Wollongong City Council on the release of the Options Paper and, in particular, recognising that the severe shortage of affordable rental housing is one of the greatest economic and social challenges in the Wollongong LGA.

Council has a vital role to play in the development of affordable housing. In addition to strategies such as inclusionary zoning and voluntary planning agreements (VPAs), Housing Trust encourages Council to commit to the full range of mechanisms available to Local Government to directly influence the supply of affordable housing.

Housing Trust commissioned an expert review of the Options Paper by Judith Stubbs & Associates to help inform our assessment of the strategies being proposed. That assessment includes detailed calculations of current and projected affordable rental need utilising data from the 2016 Census, Illawarra Shoalhaven Regional Plan 2016 (ISRP) and the Department of Planning Industry and Environment (DPIE) 2019 as summarised below.

Current Affordable Housing Need *(households in rental stress)*	
Very low income	4,942
Low income	2,650
Moderate income	2,040
Total	**9,633**

(JSA, 2020)

This data differs from Council's calculation of 8,356.

The following table provides projections for additional rental stress, i.e. affordable housing need from 2016 to 2035 using two sets of dwellings assumptions.

Projected Affordable Housing Need 2016 – 2036 *(households in rental stress)*		
	ISRP (assumes 14,600 additional dwellings)	DPIE (assumes 23,800 additional dwellings)
Very low income	860	1402
Low income	461	750

Moderate income	355	579
Total	**1,676**	**2,732**

(JSA, 2020)[2]

It is also important to distinguish between income groups and their housing priorities as this will impact Council's strategic planning.

The JSA report highlights material issues with Council's data selection and analysis. This has a direct impact on the overall findings and recommendations. Housing Trust has made detailed representation to Council about these issues and recommends revision prior to finalisation of the report.

The main risk to Council in not addressing these issues is:

- Underestimation of the need and therefore a failure to implement the range and level of interventions required
- Reliance on strategies which may have little or no impact, notably diversification, and
- Inadequate focus on the needs of very low to low income households that require Local and State Government interventions as other income target groups may have their needs met by the market.

At the time of writing the full impact of the COVID-19 pandemic is unknown. Early indicators suggest that although there may be some short-term easing of rents in the Wollongong LGA the number of people in housing stress and therefore in need of affordable housing will increase significantly.

Housing Trust welcomes the opportunity to provide feedback on the Options Paper. A summary of key recommendations follows and specific comments are made in relation to each of the strategies.

PriorityRecommendations

Wollongong City Council can, and should, be a leader in the design and delivery of world class solutions to the affordable housing crisis.

The range of strategies proposed in Council's Paper including undertaking further reviews to passive and strong interventions all need to be assessed for their impact on each of the three household income groups: very low, low and moderate.

Housing Trust does not consider more reviews or extensive information is required before committing to a plan of action. Substantial literature, including the plans being implemented in other LGAs, is readily available. This can be used to expedite the development and adoption of precinct specific plans across Wollongong.

	The strongest strategies, and therefore the ones most likely to have an impact, are those directed at; • improving the planning system; • creating partnerships; and • delivering funding through the provision of land and reduced fees. Our key recommendations are outlined below: • It is imperative that Council sets targets for affordable rental housing and this should be elevated from a Medium to High priority. Targets are essential to monitor progress and enable accountability. Given the nature and extent of housing stress in the Wollongong LGA a target of 20% of all new dwellings (between 2,092 and 4,760) is required to be allocated to affordable rental housing to 2036 ***(WCC Recommendation 4.4)*** • An audit of under-utilised Council land and a 35 year leasehold or title transfer strategy should be completed by June 2021 with the land to be developed for affordable rental housing. This is likely to be one of the most effective strategies for addressing the unmet need in the area. ***(WCC Recommendation 3.9)*** Housing Trust was established by the Illawarra Councils and operated with an MOU which facilitated collaboration and enabled the sharing of resources. Housing Trust would like an updated agreement in place by December 2020. • Housing Trust proposes developing a process to work directly with Council on the renewal of LaHC owned land to ensure DCP and LEPs optimise density and improves livability and community amenity. ***(WCC Recommendation 3.5)*** • Housing Trust recommends automatic waving of s.94 fees for all social and affordable developments and welcomes the reforms to the planning and development approval processes being introduced by the NSW Government. ***(WCC Recommendation 3.5)*** • Voluntary Planning Agreement (VPAs) should be maximised for their potential to make a substantial contribution to affordable rental housing. There is significantly more potential in VPAs such as that being considered for the Corrimal Coke Works development where, despite the scale of the development and rezoning, only 5% is being proposed for affordable rental housing. We recommend a presumption of 20% inclusionary zoning for all VPAs with site specific variations considered by exception. The delivery mechanisms can include 'whole lot take-out' and 'salt and peppering' with the early involvement of the Housing Trust able to inform and facilitate the project design and feasibility. ***(WCC Recommendation 3.4)*** • Housing Trust is supportive of Council's strategy to implement an affordable contributions scheme under SEPP 70. This is an important contribution to the development of affordable housing for Wollongong. ***(WCC Recommendation 3.2)***

- Due to the severity of the affordability rental crisis in Wollongong, Housing Trust recommends a SEPP 70 contributions scheme of 20%. The impact of a contributions scheme will be constrained by the availability of land with significant uplift potential and the land value. This will limit the precincts in which it is likely to be applied and therefore the amount of housing that can be produced. ***(WCC Recommendation 3.2)***
- Appropriate and robust data is essential to underpin the strategies set out in Council's Paper. Housing Trust has made detailed representation on this matter, and again encourage Council to ensure its data is accurate, particularly the statutory benchmarks used and the distinct needs of each of the three target income groups, in order to meet the requirements of DPIE. ***(WCC Recommendation 3.1)***
- Housing Trust recommends the establishment of an Affordable Housing Reference Group of Council, industry leaders, Housing Trust, and planning experts, to oversee the finalisation and implementation of the strategies with particular emphasis on revising the DCP and LEP.

DetailedResponseKeyRecommendations

Housing Trust recognises that a continuum of housing is necessary and many of the strategies below will benefit both home buyers and renters, our focus for the purpose of this review is on affordable rental.

1. **Increase Housing Stock Diversity**

Our findings indicate that although increasing housing stock diversity will provide benefit to moderate income earners it does little to achieve affordability for very low and low income households. By far the most serious affordable housing need in the Wollongong LGA is experienced by very low and low income renting households.

1.1 & 1.2 - Housing Trust supports an increase in housing diversity, however we note it will only improve rental affordability for smaller, moderate income households.

More than 70% of projected housing need is likely to be among very low and low income rental households. Simply increasing diversity will do little to support these households. Additional mechanisms and approaches are required and we commend Council's intention to implement SEPP 70, VPAs, identifying under- utilised government land, and affordable housing uplift and renewal of existing LaHC sites.

Council should amend the DCP and LEP controls to facilitate diversity and also vary requirements such as car parking provisions, apartment size and number of bathrooms. These controls can positively impact affordability for buyers and renters.

Council should increase the proportion of smaller units (e.g., studios) as part of developments, particularly those with

	good access to transport and other services. 1.3 Engaging the community on the preparation of local character statements is essential and should include targeted communication with social and community housing providers and residents. Housing Trust would welcome the opportunity to work with Council to ensure effective engagement with our tenants and neighbouring residents. All place making strategies should explicitly reference affordability and how it will be achieved 1.4 Adaptable housing is an important element of diversity. Housing Trust supports planning controls to increase the provision of Silver Liveability Housing (at a minimum) across the LGA. Preferred locations will have good access to public transport and services. Housing Trust would welcome the opportunity to provide further input into specific design principles such as dual-key apartments, floorplans, fixtures and fittings that optimise affordable liveability for tenants. Council should note LaHC is currently revising the design principles and specifications for their buildings. 1.5 Notwithstanding the limited merit of diversity as means of improving affordability, Housing Trust recommends Council adopts best practice to ensure well designed and located manor houses and new generation boarding houses are included in the housing mix. The State Government's Low Rise Medium Density Housing Code commenced on 1 July 2020 and presents an opportunity for Council. 1.6- As above, Fonzie Flats provide variety in housing choice however cost and control measures will be required if this strategy is to favourably impact affordability. **2- Plan for Future Housing Growth** Housing Trust welcomes evidenced based housing growth strategies that enhance individual and community life, environmental sustainability and economic security. 2.1 Housing Trust would welcome the opportunity to partner with Council to ensure the needs of very low, low and moderate incomes households are considered. We recommend the establishment of a Reference Group of industry leaders to advise and support Council in development of these strategies. Detailed planning should only occur once Council has collated and analysed appropriate data and consulted further on its (Final) Housing and Affordable Housing Options Paper. In addition to constraints and built form analyses, it is critical that growth is supported by social needs analysis to

	ensure future communities have access to necessary infrastructure and services. 2.2 Housing Trust supports appropriately planned and managed growth in the LGA. 2.3 Housing Trust supports appropriately planned and managed growth in the City Centre. 2.4 Housing Trust strongly supports this approach. It is imperative that Council's LSPS reflects the final strategies arising from the feedback to this Options Paper so that future strategic planning responds to the housing needs and challenges facing the LGA. Housing Trust expects that the LSPS will provide further detail and guidance on a number of the critical issues raised in the Options Paper. 2.5 Housing Trust supports this strategy. The planning and management of employment lands is important to ensure a robust economy, with sustainable employment close to where people live. Council should ensure all rezoning and uplift opportunities contribute to an increase in affordable rental housing through VPAs and/or the contribution scheme once operational. A target of 20% is required. **3 Increase the Supply of Affordable Housing** Housing Trust's own research indicates that the demand for affordable housing in the Wollongong area is growing. Around 9,650 very low, low and moderate income households are in rental stress. Just over half of the dwellings required (52%) are for smaller households and the balance suited to families with children. 3.1 Housing Trust supports the expedition of this Policy, in consultation with relevant stakeholders 3.2 Housing Trust continues to support Council's plan for an affordable housing Contribution Scheme under SEPP 70. This will make a contribution however the impact in real terms, will be limited. It is imperative that the Scheme is based on appropriate and robust data. Housing Trust has made detailed representation to Council on this matter, and we again encourage Council to ensure its data, and particularly the statutory benchmarks used to establish the need for affordable housing, meets the requirements of DPIE. Housing Trust notes that current areas identified for growth in the LGA are unlikely to have suitable land values and or density controls needed to optimise uplift. 3.3 Housing Trust congratulates Council on the partial completion of part (A) of this strategy, that is, the award of a $4.3 grant from the $5.2m available. We recommend an immediate repeat of the 2019 EOI process to award further grant/s totalling $5.7m to build affordable rental housing and that the target criteria for tenants be broadened.

	Housing Trust agrees that home ownership is both desirable and achievable for many people. We recommend the $400k balance of the Commonwealth funding be invested through the *Head Start Homes* program which acts as a home loan deposit guarantor for eligible Affordable Housing tenants. In turn this also makes their affordable rental home available to another tenant. 3.4 Housing Trust believes this is essential to the successful implementation of a SEPP 70 Affordable Housing Contributions Scheme and Plan. We encourage Council to conduct an audit to identify sites where uplift is achievable through changes to the floor space ratios, height and other design elements such as parking and the number of bathrooms. VPAs should prioritise the delivery of affordable rental housing along with the other benefits such as infrastructure, open space or heritage protection. Housing Trust asserts there is significantly more potential in recent VPAs including the Corrimal Coke Works project which contemplates only 5% affordable rental housing. Involving Housing Trust in the early stages of these developments could assist feasibility due to our ability to access low-interest loans, grants and other benefits. 3.5 Housing Trust considers this is a high priority as it will deliver more, better quality housing and community outcomes. LaHC's (consultation draft) *Policy on CHP-led Redevelopment of Social and Affordable Housing on LaHC-owned Land* dated 5 June 2020 is commendable. Housing Trust believes Council has an important role to play in the execution of this strategy by reviewing the planning controls on specific sites to allow for increases in density and fast, collaborative Development Approvals. We also recommend that Council amends their reference to social housing management in the Final paper to recognise the management by Community Housing Providers such as Housing Trust. 3.6 Housing Trust supports this approach. We recommend the establishment of a Reference Group of industry leaders, including HT, to advise and work with Council on changes to the LEP and DCP. It is noted that the *Environmental Planning and Assessment Act 1979* includes provision of Affordable Housing as one of its Objects and it is appropriate that Council's planning documents reflect this. 3.7 Housing Trust supports this recommendation and suggests that Council undertakes an assessment of the precincts or localities where such strategies are likely to be effective due to land value uplift and seek contributions of 20% Housing Trust believes that recent VPAs such as the Corrimal Coke Works project, which only contemplates 5%

	affordable rental stock, fails to maximise the rare and critical potential arising from rezoning and renewal. 3.8 Housing Trust strongly supports this strategy. Affordable rental housing developments should automatically be exempt from s.94 fees and discounts applied on a pro rata basis according the affordable component in mixed tenure projects. The reduction in parking requirements and other incentives can be addressed by revising the DCP and LEP regulations. 3.9 This is likely to be one of the most effective strategies for addressing the unmet affordable rental housing need in the Wollongong LGA. Housing Trust strongly supports this strategy and considers it a High priority. We recommend Council undertake an audit to identify land that would be suitable for affordable redevelopment. Council could retain the asset and provide 35-49 year peppercorn leases to not-for-profit, Community Housing Providers like HT. Land title transfers, as conducted by NSW Government in return for the delivery of affordable rental housing, should also be considered. Housing Trust would like to continue our long standing partnership with Council and requests an updated MOU to reflect current objectives, community need and circumstances. 3.10 Housing Trust unequivocally offers our expertise, research and communications support to Council to achieve this strategy. We would welcome the opportunity to be involved and can play an integral role in enhancing the social and community outcomes, design quality, liveability and financial feasibility of projects. Community Housing Providers are major contributors to the State's residential construction industry having invested $1.2 billion in housing supply from 2012 to 2020. 3.11 Housing Trust strongly support this approach. Housing Trust offers our expertise, research and communications support to Council and the Illawarra Shoalhaven Joint Organisation to develop and set achievable targets. 3.12 Housing Trust supports an evaluation and has a vital role to play in the implementation of this policy in the Wollongong LGA. 3.13 Housing Trust welcome's collaboration with Council on the development of innovative housing models based

	on best practice and living examples. 3.14 As a long term partner of WCC we would be pleased and proud to assist Council with multi-channel communication strategies and community engagement wherever possible. Housing Trust has provided Council with a short film supporting the need for affordable housing in the Wollongong LGA as a part of the exhibition of the Options Paper. We encourage Council to continue to use this video in the future. **4. Monitor Housing Supply** Housing Trust supports Council's intention to monitor delivery of its housing strategy. This is critical for monitoring and accountability of the strategy's implementation. 4.1 The Final plan needs to include targets and then monitoring progress is critical. Housing Trust is supportive of this recommendation. 4.2 Housing Trust supports this approach to ensure communities have access to the appropriate services. 4.3 We strongly recommend Council review their data sources with particular emphasis on setting defensible targets and objectively assess the impact on the strategies set out in the Options Paper. 4.4 Housing Trust considers it essential to have targets and that the priority for this strategy is elevated to High. We recommend the target be set at the projected (additional) affordable housing need rather than current need plus the projected increase as this would be unrealistic and limit the adoption and success of this strategy. Research, reported separately, indicates the total affordable rental housing dwellings needed by 2036 is between 13,450 and 15,200. This means that 20% of additional dwellings projected under the DPIE or ISRP need to be affordable. Without targets, monitoring and evaluation it will be impossible to estimate, in a timely manner, the extent to which any of the strategies are effective. 4.5 Housing Trust strongly supports this recommendation. We welcome the assistance of WCC in achieving our own plans for growth in order to meet the growing demand for affordable rental housing. **5 Continuous Improvement of planning controls** Housing Trust recommends Council undertake detailed assessment of precincts or localities where Voluntary Planning Agreements and an Affordable Contributions Scheme are likely to be effective due to the potential for land value uplift and where variations to controls could be supported. For these schemes to be effective Council would need to undertake rezoning and major changes to controls, such as a significant increase in height where land values are

	sufficient to sustain this. 5.1 Housing Trust looks forward to being involved in consultation activities to develop a Vision for Housing for Wollongong. 5.2 We recommend this is considered within the scope of an Industry Reference Group. 5.3 All such proposals represent significant opportunities to contribute to the health, wellbeing and economic outcomes of the City through the delivery of affordable purchase and rental housing. 5.4 Housing Trust supports the streamlining, standardisation and prompt determination of development application as a means of improving community and industry confidence. We support the implementation of controls which address housing need and contribute to place making outcomes and improved amenity for all residents. 5.5 We recommend this is considered within the scope of an Industry Reference Group. 5.6 Housing Trust supports further investigation into the rezoning of precincts and localities where there is potential land value uplift to support the viability of an Affordable Contribution Scheme. 5.7 Council should expand the precincts included in this review to include areas where there is likely to be more affordable housing as a result of increased density. 5.8 Housing Trust broadly supports the review of zoning but notes the land affordability north of Thirroul limits the potential for affordable housing without an increase in density, especially in locations close to the railway stations.
UDIA	UDIA acknowledges the critical need for more market housing and affordable housing in the Wollongong local government area - one of the least affordable housing markets in Australia. We commend Wollongong City Council for addressing this issue through the Paper because Council policies play a significant role in addressing affordability. However, there are also other critical ways Council can address housing affordability. For example: - The local infrastructure contributions paid by developers under the *West Dapto Contributions Plan* are currently the highest in NSW, adding more than $50,000 to the price of a new home. - The draft *Wollongong City Centre Urban Design Framework* proposes to prohibit residential development in some parts of the city centre, which would likely constrain apartment supply and put upward pressure on pricing. - Faster rezonings and DA determinations would significantly reduce the holding costs associated with residential developments, with savings reflected in the price of new homes. **Affordable Housing Contributions Scheme**

	UDIA believes that applying an Affordable Housing Contributions Scheme under SEPP 70 in the Wollongong LGA (without providing additional incentives or upzoning) would increase the cost base of market housing. This would add to the pressure on housing affordability, rather than improve it. UDIA supports an *incentive-based* approach to promote the development of Affordable Housing while also focussing on increasing supply for market housing, which will ease affordability pressures for everyone. Where Council wants to pursue non-market objectives such as Affordable Housing, it is critical Council incentivises the market or compensates the market for the cost of these objectives. Otherwise, the contribution is simply an additional tax on a site without any commensurate increase in site value. This leaves the developer with two options: - Pass the additional tax on to buyers of market housing - Not proceed with development as it is unfeasible. Therefore, it is critical where any additional costs such as providing or contributing to Affordable Housing are retrofitted they are compensated through other means. Otherwise, new home buyers are paying increased prices either through costs passed on, or insufficient new housing supply. ***Recommendation 1: Council should not introduce an Affordable Housing Contributions Scheme unless it is accompanied by increased yields or other incentives in the LEP that would offset the cost of the contribution.*** UDIA also notes that Affordable Housing cannot be entirely market-led, as the whole spectrum of the housing continuum cannot be delivered by the market - there also needs to be government-led components. The Paper has correctly identified that *uptake* of diverse housing types is one of the key issues in addressing housing affordability. UDIA believes Council controls and policies are preventing adequate uptake of: - Multi dwelling housing - Smaller lots - Apartments **Multi-dwelling Housing** The Paper notes that only around 20% of R3 Medium Density zoned land in the LGA contains medium density housing types. Despite the high potential returns available to investors in this type of development, the uptake by the industry is very low.

	UDIA believes that the current development controls are a major hindrance to developing medium density housing in the Wollongong LGA. Some of the main issues are: *Parking* The parking rates required for multi-dwelling housing in the Wollongong LGA are too high and do not reflect modern vehicle usage rates in metropolitan centres like Wollongong. Our initial analysis suggests additional parking spaces add approximately $20,000 to the price of a new home. UDIA recommends Council adopt a minimum requirement of one (1) space per dwelling for multi-unit housing. This is the rate adopted in other areas of NSW with similar development rates, including Campbelltown and Newcastle. We also encourage Council to accept zero parking provision based on a case-by-case merit assessment in some areas of Wollongong with high levels of accessibility and public transport access. ***Recommendation 2: Council should change the parking requirement for multi-dwelling housing to a minimum of one space per dwelling (regardless of size), with no parking required in some well-serviced and accessible locations based on merit.*** *Minimum Lot Widths* The current requirement of 18 metre minimum lot width for multi-dwelling housing is stopping many lots in the Wollongong LGA from being eligible for this housing type. Many lots were subdivided based on a 50- foot (15.24 metre) historic standard. UDIA notes that a 15 metre minimum lot width has been successfully applied to multi-dwelling housing in other jurisdictions, such as the Brisbane City Council Dwelling Code. 15 metres allows a front dwelling entry and garage (or two dwelling entrances without front garages) plus driveway and side setback/landscaping. Retaining the existing setback requirements in the DCP would ensure amenity is maintained. ***Recommendation 3: Council should change the minimum lot width for multi-dwelling housing to 15 metres.*** *Tree Retention* Our understanding is that Council's interpretation of vegetation management and tree retention requirements in the Wollongong DCP is inconsistent between development applications. We encourage Council to clarify its interpretation of these policies in the context of multi-dwelling housing. If Council is to encourage medium density housing, it must acknowledge that trees that were planted in a low-density residential context may no longer be appropriate for the desired future medium density character. ***Recommendation 4: Council should clarify its approach to tree retention in neighbourhoods it wishes to see transition from low density residential to medium density residential.***

	UDIA notes that these are just some of the issues with the detailed development controls for medium density housing in Wollongong. We are very keen to work with Council on addressing these issues in more detail to ensure that medium density development has high amenity and is also feasible to deliver. **Smaller Lots** UDIA acknowledges that minimum lot sizes of 300m2 have been supported in some greenfield areas. However, the predominant minimum lot size across greenfield areas in Wollongong continues to be 450m2. This is significantly higher than the minimum lot sizes in Sydney's Growth Centres. As a general rule, each additional square metre adds $1000 to the price of a lot, so any further reduction in the minimum lot size would improve affordability. Small lot housing is also desirable for downsizers looking for low maintenance and high accessibility. As the Wollongong population ages, there will be more demand for small lot single storey housing. By encouraging downsizing, Council would also encourage the release of existing larger housing stock for redevelopment into a more diverse range of housing. ***Recommendation 5: Council should steadily reduce the average lot size across greenfield areas of Wollongong over time to reflect changing market demand and affordability.*** It is also important that Council ensures its minimum lot size requirements align with the Low Rise Housing Diversity Code and Greenfield Housing Code to allow as many homes as possible to be built through the complying development process. The significant reductions in time and increase in investment certainty from the CDC process would reduce the cost of a new home and increase supply. **Apartments** The Paper notes that affordability can be addressed in part by a diverse supply of housing, including apartments. Wollongong has undergone a recent boom in apartment supply, however this has occurred to address unmet existing demand rather than speculative new supply. There will continue to be strong demand for apartments and encouraging further supply will help to ensure they are affordable. UDIA has made a detailed submission on the Wollongong City Centre Urban Design Framework. We support some of the proposed changes such as the removal of the ground floor commercial/retail requirement for apartment buildings. However, we do not support commercial-only precincts or further restrictions and design requirements for apartments. In addition, UDIA believes the Paper should address several issues with apartment supply in Wollongong, including: - Application of the Apartment Design Guide - Basement parking requirements

	- Minimum lot widths *Application of the Apartment Design Guide* The Apartment Design Guide is a guidance document to support SEPP 65 developments. UDIA is concerned that it is being applied too rigidly across NSW, including in Wollongong. We note the Minister for Planning is currently reviewing the ADG as well as other design guidance and we encourage Council to apply the ADG as a guidance document with discretion to support good design outcomes. ***Recommendation 6: Council should apply the Apartment Design Guide with discretion to support good design outcomes.*** *Basement parking* Many areas of the Wollongong City Centre have geological conditions that make the provision of basement parking levels difficult and expensive. UDIA members report that in some cases Council has not supported alternatives to basement parking to address this issue. UDIA encourages Council to support alternative approaches to parking including above ground parking levels, off-site parking provision, or contributions to public parking provision in lieu of parking within the development. ***Recommendation 7: Council should support alternative approaches to parking for residential flat buildings other than basement parking.*** The current requirement of 24 metre minimum lot width for residential flat buildings is stopping many sites in the Wollongong LGA from being eligible for this housing type. UDIA notes that a 20 metre minimum lot width has been successfully applied to residential flat buildings in other jurisdictions, such as the Brisbane City Council Dwelling Code. Retaining the existing setback requirements in the DCP would ensure amenity is maintained. ***Recommendation 8: Council should change the minimum lot width for residential flat buildings to 20 metres.***
WaterNSW	Almost half of the LGA (in the west) falls within the Sydney Drinking Catchment (SDWC). Most of this land forms part of the Woronora and Metropolitan Special Areas (inner catchment areas), which are managed to protect the water quality of key reservoirs. Most, but not all, of this land is owned and managed by Water NSW or in National Park estate. The Special Areas are designated Schedule 1 land under the *Water NSW Act 2014* and Regulation 2013 where public access is prohibited. WaterNSW has responsibilities for protecting water quality in the SDWC through planning instruments such as the Section 9.1 Direction 5.2 Sydney Drinking Water Catchment and State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP). The latter requires all new development in the SDWC to have a neutral or beneficial effect on water quality. The SEPP applies to private land within the LGA that lies within the SDWC, this being mainly limited to areas in Darkes Forest and a small area of land in the west of Maddens Plains. The private land areas of Darkes Forest and Maddens Plains that lie

	within the SDWC are mostly zoned E3 Environmental Management. These lands are also designated 'Special Area' although environmental controls are limited for private land. We note that Darkes Forest and Maddens Plains are not specifically mentioned in the Options Paper. Similarly, the Options Paper does not directly mention semi-rural or rural residential development. The Options Paper would benefit by clearly indicating that it is not addressing rural residential development or its intensification, or otherwise explain that rural residential development is beyond the scope of the Paper (if this is the case). WaterNSW is generally not supportive of development intensification (such as housing) on Special Area Schedule 1 private lands. The Options Paper would benefit by mentioning that the western half of the LGA is designated Special Area within the SDWC, occurring largely within land owned and managed by WaterNSW or as National Park estate. These lands are therefore unsuitable for housing. We support the Options Paper's consideration of watercourses, riparian lands, wetlands, flood-prone lands and steep slopes as environmental constraints to current and future housing, and the importance of riparian land for water quality protection (pp. 53-54). We also note that the paper addresses water and sewer reticulation on page 69. We note and support the Paper's recognition that the Illawarra is supplied by WaterNSW's Avon Dam. This section would benefit by identifying which areas of the LGA are sewered and which are not, and including a corresponding map for the LGA. This would help identify where sewerage infrastructure, or lack thereof, acts as a constraint for future housing expansion. The Options Paper may benefit by providing greater recognition of stormwater management and water sensitive urban design initiatives to promote water re-use, retention, and reduce localised flooding impacts and risk. This would include recognising the need to counterbalance housing demand with urban designs that promote permeable surfaces, open space, tree canopy cover and other initiatives for urban cooling and retaining water in the landscape. In this sense any draft Housing Strategy derived from the Options Paper would benefit by giving consideration to sustainability and environmental outcomes in concert with increasing housing options and affordability.
Property Council of Australia	The Property Council supports the initiative by Wollongong City Council to develop an options paper which invites feedback from stakeholders and will input into a more detailed housing strategy to address the housing needs for the Wollongong local government area. Ensuring that we have the right mix of housing available to people who live in our local communities is vital, and the whole industry has a role to play in achieving this. We encourage council to continue working collaboratively with the industry to develop and implement the housing strategy and our members look forward to being part of this process. **Overview**

	We appreciate the opportunity to provide feedback and input into this options paper and support many of the priorities identified and look forward to continuing our work with council in ensuring we have the right policy and planning tools available to deliver affordable housing in our local communities. Overall, the whole industry has a role to play in achieving these goals and it is important that council continue to work collaboratively with the industry to develop and implement the housing strategy. Overall, there are a few factors we believe do need to be addressed in the development of the housing strategy and these include: • The paper appropriately recognises the greatest need is for affordable rental housing and the strategies need to clearly target these groups from those seeking affordable purchase. • It is important to distinguish between the capability of the private market providers and the affordable housing providers (Government and Community Housing Providers. These groups have different needs and outcomes, and we have considered both groups in our response to your recommendations below). • Housing need varies considerably across the three Affordable Housing Income groups – very low, low and moderate. The impact of the strategies, and role of the market and other providers, should reflect these differences. • We have some concerns around the data used and presented within this report, the data is outdated and four years old and with concrete data sources lacking to support some of the statements made within this paper. We would encourage council to update and correct their data sources and ensuring that any options considered are supported with an evidence base. • Data around property values and income levels should also be considered more closely in the development of the housing strategy and identifying appropriate actions. In the Wollongong LGA, we have high property values and lower income levels compared to Sydney for example and this also needs to be examined. • There are various overarching statements within the paper, and we encourage council to provide more specific precinct-based responses and priorities for housing for different areas. With the Wollongong LGA covering such a large geographical area, with very different needs across various suburbs from north to south, local centres and precincts it is important to be specific on the actions outlined. **1. Increasing Housing Stock Diversity** Property Council is generally supportive of the priorities and recommendations outlined within these recommendations. We believe these actions may contribute to addressing the issue for some households, but it is important to note that it won't

	necessarily 'solve' the issue. However, taking practical steps to allow more flexibility and adaptability through the Wollongong DCP with a particular focus on growth around town and village centres as outlined in the options paper is vital. Investigating options to increase the proportion of new dwellings and smaller more affordable product for purchase is a step in the right direction, this is important for infill areas but also in relation to greenfield areas where there is a lack of smaller stock. The availability of housing such as manor houses and fonzie flats will contribute to increasing the housing diversity stock and we commend council on their willingness to explore this further and recognising the benefits of this type of housing within local communities. Smaller, more affordable product not only assists with purchase but also in providing further options for rental – with more students living in the city, more flexible and adaptable housing would be beneficial. However, this is beneficial not only to address the needs of students, there are all types of people who would benefit from access to other types of housing such as fonzie flats as it provides another housing alternative compared to a single dwelling, apartment or other type of housing option. It is important to note that increasing the diversity of housing stock will not, on its own, make the housing more affordable for renters. Other interventions including the allocation for government land and collaboration with LAHC and community housing providers to renew and increase the density of their existing stock is essential. This discussion is also relevant for our seniors. As the population changes and as we plan for our ageing population we need to ensure there is a wide choice of housing options available and designed to meet the specific needs of older people in our local communities. For example, new and/or refurbished homes for seniors designed to facilitate a range of aged care support services provided to people in their own homes. This may include smaller and fully accessible dwellings at ground level close to services and town centres as identified within the paper. With supply very limited in this space, council should investigate how its planning controls can be amended to provide more flexibility and opportunities suitable for seniors housing and in-home services, particularly when the Commonwealth Government is promoting and increasing funding to ageing in place via home care services and packages. The delivery of housing stock at a smaller size with more flexibility and at a more affordable point of purchase is important, but this does not come without its challenges, especially if there isn't support for this type of housing in the DCP. A DCP review is essential and we encourage council to undertake a review together with industry, to consider feasibility of these options and gain feedback from the industry before making decisions about how the planning controls are set out in the DCP. Council has an important role in considering feasibility as part of their planning process and should take accountability together with industry to ensure that these housing options work and are supported.

	It would be great to initiate a taskforce with council, community housing providers, the development industry and other expert practitioners to look at this holistically and work together collaboratively to consider the things that aren't working, what needs to change, set targets and trial solutions. We strongly recommend council consider practical steps such as this to bring positive change and ultimately achieve the priorities and actions as outlined in this paper. **2. Plan for Future Growth** Property Council is generally supportive of the priorities and associated actions outline with regards to planning for future housing growth. We agree with the need to define urban growth areas and precincts across the region and consider how these areas can support growth and increased density. It is important to note that since the release of this paper, the NSW Government has implemented the Low Rise Medium Density Housing Code from 1 July which means council should be looking at how it can encourage this type of development through its updated planning controls. The code acts as a strong tool to reduce the number of applications coming to council and fast-tracking dwellings in the 'missing middle', producing a number of benefits within the community. This is a good opportunity for council to allocate any additional resources to larger projects which bring investment, jobs and economic development. The council has taken an approach that complying development and the now called 'low-rise housing diversity code' will be an issue across the LGA, but there has not been any key actions implemented by council in the LEPs to address this. We understand that further change may come out of this process, and some of the recommendations around the R3 zone might be appropriate. More work needs to be done to encourage this type of housing in certain areas. It is also important to note that it will take some time for the development industry to transition to the code and we expect the rate of take up to be gradual, with strict design controls and criteria in place to ensure developments meet requirements. This type of housing fills a gap in which can be beneficial for the community and provide diverse housing stock especially in areas identified as growth areas. **3. Increase Supply of Affordable Rental Housing** Property Council commends council for recognising this very important issue and outlining a number of priorities to address this challenge, and we are supportive of the actions identified. From a Property Council perspective, we reserve our position on any proposal to implement a scheme under SEPP 70 until we see more detail as to how this will play out and there should be consultation with the industry as this progresses, as viability will be an issue so we look forward to further work in this space.

	We would also encourage a partnership between council and local community housing organisations to help lead the response in addressing these issues, to agree on targets and identify the most feasible options as already outlined above. There are a range of factors to consider when developing an Affordable Housing Policy and working with well-established organisations who are already embedded in the community and understand the needs within this sector will be invaluable in your efforts to tackle this increasing challenge. We also encourage council to distinguish the difference between very low to low income housing (including social housing) and moderate income housing within the strategy, with the two groups having very different needs within our community. This is also important when facilitating opportunities for developments and building community support around affordable housing. It is also very important to be clear in the housing strategy about which particular sector council is targeting as part of your efforts to increase the supply of affordable rental housing. There are different strategies applicable to the two groups and this needs to be distinguished. Specific targets also need to be developed to achieve the goals of the strategies, for eg. you may look at higher targets in certain precincts compared to others. Overall, we encourage council to continue exploring these options further and working closely with community housing partners to develop and implement evidenced based strategies. **4. Monitor Housing Supply** The Property Council generally supports the actions identified and encourage a formal review of the housing strategy to be set up within specific timeframes, to ensure that progress is being tracked, and the strategy is being amended accordingly to set concrete targets. It is also important that detailed evidence and monitoring is supplied and considered when reviewing the strategy and assessing targets. **5. Continuous Improvement of Planning Controls** The Property Council is generally supportive of the actions identified and recommends a strategic, collaborative and productive approach for the housing strategy which is done in consultation with the industry and the community. This approach will ensure that all things are considered when implementing continuous improvements to planning controls setting concrete targets that are feasible, practical goals and actions and ensuring approvals are effective and efficient. We look forward to continuing working with council as the development and implementation of this strategy progresses.
Resident Thirroul	I support the inclusion of housing mix in higher density developments that are located in **well serviced centres**, with the outcome of enabling demographic mix in cities, minimise displacement, access to facilities and services, and ageing in place.

	However, the basis for my comments are heavily effected by the fact that I am a longstanding resident of an area that has continued to experience increased infill development despite being geographically constrained in its ability to respond with appropriate infrastructure. I do not support any increase in densities anywhere north of Point Street, Bulli. Ideally, I would request a down zoning, and removal of the ability for landowners to subdivide, and a reduction in the minimum lot size, but realise the limitations of the ability for Council to do this under the existing state planning system. The northern suburbs are in crisis. Decades of infill development has gradually eroded the liveability and accessibility for both residents and visitors. The traffic network is already failing with limited capacity to deal with every day traffic flows let alone traffic in peak periods, holiday periods or at times of emergencies. Residents are no longer able to access everyday services due to the complete gridlock on our road network especially on weekends. This will only worsen with increased residential development in greenfield areas to our west, outside of our LGA – there is no doubt the 40,000 new residents at Wilton will want to spend hot Saturdays in summer at Austinmer beach. I do not support Thirroul being identified in the Illawarra Regional Strategy as a centre for increased housing activity. Until a solution for the traffic congestion is realised, the timing of this is inappropriate. There are other centres within the LGA which would benefit with increased densities and the benefits of increased passive surveillance, increased night time activities, revitalisation and gentrification – Corrimal, the precinct surrounding North Wollongong train station, Port Kembla Fairy Meadow, Dapto – these centres are well serviced with multiple roads and a train station. Furthermore, Thirroul's role as the gateway to the northern suburbs and as a tourist destination, in my opinion, warrants further protection from increased density to maintain its village lifestyle appeal. My comments specifically with regard to the Options paper are: • I agree with Council's statement about Thirroul and infrastructure constraints in the Northern Suburbs (pg.68). The Northern Suburbs has seen a "death by one thousand cuts" through slow density increases over time, mainly through residential subdivision. This has compounded the strain on the road network, and is now a safety and emergency response hazard. The community does not want a freeway. Density is more appropriate in other areas that are less constrained, have infrastructure and would benefit from urban renewal. • I support action 5.8 (pg. 102) to limit housing densities north of Thirroul • Although not suggested in the document, I support a reduction in the minimum lot size in properties north of Thirroul.

Resident Corrimal	A) affordable and social housing need to have security of tenancy. Not having this adds extra stress to the tenants of any privately rented home, as having to move often is costly and very disruptive to life. B) no private landlords, but a Housing Corporation managing these homes or an organisation like Housing Trust. C) better options such as studios, one and two bedroom homes or apartments, with balconies, for smaller households. At all times, avoid building ugly tower blocks without balconies (such as are in the news in Melbourne at the moment, during the COVID crisis. To be in lockdown in your home, without at least a balcony to escape on during a pandemic, is an absolute nightmare). D). These homes need to be close to public transport and schools as the tenants invariably do not own a car, but still need to get to work, school and shops. And then they should not be on steep hills, as this also will trap a tenant without a car or with a disability, from participating in society. E) housing should be affordable for everyone and there should be enough houses for every person in our city. It is quite a disgrace for our wealthy society/country that we have people living on the street or in cars. F) perhaps increase our rates, so more houses can be build. G) Let us make Wollongong Australia's first city with enough homes for everyone, without housing stress, housing waiting lists, And homeless people. How proud will we be!
Illawarra Shoalhaven Local Health District	Promoting, protecting and maintaining health are key goals of the Illawarra Shoalhaven Local Health District (ISLHD). Housing is fundamental to human health. It affects many aspects of life, including personal and family wellbeing, mental and physical health, employment opportunities, social connectedness and environmental sustainability. Limited housing options can mean lower levels of social and economic participation and less access to healthcare and healthy environments. There is evidence and leading practice that identifies key issues that should be addressed in regards to housing and health. These are summarised in the attached appendix and provide context in reviewing ISLHD recommendations. The Draft Housing and Affordable Housing Options paper provides a unique opportunity to interpret the health aspirations of the community through effective housing strategies. ISLHD commends Wollongong Council on its comprehensive options paper which articulates well the current

	housing situation and provides relevant and accessible information as to community needs. ISLHD endorses the following elements of the options paper: ▪ Tackling affordable housing at a strategic level and identification of key planning priorities of increasing housing stock diversity, preparation for future housing growth and augmenting the supply of affordable rental housing. ▪ Utilisation of the NSW Government '*Local Housing Strategy Guideline*' and progress toward meeting the recommendations charted in the relevant Local Housing Strategy Standard outline. ▪ Robust engagement of the community in developing a draft 'Vision for Housing'. ▪ Goal to ensure a diversity of housing by type, size and price points to respond to the variety of housing residents need with growth and change of population. ▪ Provision for providing suitable and adequate housing for people with limited mobility including Residential Aged Care, Seniors Independent Living,Liveable Housing ▪ Recommendation to adopt and implement an affordable rental housing target for Wollongong LGA in response to a large and growing issue of housing affordability and affordable housing. ▪ Acknowledgment that homelessness is a significant issue with a doubling of homeless population since 2011. ▪ Proposal to increase the supply of adaptable housing stock and increase the number of studio, 1 and 2 bedroom dwellings. ▪ Preparation of development controls in relation to new forms of housing that diversify housing stock e.g. Fonzie flats. ▪ Defining areas for urban growth around medium density residential zoned land, requiring adequate infrastructure and response to land and environmental constraints. ▪ Aim to investigate and then integrate planning and policy principles to promote development and protection of affordable rental housing into Council's LEP and DCP. ▪ Continuing to develop and implement an Affordable Housing Contribution Scheme for Wollongong LGA under SEPP 70. ▪ Realise partnerships that deliver affordable rental housing i.e. Community Housing Providers and the NSW Land and Housing Corporation ▪ Review of permissibility for residential housing types across R2 Low Density, R3 Medium Density, R1 General Residential, and business zoned land.

	The Illawarra Shoalhaven Local Health District recommends the following be considered for inclusion in Draft Housing and Affordable Housing Options paper: ▪ Strengthen references to housing and health and the vital role it plays in the health of vulnerable communities. ISLHD would be happy to provide evidence to support this. ▪ Address planning priorities by undertaking further study of the needs for Aboriginal housing, housing for CALD communities and disability accommodation. Information and analysis of the needs of these groups would support the priorities. ▪ Clearly identify the partners council will work with to support affordable housing or access to housing. As no one sector is able to solve the housing affordability issue, government, builders and developers should aim to work together across the social, affordable and market housing sectors. This is especially for providers who work with the vulnerable populations identified in paper e.g. people living with disabilities, youth who are homeless. ▪ Advance tangible strategies in partnership with social hosing providers and developers to respond to the emerging gap between household size and dwelling size. A central strategy would be the need for an increase in development of one, two and three bedroom size housing stock. ▪ Actively work with NSW Land and Housing to renew and retrofit social housing and make the best use of existing stock/land. The NSW Land and Housing Corporation are administering the *Communities Plus* program focused on renewing the NSW Government's social housing portfolio to produce mixed tenure development. This would respond to the large and growing gap between the number of low-income households and private rental housing that is affordable. ▪ Allocate resources to investigate practical options for renewing Social Housing in Wollongong LGA and work with NSW Land and Housing Corporation to action these. ▪ Investigate the appropriate proportion of either adaptable or liveable housing stock required into the future so as to provide a realistic affordable rental housingtarget. ▪ Raise awareness with key partners as to the need to develop specialist housing. The Specialist Disability Accommodation market is emerging and will over the next few years create new dwellings for people with disability. The Specialist Disability Accommodation in Australia Report (March 2019) found a shortfall in specialist disability accommodation in the Illawarra of 93 places. ▪ Investigate ways to build in flexibility in council processes and guidelines to incentivise the provision of more housing choice (particularly 1 and 2 bedroom homes) and make it easier for builders and developers

	to do things differently (e.g. floor space ratios and car parking requirements). It is important to make sure that these deliver good design outcomes and more housing choice. ▪ Council work to develop strategies to address energy efficiency for low-income households. A barrier is the gap in relevant and accessible information about the costs and benefits of upgrades to the home. ▪ Commit to work with partners to secure funding to retro fit existing stock and maintain housing hardware especially in relation to energy and water efficiency. No single retrofit is suitable for application across all homes and retrofits should include installation of items such as solar hot water systems, door seals, working windows, ceiling fans, insulation. ▪ Ensure through approvals that affordable housing is within a reasonable walking distance (around 400 to 500 metres) of shops, schools, public transport hubs, employment and other important community services and destinations to prevent car dependency. People on low incomes often do not own a car and/or struggle to run a car. ▪ Maintain new affordable housing to demonstrate best practice design so as to be indistinguishable from other forms of housing and distributed throughout area/development instead of being concentrated in an identifiable cluster. ▪ Work to include 'Greener Places' Premiers priority targets of access to open space and tree canopy when considering new housing stock locations. ▪ Make sure well designed and appropriately located built and natural shade is planned for and budgeted appropriately in upgrades of existing housing stock and in plans for new stock especially for affordable housing. ▪ Support investment in quality public spaces and amenities upfront (meeting places, parks, walkways, cycleways) to support more density and more housing choice. This encourages people to recognise that having a smaller home does not compromise quality of life. ▪ Ensure higher density affordable housing facilities and spaces are designed to support an increase in the frequency and quality of social interactions which can enhance neighbourliness and community.
Illawarra Shoalhaven Local Health District	Illawarra Shoalhaven Local Health District (ISLHD) appreciates the opportunity to comment on the options paper, with particular reference to its impact on Wollongong Hospital and surrounding areas. We note in section *5.4.2 - SP1 Wollongong Hospital Precinct Zone* that the recommendation of the Options Paper is to review the current SP1 zoning, with a view to introducing residential zoning to guide development of properties further away from the hospital. We also note the absence of specific objectives relating to the Hospital Precinct in the current Local Environment Plan.

	Health Precinct Wollongong Public Hospital is the major tertiary referral centre for the Illawarra Shoalhaven region, and provides the community with major employment and education opportunities. It is expected that demand for health services in the Illawarra Shoalhaven region will continue to increase into the future, driven by a growing and ageing population, and Wollongong Hospital will require significant expansion to accommodate this demand. The Illawarra Shoalhaven Local Health District has been a participant in the Department of Planning, Industry and Environment's commissioned Metro Wollongong Precinct study. The concept of expanding a Health Precinct on the existing public and private hospital campuses and along Crown Street is supported by the study, capitalising on the existing significant investment in health infrastructure. As the anchor of the Health Precinct, the future expansion of Wollongong Hospital will play a key role in the realisation of the precinct concept. The Health Precinct also provides opportunities for further collaboration between Wollongong Hospital, the University of Wollongong and the Illawarra Health and Medical Research Institute, to provide the region with the necessary skilled and trained health professionals for the future. **Zonal Master Plan** In 2013, the District commissioned a Strategic Zonal Master Plan to provide a high-level framework to inform future opportunities, and develop a number of options to ensure the Wollongong Hospital campus can respond to current and future needs. The current site has very little un-built land and is bound by main roads and residential streets. This makes the hospital expansion zones quite challenging, and requires careful planning to ensure zoning of land supports the strategic aims of the Health Precinct and the hospital's ability to meet demand into the future. We request that the Council includes the District in conversations about potential rezoning of lands surrounding the hospital, particularly Loftus street, New Dapto Road, Dudley Street and Darling Street. We would also like to express our interest in meeting with the relevant representatives from the Council to share the findings from the Strategic Zonal Master Plan.
Heritage Solutions	This submission broadly addresses issues raised in Item 2 of the Ordinary Meeting of Council held on 16 March 2020 (Public Exhibition of Draft Housing and Affordable Housing Options Paper), commencing with Council Officer's

	comments on the 'Low Rise Medium Density Code' and then offering some alternative solutions. **7.0** COUNCIL'S PAPER: HERITAGE SOLUTIONS' COMMENTS **7.1** Medium Density Alternatives Although this has been, as noted, an ongoing concern for some 15 years, there have been little or no results 'on the ground' to date. The fuller introduction of the 'Low Rise Medium Density Code', known colloquially as the 'Missing Middle', appears to have stimulated the present study. **7.2** Low Rise Medium Density Code or 'Missing Middle' Council's stated concerns are as follows: ***a.*** *'It will allow private certifiers to assess complex development types (dual occupancies, manor homes and terrace houses)'* Comment: - Council certifiers (who predominate numerically 4:1 in the Illawarra) will also be able to assess and approve these developments. - These are no more 'complex' than a single dwelling and granny flat, i.e. there are the same B.C.A. requirements in both cases. ***b.*** *'There will be no neighbourhood notification or consultation (except just prior to consultation).'* Comment: - The need to notify potentially affected landowners arose from the L.E.C. Commissioner's findings in 'Porter vs. Hornsby Shire Council (1988)' where it was held to be reasonable that potentially affected landowners be notified by Council and their comments (if any) considered. (note: There is no reference to a statuary 'consultation' requirement (as mentioned in this report) in the Environmental Planning and Assessment Act.) '*To consult*' is defined as *'to seek the opinion or advice of another, to take counsel.*' This is a different meaning that *'to consider'* which is defined as *'to think carefully about <something> typically before making a decision.*'

	'Take into account any objections and comments' is also referred to in the Council document. See the guidelines from Inner West Council in appendices. - The community's responses are rarely positive (e.g. Council's notice to neighbours was, for a time, referred to as 'Objection letter' and unpopular planning decisions are often blamed by Council on residents for not objecting.) - As a result, planning approvals by Council Officers or Planning Panels rarely have community support, so that as a marketing exercise 'consultation' is not particularly successful. - Does 'community consultation' actually change the nature of an approval? While additional information may be sought, if the application is fully compliant, then it is likely to be approved unchanged, or with minimal changes that may or may not actually address the concerns raised, and may or may not improve the quality of the application. Summary: While community consultation is seen as beneficial, it slows down the approval process and at best provides a compromise, not required under the planning legislation and at worst benefits neither party, nor Council's community standing. Increased 'community consultation' began at approximately the same time as the introduction of Exempt and Complying Development. In our view, this was a deliberate and popularist attempt by Councils to differentiate between the D.A. and complying approval pathways. **c.** *'Council is meeting its housing targets.'* Comment: - What does this mean? - How is it measured? - Why is there a shortage of affordable housing if this is correct? **d.** *'The environmental constraints (steep slopes, flooding and bush fire risk) of the L.G.A. mean a code assessment is no appropriate.'* Comment:

	- This statement seems to assume that 'Missing Middle' development will occur in these areas, generally on the fringe of the L.G.A. - The intention of 'Missing Middle' development is to include small pockets of medium density development into existing suburban streetscapes, as part of a 'turnover' of property types. This is more likely to happen in older 'core' areas of the city and suburbs where there are older small dwellings on larger lots i.e. where the dwelling's value is less significant than the land value. This is less likely in newer areas where these noted constraints may apply. - Complying development is permissible in both bushfire and flood affected areas, depending on the Council or R.F.B.'s assessment of risk and the provision of a consultant's report. - Steep slopes are only problematic if geotechnical issues are involved. ***e.*** *'Is not consistent with the local or desired future character of many suburbs.'* Comment: a. Wollongong City Council have prepared: i. Character Statements (DCP, From North to South order) ii. Locality Based Plans for areas ranging from a precinct to a suburb, also including character statements. Comment: - These separate documents should be edited together. - Chapter D1 should be relocated to the first chapter in the DCP (rather than the fourth) to reinforce its importance at an early stage. - Reference to it should be made throughout the remainder of the document. 1. Aims and objectives This statement is clear. 2. What is Character?

	i. Existing Character: This is a technical definition that provides little guidance to the reader. This concept is more fully explored in the third paragraph, however, to be accessible to all readers, fewer technical terms and a point format should be used. Each referenced characteristic needs to be better described, possibly with illustrations. This information is critical to an applicant understanding the importance of context. Reference to the SEPP 65 Apartment Design Guide and its forerunner, the Residential Flat Design Code should be made and adopted by Council in this section; see 1. Apartment Design Guide Part 1: 'Identifying the Context', parts 1B – Local Character and Context 1C – Precincts and Individual Sites 2. Residential Flat Design Code; a), part 01 – Local Context In both documents analysis of local character is designed to inform the selection of primary planning controls for the specific site. In reality, this analysis, (if any) is carried out by the designer, post design phase as a justification., and by the planning/assessment staff not at all. The initial pre-lodgement meeting should address these issues almost exclusively. b) Site Design: The R.F.D.C. required that 'A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the development application.' Although this practice is more honoured in the breach than the observance, it is a better defined process that is set in the W.C.C. D.C.P. and consideration should be given to its conclusion. Drawing both applicant's and assessing officer's attention to this requirement will result in more appropriate precinct specific solutions, which will be a point of difference to the 'Missing Middle' code and provide a more positive response from neighbours for a more familiar proposal in the street. **7.3** Comments on the Paper's Executive Summary *This Housing and Affordable Housing Options Paper has been prepared to inform the development of a new Housing Strategy for Wollongong L.G.A. The purpose of this Paper is to present the key issues and planning priorities for housing,*

	as well as options and key recommendations moving forward. Key findings and recommendations from this Paper will be used to engage the community, to inform development of a new Housing Strategy for Wollongong L.G.A. *The Wollongong L.G.A has enough theoretical capacity under existing planning controls to deliver the amount of housing required to meet future housing projections over the next 20 years.* *However, there are some key issues for housing to address that relate to:* ***Performance of Land Use Zones:*** • *There is little difference between the type of housing that is being developed in the low and medium density residential zones;* Comment: This is because both uses are permitted under the L.E.P. • *78% of the housing in medium density zones is single dwelling housing and not the desired medium density form. Overall, the established medium density zoned lands are far from capacity;* Comment: **a. Existing: This proportion will gradually decrease.** **b. Insufficient motivation to build due to Council Code restrictions; i.e. not profitable.** • *Over the past decade there has been a large amount of residential development in business zoned land especially in the Wollongong City Centre. This has diversified housing stock typically taking the form of a mixed use apartment building above a commercial ground level. However, this influx of housing has weakened the intent of business zones, as employment lands are being locked up and transitioned to apartment buildings under strata title.* Comment: Inappropriate Council zoning is now being reviewed. ***Housing for Particular Needs:*** • *The housing needs of different sectors of the community are complex. Different approaches are required to provide choice for residents and to respond to the different levels of assistance required.* • *The population of Wollongong L.G.A. is ageing. It has also experienced an increase in the proportion of residents requiring assistance in the daily needs.*

	• *Housing affordability and affordable housing are a large and growing issue for many residents. Affordable housing is an issue for 53% of households throughout Wollongong L.G.A.* Comment: **a. A better diversity of approval pathways will provide a better 'fit' with complex requirements.** **b. Council's opposition to the 'Missing Middle' code is counterproductive.** ***Household size vs Dwelling Size:*** • *A mismatch between household size and dwelling size is an emerging trend. There has been a shift towards smaller household sizes (lone person and couples) and there is fewer one, two and three bedroom housing stock being developed. There has been a large increase in four bedroom stock.* Comment: **a.** Financially independent 'baby boomers' and 'empty nesters' are choosing to retain the family home. This is a generational trend and will eventually reduce. **b.** Alternative 'lifestyle' accommodation near beaches etc. is seen as too expensive. ***Cost of Housing:*** • *The cost of housing has increased substantially in the Wollongong L.G.A. over the last decade with median house prices increasing by 84% and median unit prices by 65%. Most of this increase has occurred since 2001.* • *There has been a strong decline in the proportion of households in Wollongong L.G.A. who can afford to rent or purchase housing.* • *There is a large and growing gap between the number of low income households and private rental housing that is affordable for these households.* Comment: This is a national and local trend driven by the Sydney market. Unsolvable directly by Council. ***Legislation and Land and Environmental constraints:*** • *Historical development of residential land did not extensively consider and respond to land and environmental constraints.*

	• *Standardisation of the Local Environmental Plans presented challenge for Wollongong, with the current R2 low density residential zone having resulted from a merge of various other zones.* • *Legislative reforms and introduction of Statement Environmental Planning Policies has reduced and/ or removed Council's ability to assess the impacts of proposed development. This presents challenge for Wollongong into the future.* • *New housing built will need to appropriately respond to the various land and environmental constraints which exist. e g. Flood risk, bushfire risk, riparian corridors, Illawarra Escarpment.* Comment: Generally, these are issues common to all Councils. This 'standardisation' will continue. *Based on the findings of a needs analysis, and issues and options presented in this paper, three key planning priorities for housing are recommended:* 1. *Increase housing stock diversity;* 2. *Plan for future housing growth;* 3. *Increase the supply of affordable rental housing.* *Moving forward it is important that the supply of housing delivers the type of housing residents need as our City grows and changes. A diversity of housing types, sizes and price points will assist in meeting this need. Increasing the supply of housing that is adaptable to resident's changing needs is becoming increasingly important in Wollongong L.G.A. as the population ages.* ***Key recommendations** to address the planning priorities are summarised below:* • *Increase the number of studio, 1 and 2 bedroom dwellings, to provide options that better match household sizes (e.g. Manor Houses).* • *Review the role and operation or character statements and in response to introduction of state policies.* • *Increase the supply of adaptable housing stock.* • *Preparation of development controls in relation to new forms of housing that diversify housing stock e.g. Fonzie*

	flats. • *Define areas for urban growth around medium density residential zoned land. Develop an urban growth strategy for each area to facilitate an appropriate level of growth whilst achieving the desired local character. Such growth will require adequate infrastructure and response to land and environmental constraints.* • *Undertake employment and retail lands study to inform development of urban growth areas and business zoned land.* • *Support implementation of City Centre Planning and Design Review, West Dapto Vision and West Dapto Contributions Plan.* • *Continue to develop and implement an Affordable Housing Contribution Scheme for Wollongong L.G.A. under SEPP 70.* • *Adopt and implement an affordable rental housing target for Wollongong L.G.A.* • *Work with Community Housing Providers and the NSW Land and Housing Corporation to renew and improve and increase social and affordable rental housing supply in Wollongong L.G.A.* • *Develop and contribute to partnerships that deliver affordable rental housing.* • *Monitor projected dwelling needs, housing supply, affordable housing and capacity of the Wollongong .LG.A. to deliver housing.* • *Engage the community in relation to a draft Vision for Housing.* • *Review permissibility of residential housing types across R2 Low Density, R3 Medium Density, R1 General Residential, and business zoned land.* *It is recommended this paper is exhibited to obtain community feedback regarding housing preferences, issues and options. Council will use community feedback to inform the development of a final Housing Strategy for Wollongong L.G.A.*

	A housing strategy for Wollongong is being developed to meet the requirements of the NSW Government Local Housing Strategy Guideline. This paper is also being used to inform the preparation of Wollongong L.G.A.'s Local Strategic Planning Statement. Comment: a. Recommendations should lead to: i. Council code reviews to incentivise more targeted outcomes provided by the private sector and housing trusts. ii. Council review of assessment procedures to simplify applications and speed up approvals. b. Community engagement. This document needs to be substantially rewritten for submission to the community. **7.4 Comments on Other Sections of the Paper[3] Section 1: Context** Studies commenced in 2005, yet there has been no change to Council's response as these issues have worsened. ***1.5 Council Planning Policies*** a. Town and Village Planning Comment: Due to its linear nature, Wollongong developed as a series of semi-independent villages along a transport corridor. Remnants of this can still be interpreted. These studies need to be given greater weight, both in the community and in the relevant codes. **Section 2: Capacity Analysis** Comment: Achieving set goals requires changes to codes to incentivise providers. The mismatch between goals and outcomes needs better management, either by Council, or State Government Planning initiatives. **Section 3: Housing for Particular Needs**

	3.2 Social Housing Comment: In my professional experience, applications are often met with resistance from Councils and strong protests from neighbours, concerned about drugs, crimes, devaluing of their property. Instead of broad acre social housing e.g. Unanderra, Bellambi, newer projects are smaller and scattered throughout existing suburbs. ***3.3 Housing for Students*** Comment: Near the University of Wollongong campus, this is a strong competitor with social housing. ***3.4 Housing for Seniors*** Comment: At the 'low care/independent' end of the spectrum, this requirement competes with/is part of affordable housing. Higher needs groups are either cared for by relatives or in aged care institutions. 'Council's scope is limited.' ***3.5 Housing for People with disability*** Comment: As for Housing for Seniors. ***3.6 Affordable Housing*** Comment: Council's ability to address this problem directly is limited, however reviewing codes may make this sector more financially attractive to providers. Further delays will exacerbate the problem. The statistical analysis provided is interesting in a philosophical sense, but in a practical sense, serves only to underline the continuing urgency of the problem. ***3.6.8 Council's history with affordable housing*** Comment: Although there has been a long term commitment, little has actually been achieved by Council initiatives. **Section 4: Housing Issues** ***4.2.8 Heritage*** Comment: There is a widely held community belief that any heritage listed property is subject to very strict planning controls that affect all aspects of the property, including for example repainting and kitchen/bathroom upgrades.

	This belief often results in demolition by neglect or illegal demolition. Other councils, see appendices, provide useful advice either in the DCP or elsewhere in dealing with heritage listed properties and additions. Guidelines for adaptive re-use can also be sourced and included. Owners should be given numerical/qualitative 'bonuses' in planning guidelines to encourage retention of properties. This principle should also be extended to unlisted buildings within streetscapes with strong and consistent heritage values but which are not listed as Heritage Conservations Areas. Applicants could make a case for this in applications where proposals blend into the streetscapes. **Section 5: Vision for Housing and Options for Growth** ***Draft Vision Comments*** **Comments:** **a.** Presently, housing of all forms does not respond to either the natural or heritage setting. These requirements need to be made much clearer. ***b.*** Similarly, for distinctive local character. ***5.1 Options*** ***5.1.1 Medium Density Zoned Land*** **Comments:** **Option 1 – No change** Simply re-zoning land will not produce the desired results in a timely manner. **Option 2 – Adjust Controls** a. This will make medium density development more attractive to providers. b. Reduction in on-site carparking and landscaping should also be considered. ***5.1.2 Dwelling Mix***

	Comments: **Option 1 –** No change: Not recommended **Option 2 –** Diversify housing stock: See comments above; supported in some circumstances. ***5.1.3 Low Rise Medium Density Housing Code*** **Comments:** a. Developments will be relatively small in nature, dual occupancies and manor houses (three to four units); terrace houses are not expected to have more uptake, due to the shape of the lot required (wide and shallow). b. On small lots, deep soil planting is not expected to provide the cover envisaged in 'Urban Greening'. There are code requirements for medium size trees. c. For affordable housing, carparking needs are likely to be less. d. The Code requires a character statement to be prepared. Council has not excelled in this concern to date, by comparison. e. Take up is presently low; there will be an acclimatisation period required. f. Generally quantitative built outcomes such as FSR, height, set back are similar in both complying and DA models. g. Future take up will depend on the perceived ease of obtaining approvals compared with the current DA/CC process. h. Notification. Neighbours comment are required to be considered. This is not consultation; neighbours are not part of the final decision making process (see Appendix relating to 'Inner West' guidelines). i. Privacy and solar access requirements are given more consideration than under Council codes. ***Exemption from Code*** **Comments:** a. Unlikely

	b. Possible only if Council could demonstrate equal or better performance. c. Manor houses are expected to offer significant cost savings; i. Compact form ii. Simple construction iii. Smaller units Additionally, comparison between the Code based controls and Wollongong LEP and DCP controls highlighted opportunities for Wollongong to strengthen the internal amenity of dual occupancy and multi dwelling housing, enhance the interface between housing and the street, and remove inconsistencies in DCP provisions. A review of Wollongong DCP provisions relating to dual occupancy development and multi dwelling housing is also recommended.[4] ***5.3 Options to improve housing affordability*** **Comments:** a. Land cost component will remain the same under all options. b. Provision of more, smaller units should be encouraged. c. For affordable housing, carparking needs are likely to be less. d. Adoption of policies, targets, analysis and advocacy to date, define, but do not solve, the problem. **8.0** RESIDENTS' CONCERNS AND ON STREET PARKING **8.1** Residents' Concerns That they are heard. 1. Residents are pleased that Council took their advice when an application is refused (irrespective of the reason). 2. Residents assume Council is corrupt when their objections are 'ignored' and the application is approved. 3. Clearly, this interaction needs to be managed better.

	8.2 Parking The most common resident's concerns are increased traffic and reduced on street car parking. a. Residential use generates relatively low levels of traffic movement, comparatively. b. Existing future on street parking could be better managed; i. Ask applicants to show how new driveway locations can preserve existing car parking spaces. ii. Mark spaces on the street. The 'Low Rise Medium Density Code' or 'Missing Middle Code' provides for a single width driveway access to rear carparking for all housing types. This improves the streetscape by providing more garden area within the front setback but also increases on street parking. Typical Wollongong lots or 15.24m to 18.28m (50' to 60') in width; a. A single driveway allows two carparking spaces on the street. b. Council policy of double width driveways for dual occupancies reduces this to one, or two half-length spaces either side of the driveway. Over the last 50 years, or so, ownership of private vehicles has increased substantially and the accommodation of vehicles on-site has become much more visually prominent in the streetscape. a. Previously, a single width driveway led to a garage or carport located behind the dwelling. b. For a period, garages integrated into the dwelling were required to be physically recessed. c. At present, it is common for double garages to be located in front of the remainder of the street elevation, with double-width driveways which reduces the street parking and increases impermeable heat radiating surfaces, which are visually and environmentally undesirable.
NSWPorts	NSW Ports generally supports the draft Options Paper and the ongoing work of Wollongong City Council (Council) in taking a collaborative strategic approach in the redevelopment of the Wollongong Local Government Area. The Options Paper will play a key role in driving decision making across Council and NSW Ports makes the below specific comments:

	Rezoning of Key Sites When considering Planning Proposal requests which will contribute to future dwelling supply within the vicinity of Port Kembla and port related infrastructure, Council must also consider the impact future residential development will have on the operation and development of industrial land and port-related infrastructure. It is critical that buffer zones around port-related infrastructure (roads, rail and pipelines) are maintained and large parcels of industrial lands near Port Kembla are retained. NSW Ports advocates for the preservation of industrial lands around Port Kembla for port-related uses. New residential development should not occur at the loss of industrial land which supports Port Kembla. Council must carefully consider strategic planning decisions with the potential to hinder port development, given the significance of Port Kembla to the Illawarra region. Port Kembla Town Centre The Options Paper includes a request from the Neighbourhood Forum Alliance to consider low-medium density housing in areas 250m from business zones. The area immediately to the south-west of the Port Kembla town centre is included in this request. The Options Paper considers the appropriateness of up zoning the area shown in Figure 1 from R2 – Low Density Residential to R3 – Medium Density Residential to encourage the development of town houses, multi dwelling housing and residential flat buildings.

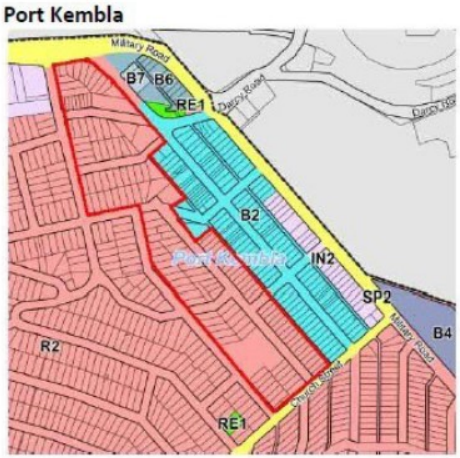


Figure 1: Transition precincts (outlined in red) as nominated by the Neighbourhood Forum Alliance

Given the proximity of the port of Port Kembla to the proposed transition area, NSW Ports encourages Council to investigate future land use conflict of this area thoroughly. In order for the Port of Port Kembla to operate efficiently and meet the trade needs of the State in the future, it must be unencumbered by urban encroachment. The further urban intensification of this land within close proximity of the port would be considered inappropriate. Experiences in other port areas in the State has demonstrated that mitigation of development that is located in inappropriate areas is not the solution to the potential land use conflict. Development controls for sites with direct lines-of-sight to the Port or that have the potential to be impacted by future operations should not be changed to allow for a potential increase to residents exposed to Port impacts.

Dombarton (Future Rail Corridors)

The Options Paper identifies the Dombarton – Wongawilli – Huntley area as requiring 2,052 single dwelling houses and 451 terrace, townhouse, villas 1-2 storey flats and apartments by 2036. Consideration should be given when planning for housing around the Dombarton area to the proposed future Maldon-Dombarton Rail Line. Any development in this area should not impact the alignment or future operation of this freight corridor. Further, the impacts of this corridor on future

	dwellings should also be considered when planning for dwellings located within the vicinity of the Maldon-Dombarton Rail Line. Land Use Compatibility (Existing Rail Corridors) The Options Paper references the opportunity to intensify land around train stations for residential development. From a planning perspective, we appreciate the value and importance of increasing density and the height of buildings adjacent to the Illawarra Rail Line and the Moss Vale to Unanderra Line. However, NSW Ports is concerned that increasing the density of development, in addition to exposing residential and sensitive uses to noise impacts from freight trains could hinder the current and future operation of the freight rail lines. Freight movements along freight corridors commonly occur at night time due to the scheduling of available rail paths on the Illawarra Line and Moss Vale to Unanderra Line. Night time freight movements can increase the acoustic disturbance to residential and sensitive uses if they are not appropriately planned or mitigated through the design and construction phase. On this basis, it will be important for Council to consider the intensification of residential development along rail corridors and ensure the design mitigation measures consider the future noise environment. Given the intent of the Options Paper is to inform changes to the planning controls, the above should be considered as part of the next phase of strategic planning work for Wollongong City Council.
Resident	Council should partner with an initiative like Nightingale that not only provides housing for sale (and soon to be for rent) at-cost, but also does it in an environmentally sustainable way with a focus on community connections. More info here: https://nightingalehousing.org/
NF5 – Submission 1	At its email meeting on 1st April the Forum agreed that Council be requested that as a matter of extreme urgency they: i reinforce civic leadership in economic development and increase resources to identify and actively court enterprises which have the potential to move to Wollongong, especially to the City Centre; ii protect our suburbs and contribute to the sustainability in our city by amending the DCP, whether or not further amendments are imminent, at: (a) section 3 of Chapter D1 to revise the Desired Future Character Statements for at the very least the 7 suburbs in the Neighbourhood 5 area, to replace the first or second paragraph as appropriate with: " (the suburb) will remain a leafy suburb with a mix of housing types ranging from detached dwelling-houses, boarding-houses, villas, townhouses and some residential flat buildings. In this regard new

	residential development (including boarding houses) in the Low Density Residential R2 Zone beyond 400 metres walking distance of a Commercial Zone or a major employer (eg the University or Hospital), and in the area east of Robsons Road in the case of Keiraville, must have the appearance from the street of a typical house on its own lot in that street"; section 4.1.2.4 of Chapter D4 to replace it with "in R2 Low Density Residential zones, development not directly facing the street is limited to single storey, so as to not adversely impact on the amenity of the adjoining property." (a) clause 3 in Chapter E16: by adding a sub-clause: 10 "No new dwellings will be approved in a designated Fire Prone Area if that area is adjacent to the Illawarra Escarpment".
NF5 – Submission 2	Rezone the 6 – 8 Grand View Parade Lake Heights to RE 1 Public Recreation and petition the State Government to transfer the land to Council. We are aware of Council's reluctance to take on maintenance responsibility for small parks but understand that the local community is exploring whether it could form a bushcare or other group to do the maintenance on behalf of Council.
NF5 - Submission 3	On Wednesday 5th June the Forum resolved to advise Council that in relation to the Housing Option proposals it considered: 1 Housing Diversity, as the medium density zones are clearly not delivering: i support option to prohibit dwelling houses; ii not support, increasing height and floor space ratio; iii support review lot widths, provided they are combined with reduced floor space ratios; iv not support expanding the zones; v not support increasing floor space ratio for more smaller dwellings; vi strongly support seeking exemption from the Low Rise Medium Density Housing Code; vii support one bedroom units above the garage of the main dwelling if it has rear lane access. 2 Housing the Aged and People with a Disability: support advocacy proposed. 3 Housing Affordability:

	i support review development controls to increase supply of Liveable Housing (ie dwellings with the capacity to be adapted to cater to the needs of different occupants over time); ii not support increase density allowance for Affordable Housing proposals; iii support working with NSW Land and Housing Corporation to redevelop their holdings; iv strongly support advocating changes to fiscal and taxation policies to improve housing affordability. 4 Clarifying Zoning Intent - R1 General Residential: support conversion to a R4 high density residential zone provided that there is no increase in height or density provisions, that it is compatible to adjacent development and that it has local open space existing or proposed nearby; 5 Clarifying Zoning Intent - Hospital Precinct; support a review boundaries vis-a-vis residential zone; 6 Clarifying Zoning Intent - Low Density Residential; support a major review if it is predicated on reducing medium density floor space ratios in remote locations and on reflecting the character of local street and neighbourhoods; 7 Clarifying Zoning Intent - Business Zoned Land: support a review to limit residential developments in or very near the city centre core; 6.2.8 Neighbourhood Forums' Alliance Proposals: supported other than the suggestion that the transition areas are rezoned medium density.
Bulli BC	Seek rezoning of former Bulli Bowling Club site to R3 medium Density
Ethos Urban for Church of Christ	Request rezoning of 25 O'Briens Road, Figtree from RU2 Rural Landscapes to R3 Medium Density. 2.98ha

File: EM-970.00.019 Doc: IC21/720

ITEM 5 AFFORDABLE HOUSING - TARGETING OF FEDERAL FUNDING

Council received a Commonwealth grant through the 'Building Better Regional Cities' program to support home ownership in the West Dapto area. Due to rapidly rising land prices and the statutory personal income limits specified by the grant, the scheme wasn't as successful as hoped.

Council subsequently entered into a Memorandum of Understanding with the Federal Government to allow the reallocation of the balance of the funds, being $10.4M at the time, to assist with the improvement of affordable housing in the region. Following a review of options as to how the funds should be used, Council established a revised program to assist the delivery of affordable housing in the Wollongong Local Government Area.

To date, $4.34M has been allocated via a competitive process to the Illawarra Community Housing Trust Ltd for the delivery of affordable housing.

This report presents a modified recommendation to Council for the allocation of the balance of the total pool of funds.

RECOMMENDATION

Council resolve to combine the balance of the Commonwealth grant to deliver a scheme in the Wollongong Local Government Area via a competitive process, with priority for the southern suburbs of Wollongong. Schemes will be assessed on their ability to –

a Target those in greatest need of housing security.

b Demonstrate innovation and new ways of delivering services, including secure and affordable rental and/or pathways to home ownership for low to moderate income earners.

c Return an income stream such that they can be continued or expanded beyond the initial funding.

d Incorporate housing options designed as energy efficient and sustainable.

REPORT AUTHORISATIONS

Report of: Kerry Hunt, Director Community Services - Creative and Innovative City
Authorised by: Greg Doyle, General Manager

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

In June 2012, Council received a Commonwealth grant under the 'Building Better Regional Cities' program of $13.9M 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.M) which has been completed.

2 Reallocating $9.2M 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.*

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 applied interest to these funds and the $9.2M grew to $10.4M, which was held in a reserve account.

Following a review of options as to how funds should be used, Council's resolution of 10 December 2018 (Minute 178) outlined a range of options including the balance of the Commonwealth grant be committed to two delivery areas, of equal sums being; 3a an expression of interest process whereby not-for-profit organisations are requested to provide affordable housing schemes for consideration of funding and, 3b an affordable home-ownership scheme for low to moderate income earner leveraging Council owned land in West Dapto. An extract from the resolution is as follows:

3 *That the balance of the Commonwealth grant be committed to two delivery areas, of equal sums being –*

- a *An expression of interest process whereby not-for-profit organisations are requested to provide affordable housing schemes for consideration of funding.*
- b *An affordable home-ownership scheme for low to moderate income earners.*

4 *That the delivery areas in 3a and 3b be limited to schemes delivering homes in the Wollongong LGA.*

- a *That schemes exhibiting innovation and new ways of delivering services are encouraged.*
- b *That schemes targeting, but not limited to, single women aged over 50 are encouraged.*
- c *That schemes constructed so as to return an income stream such that they can be continued or expanded beyond the initial funding, are encouraged.*

5 *That the delivery area in 3b be a scheme that combines the Commonwealth grant with Council owned land in the West Dapto land release area to provide new housing.*

- a *That the new housing described above be designed as energy efficient and sustainable high quality residences.*
- b *That mechanisms for home ownership include but not be limited to joint ownership models and rent to buy options.*
- c *That the scheme at 3b include a component for returning an income stream such that it can be continued or expanded beyond the initial funding.*
- d *That the University of Wollongong be approached as a potential partner to develop the design of energy efficient and sustainable housing.*

Part 3a Status

Following an expression of interest and subsequent tender process for not-for-profit organisations to provide affordable housing schemes, Council, on 9 December 2019, awarded a tender to the value of $4.34M to the Illawarra Community Housing Trust Ltd (trading as Housing Trust) to deliver Part 3a of the

above resolution. A funding agreement was entered into via Council resolution 7 December 2020 for the delivery of affordable housing. The balance remaining from the process for Part 3a was $760,000.

Part 3b Status

Planning for the delivery of Part 3b has continued to be explored after an initial proposal for West Dapto was withdrawn in response to market conditions and to allow for reassessment of current plans and strategic outcomes.

Housing Market Changes

In a rapidly changing market place including increasing land and housing costs, Council has undertaken a review of the resolution of 2018. This review included Councillor briefings and a workshop, along with a meeting with the Federal Member for Whitlam, Mr Stephen Jones MP to consider revised options to expedite release of the funds for the delivery of affordable housing in the city.

It is noted for the purpose of this report, the definition of 'affordable housing' is as follows:

"Affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs, such as food, clothing, transport, medical care and education. Housing is usually considered affordable if it costs less than 30% of gross household income"*

** Nationally agreed definition by Australian housing, planning and local government ministers*

Table 1 below provides a definition of low and medium-income bands in accordance with the *Environmental Planning and Assessment Act 1979*, the *Affordable Rental Housing State Environmental Planning Policy 2009, Clause 6(1). And State Environmental Planning Policy No 70 – Affordable housing (Revised Schemes) Clause 8.*

Table 1 – Low- and Medium-Income Bands

INCOME BANDS	% OF MEDIAN INCOME	ANNUAL INCOME RANGE (SYDNEY) 2020-21	ANNUAL INCOME RANGE (REMAINDER OF NSW) 2020-21
Very Low	50% median	$49,300	$41,900
Low	50% - 80% median	$78,900	$67,000
Moderate	80% - 120% median	$118,300	$100,500

The following table indicates current median house prices in five suburbs across the Wollongong Local Government Area, along with median weekly rental prices.

Table 2 - Median House Prices and Median Weekly Rental

Suburb	Median House Price	Median Rental Per Week
Dapto (inc West Dapto)	$585k	$460
Berkeley	$570k	$420
Port Kembla	$700k	$450
Wollongong	$893k	$520
Corrimal	$800k	$560

Source: Property Value. Core Logic as at 1 July 2021

As indicated in Table 2, the median house price in Dapto/West Dapto is $585,000. This means under the above definitions a household income more than $90,000 pa is required to meet the affordable housing criteria.

Impact of COVID-19 on Affordable Housing

A report conducted by the Australian Housing & Urban Research Institute in mid-2020 showed that there was widespread impact on the experiences of Australian renters in the private rental market resulting from COVID-19. The report indicated that people's employment, ability to pay rent, living environment and risk of eviction were affected.

Research also indicates, due to the movement of people to outer metropolitan and regional areas, a number of these areas have experienced a decrease in the supply of accommodation and an increase in the demand of accommodation in the private rental market. This has led to increases in prices of dwellings in these regions. The Anglicare 2021 Rental Affordability Snapshot reveals that while there are more listings of rental properties at the time of the Snapshot (March each year) compared to last year, there were still less than 1% affordable properties for people on low incomes in the Illawarra.

Significant movements in purchase prices for houses also occurred in these areas noting that from the 181 houses sold in Dapto in the last 12 months, the median sale price increased by 15.8% with houses only taking an average of 25 days to sell. The combination of less stock on the market and the high rental yields have resulted in a significant growth of demand for dwellings in regional areas such as Wollongong or Dapto. In relation to the Covid-19 period alone, in April 2020, the median house price for Dapto was $533,000, whilst in March 2021 the median house price was $585,000 (PropertyValue.com/CoreLogic). Research also suggests that there is a trend towards rising demand for lifestyle properties in regional areas due to the lower housing process and lower population levels in areas such as the Illawarra when compared to capital cities, noting that the Illawarra as a region has recorded both the largest rise in housing values as well as the biggest jump in home sales over the past 12 months. A further contributor to the demand is Australia's expats returning home during Covid-19 (some 40,000 came back during 2020), people working remotely, and opting for a tree change or sea change (The Agency Property Report April 2021).

PROPOSAL

In response to changing market conditions as outlined above and to expediate release of funds, an amendment to the 2018 Council resolution is proposed.

It is proposed Council consider combining the balance of funds available for affordable housing into a revised scheme to take to the market via a competitive process. This approach removes geographical constraints, provides for solutions that combine elements desired by Council and secures a quicker release of funding into the market for delivery.

It is therefore proposed Council resolve to combine the balance of the Commonwealth grant to deliver a scheme in the Wollongong Local Government Area via a competitive process, with priority for the southern suburbs of Wollongong. Schemes will be assessed on their ability to –

a Target those in greatest need of housing security.

b Demonstrate innovation and new ways of delivering services, including secure and affordable rental and/or pathways to home ownership for low to moderate income earners.

c Return an income stream such that they can be continued or expanded beyond the initial funding.

d Incorporate housing options designed as energy efficient and sustainable.

This proposal does not impede the progression of other items listed in the Council resolution of 10 December 2018.

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 2018-2022	Operational Plan 2021-2022
Strategy	4 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	Deliver the Council resolution for affordable housing (targeting of Commonwealth Funding)

SUSTAINABILITY IMPLICATIONS

This proposal incorporates sustainability goals and any future competitive process to deliver affordable housing as a result of Council's resolution will be required to demonstrate options that are energy efficient and sustainable.

RISK MANAGEMENT

Risks and appropriate controls have been considered in the preparation of this report.

- The Memorandum of Understanding between Council and the Commonwealth requires Council to use reasonable endeavours to continue to facilitate the delivery of affordable housing in the region. The proposal contained within this report conforms with this requirement.

- With the state of the current housing and property markets as discussed within this report, the value of the investment diminishes over time. It is intended, following Council resolution, a revised process will go to market prior to the end of this calendar year.

FINANCIAL IMPLICATIONS

The balance of funds are held as restricted cash and while not compelled to, Council has applied interest to these funds and the $5.91M has grown into $6.55M.

CONCLUSION

Council has successfully released funds identified for affordable housing to a registered community housing provider as per Part 3a of its resolution of December 2018. This report acknowledges significant changes have occurred in the part since 2018 and as a result alternative options for the distribution of funds for the consideration of Council have been prepared.

Council remains committed to deliverable affordable housing options for its community through this funding program.

File: CST-100.14.136 Doc: IC21/540

ITEM 6 POST EXHIBITION - STANWELL PARK RESERVE AND BALD HILL LOOKOUT PLAN OF MANAGEMENT

On 16 March 2020, Council resolved to seek approval from NSW Department of Planning, Industry and Environment (DPIE) – Crown Lands to exhibit the draft Plan of Management for Stanwell Park Reserve and Bald Hill Lookout, and once obtained exhibit the draft for public comment. The draft Plan of Management was exhibited from 16 December 2020 to 19 February 2021 with two on-line public meetings held on 16 February 2021. Council received 31 written submissions.

It is recommended that Council endorse the draft Plan of Management with minor amendments and refer it to DPIE – Crown Lands for landowner approval, and delegate authority to the General Manager to finalise its adoption.

RECOMMENDATION

1 The draft Stanwell Park Reserve and Bald Hill Lookout Plan of Management be amended in the following manner (also shown in highlighted text in Attachment 5) –

   a References in the document to the year 2020 be replaced by 2021

   b Location of Hargraves Creek and Stanwell Creek is included on page 9

   c Date of Minister's Approval to exhibit added on page 12

   d Weblink for Heritage listing of Lawrence Hargrave Memorial Park updated on page 13

   e Reference to FlyStanwell Inc as the new name for the Stanwell Park Hang Gliding and Paragliding Club included on page 33

   f Reference to *National Parks and Wildlife Act 1974* added to Table 2 on page 34 in Scale and Intensity Column of the PoM Permissible Purpose/Use/Development Table

   g The Developing the Plan section (page 61) and Planned Consultation Activities during the Public Exhibition Period (page 61) have been updated to include the consultation undertaken

   h In the Delivering the Plan of Management Section (pages 62 and 63), add information relating to findings of a future signage audit and about undertaking any Aboriginal Cultural Heritage Assessments, surveys or approvals under the *National Parks and Wildlife Act 1974* for PoM permissible activities and future improvements, including information regarding due diligence and submissions from the Aboriginal community recommending site monitors if the surf club is upgraded beyond its current footprint in the future

   i Appendix 6: Heritage Considerations (from page 78) has been added to explain how Council manages the area's heritage values, including the potential for Aboriginal cultural heritage to be present.

2 That Council note, in accordance with the *Local Government (General) Regulation 2005*, that the draft Plan of Management as amended does not change any community land category applying to the land adjacent to the Helensburgh Stanwell Park Surf Life Saving Club (Attachment 6) because the steep bank behind the surf club and the Norfolk Island Pine are appropriately categorised as Council owned Natural Area Bushland.

3 The amended draft Stanwell Park Reserve and Bald Hill Lookout Plan of Management be referred to the NSW Department of Planning, Industry and Environment – Crown Lands for landowner consent to adopt the Plan of Management.

4 If landowner consent is granted, the General Manager be delegated authority to adopt the Stanwell Park Reserve and Bald Hill Lookout Plan of Management pursuant to section 40 of the *Local Government Act 1993* in accordance with section 3.23(6) of the *Crown Lands Management Act 2016*.

5 A copy of the adopted Plan of Management be forwarded to the NSW Department of Planning, Industry and Environment – Crown Lands.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Map of draft Plan of Management Area
2 Crown Lands Permission to Exhibit
3 Independent Chairperson's Report on the Public Meeting - February 2021
4 Submissions Table
5 Draft Plan of Management as Amended in Response to Submissions
6 Surf Club Request - Community Land Category Map

BACKGROUND

On 4 August 2009, Council adopted a Plan of Management (PoM) over Stanwell Park Reserve and Bald Hill Lookout under the *Crown Lands Act 1989* (now repealed) and the *Local Government Act 1993* (LG Act). The PoM applies to both Council land (Bald Hill Lookout and Baird Park) and Crown Land (Stanwell Park Reserve). The two areas are connected visually and through the history of flight and the on-going activity of hang gliding. Consequentially, a place based PoM is preferable to having multiple PoMs under different legislation. Ten years ago, both the Beach Kiosk at Stanwell Park and Bald Hill Lookout were in poor condition. In recent years Council has invested significantly by –

- Constructing the new Beach Kiosk at Stanwell Park Beach during 2018
- Building new Baird Park Public Toilets in 2018
- Redeveloping the Bald Hill Lookout in line with the Council endorsed Bald Hill Masterplan undertaken in stages between 2014 – 2017.

The *Crown Land Management Act 2016* (CLM Act) came into effect on 1 July 2018. It authorises Council to manage Crown Land where Council is the Crown Land Manager as if it were public land under the LG Act. In accordance with the CLM Act, Council classified Stanwell Park Crown Reserve Number 83095 as community land with an initial category of Park at its meetings of 29 October 2018 and 27 May 2019, respectively. Stanwell Park Reserve is one of many Crown reserves that have been classified as community land and provided an initial category under those reports.

The existing PoM was required to be updated to comply with the new CLM Act. A compliant PoM would allow Council to grant leases for periods longer than 12 months. For example, until the PoM is finalised a lease longer than 12 months cannot be granted for the Stanwell Park kiosk.

Council at its meeting held on 16 March 2020 resolved -

1 *The draft Plan of Management for Stanwell Park Reserve and Bald Hill Lookout (Attachment 1) be referred to the NSW Department of Planning, Industry and Environment (DPIE) – Crown Lands as -*

   a one of the landowners, as required by section 39 of the Local Government Act 1993; and

   b for Ministerial consent to exhibit the draft Plan of Management, as required by section 3.23(7)(d) of the Crown Land Management Act 2018.

2 *Following the receipt of approval by the Department as landowner and the Minister's consent, the draft Plan of Management be exhibited for a minimum of 42 days and a public meeting held, chaired by an independent chairperson.*

3 *A further report be submitted to Council on the results of the public exhibition activities and the issues raised by the submissions and the public meeting.*

Submitting the draft PoM to DPIE – Crown Lands

Under Section 3.23(7)(d)(i) of the CLM Act, Council must obtain the Minister's consent in order to adopt any PoM that would alter the initial category of the land or if an additional Crown Reserve purpose was needed to carry out permissible activities under the draft PoM. The submitted draft POM proposed to add the additional community land categories of Natural Area Bushland, Watercourse, Sportsground and General Community Use to the initial categorisation as Park for Stanwell Park Crown Reserve No 83095.

On 29 October 2020, Council received DPIE - Crown Lands advice (Attachment 2) that confirmed that the draft PoM for Reserve 83095 satisfied the requirements under Section 3.23 of the CLM Act. However, Council was directed to amend the proposed community land category mix under the draft PoM to a mix of Park, Natural Area and Sportsground because the Department considered that the proposed activities under the draft PoM could continue under those categories. DPIE directed that the category of the land licenced to Fly Stanwell (previously known as the Stanwell Park Hang Gliding and Paragliding Club) be changed from General Community Use to Park. In accordance with the Direction the draft PoM was updated.

Exhibition of Draft PoM

The draft PoM for Stanwell Park Reserve and Bald Hill Lookout was exhibited for public comment from 16 December 2020 to 19 February 2021. During the exhibition period, consultation activities were conducted as detailed in the Consultation and Communication section of this report.

Online Public Meeting

A public meeting chaired by an independent chairperson was held in two online sessions (due to COVID restrictions) on 16 February 2021. Six people attended in total. The independent chairperson's report is provided (Attachment 3).

PROPOSAL

In light of submissions received and issues raised in the public meeting, minor amendments to the draft PoM have been proposed as shown in Attachment 5. No changes to the proposed community land categories as exhibited are proposed. The minor changes to the draft PoM are shown in relation to the Key Issues below-

Key Issues	Response and proposed change to the draft PoM if required
General Management of Stanwell Park Reserve and Bald Hill Lookout – Council manages the areas well generally, but there is excessive use during summer with parking and litter a concern – could "beach full" signs be considered at peak times? Better traffic management a must.	Council is aware of the increasing popularity of our beaches, parks and open spaces and is taking steps to effectively manage the impacts. For example, Council actively worked with Transport NSW on a trial over the 2021 Australia Day weekend using variable message boards to manage visitation. Council has also committed to undertake a study to understand future visitation trends. The information will allow Council to better plan future services and infrastructure enhancements. It will also inform future advocacy for increase support from the State and Federal Governments.
New Kiosk - the community feel of the place has disappeared with irregular hours and food choices aimed at tourists rather than residents.	Council has recently undertaken a competitive process for a kiosk operator following the expiration of the previous lease. The successful applicant has been provided with a short term 12 months lease under the CLM Act transitional arrangements pending the finalisation of an adopted PoM over the land. As part of the recent competitive process the lease terms were updated to reflect community feedback to include the requirement for the operator to seek a BYO licence and also sought to establish minimum hours of operation for the term. At the end of this license term, and

Key Issues	Response and proposed change to the draft PoM if required
	upon adoption of a site-specific PoM, Council will go back to market to seek an operator for the kiosk for a longer term. No change is proposed to the draft PoM.
Helensburgh Stanwell Park Surf Lifesaving Club Building - needs to be upgraded beyond its current footprint to meet disability access standards and to provide more amenity for the community – does the existing community land category mapping provide for that? The club provided a survey of the existing building and improvements and requested the area categorised as park to be shown as shaded green in Attachment 6. The purpose of accurately defining the "Park" boundary is to ensure that any future works to the SLSC are clearly within the Park categorisation consistent with the aims and objectives of the POM. It is well understood that any future works will need Council's further consent.	The Community Land Category Mapping in this PoM (and all the PoMs prepared by Council) is not surveyed. It is indicative mapping and is to be taken in context with the content of the PoM. Upgrading, expanding an existing building like the surf club is permissible under this PoM. The Community Land Category Mapping in the PoM shows that the land parcels occupied by the surf club are a mix of "park" category and 'natural area bushland" (the steep hillside) category. The categorisation of the steep hillside behind the surf club as Natural Area Bushland is appropriate, and the surf club building should not expand into the natural area bushland category. If Council were to resolve to consider changing the community land categories as requested by the Surf Club then the changes to the draft PoM would be deemed significant and would an require additional public exhibition period and the holding of a public meeting chaired by an independent chairperson. It is noted that other legislation and policies are considerations in any future plans for the surf club.
Signage – Needs coordinated approach – updates, multiple languages, interpretive and regulatory	The draft PoM proposed conducting a site - specific signage audit with the PoM area and developing a future coordinated signage strategy that applies to Stanwell Park Reserve. It is recommended that the PoM also reference "implementing improvements related to findings of a future signage audit" under section 12 of the PoM "Delivering the Plan of Management" as a point of clarification.
Management of Aboriginal Culture and Heritage – Raised by NSW Heritage – beyond existing interpretive signage there is little information in the draft PoM and the landforms have the potential for unrecorded sites relating to Aboriginal Culture and Heritage to exist. Heritage NSW recommends Council commit to undertaking an Aboriginal Cultural Heritage Assessment including Aboriginal community consultation of the PoM area, to establish the potential for Aboriginal sites or cultural values to be associated with the area. This upfront assessment would provide clear limitations and constraints around Aboriginal cultural heritage and enable Council to address the management and protection of these values within the Plan	It is recommended that the PoM be amended to include additional information regarding compliance with the *National Parks and Wildlife Act 1974* in section 12 of the PoM "Delivering the Plan of Management" – Actions that may require additional funding are… "*Undertaking (or assisting community organisations with lease or licenses within the PoM area to undertake) any Aboriginal Cultural Heritage Assessments, surveys or approvals under the National Parks and Wildlife Act 1974 for PoM permissible activities and future improvements.* • *Typically, these assessments are the responsibility of the lease or license holder, not Council. Council undertakes these assessments on a project basis in line with Delivery Program project design/plan/deliver schedules for Council projects. A due diligence assessment under the NPWS Act was completed by Council for the Bald Hill Lookout redevelopment for example.* • *Working with Aboriginal site monitors in culturally valued*

Key Issues	Response and proposed change to the draft PoM if required
Council could conduct an Aboriginal Cultural Heritage Assessment	*areas where there are no recorded sites on the Heritage NSW Aboriginal Heritage Information Management System (such as the dunes, creeks and lagoons at Stanwell Park Reserve) could be considered by Council or lease or license holders as a means to manage intangible cultural value.* • *Council received three submissions from Aboriginal community members during the exhibition period recommending the use of Aboriginal site monitors at Stanwell Park if the Surf Club is upgraded to extend beyond its current footprint in the future. Currently if there is a project proposed by a lease or license holder that may trigger NPW Act requirements, Council makes the proponent aware of the need to complete their own due diligence (at their own cost) and the need to meet all legislative requirements that may be triggered.* It is recommended that the PoM be amended to include an Appendix 6 "Heritage Considerations within the PoM Area" with information on compliance with the *National Parks and Wildlife Act 1974*. Attachment 4 to this Council report outlines the engagement processes that involved the Aboriginal community with the development of the draft PoM in response to the concern that Council has not considered the Aboriginal cultural heritage values beyond maintenance of existing signage. A PoM provides for activities or development to be permissible or possible subject to meeting any other legislative requirement such as the *National Parks and Wildlife Act 1974*.

The CLM Act requires that if Council resolves to amend the draft PoM after public exhibition, the amended draft PoM must again be referred to the landowner (ie. DPIE – Crown Lands) (Attachment 2). As the proposed amendments to the draft PoM are minor in nature, and are consistent with *Local Government Act 1993*, section 40 (2)(b), it is anticipated that DPIE – Crown Land will confirm once again their landowner's consent for Council to adopt the Stanwell Park Reserve and Bald Hill Plan of Management. If consent is granted, it is recommended that Council delegate authority to the General Manager to adopt the finalised PoM.

CONSULTATION AND COMMUNICATION

The following consultation activities were undertaken by Council during the exhibition period as noted in the table below –

Consultation Activity	Date
Notice Published	19 December 2020 and 13 January 2021– Illawarra Mercury
Exhibition Material Place on Council's website	19 December 2020 – Total visits 836, 319 Document downloads and 20 new registrations. 12 online submissions

Consultation Activity	Date
Adjoining property owners notified	19 December 2020 Stanwell Park – letters, signs on the land on 21 December 2020. 2 February 2021 Otford Residents
Native Title Claimants notified via NTSCORP	17 December 2020 – email
Council's Aboriginal Reference Group	At meetings in May 2019 and May 2021
ILALC representatives	18 December 2020 – email One (1) phone conversation, two (2) individual meetings, one (1) written submission
NSW National Parks and Wildlife Service	17 December 2020 - email
Stanwell Park Children's Centre/Community Centre User	17 December 2020 - email
Public Meeting online – two sessions	16 February 2021
FlyStanwell	17 December 2020 - email
Bald Hill Company Pty Ltd	17 December 2020- email
Stanwell Park Surf Club	17 December 2020 - email
Advanced Catering Systems Holdings Pty Limited	17 December 2020 – email
Otford Community Inc	18 December 2020 - email
Wollongong Tennis Courts Administration	17 December 2020- email
Neighbourhood Forum 1	17 December 2020 - email
Notice to Chief Executive of Office of Environment and Heritage - Local Government Act 1993 36D(3)(d)(i)	2 February 2021- email
Hard Copies of the draft PoM at public libraries	19 December 2020 – 19 February 2021

In response to the engagement process, Council received 31 written submissions. Responses to each individual submission can be found in Attachment 4 to this report. See Attachment 6 for more information on the Surf Club submission.

The level of concern raised in relation to each key issue is summarised in the table below -

Key Issues	Raised at Public Meeting	Raised in written submissions
General Management of Stanwell Park Reserve and Bald Hill Lookout	Yes	10
New Kiosk	Yes	14
Helensburgh Stanwell Park Surf Lifesaving Club Building	Yes	1
Signage – interpretive and regulatory	Yes	8
Management of Aboriginal Culture and Heritage	No	1

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal 1 We value and protect the Environment. It specifically delivers on core business activities as detailed in the Land Use Planning Service Plan 2021-22.

RISK MANAGEMENT

Adopting the PoM will increase Council's legislative compliance with the CLM Act, reducing regulatory risk.

FINANCIAL IMPLICATIONS

The PoM provides that activities and developments are permissible subject to meeting other legislative requirements and Council policies but does not in itself create new financial obligations on Council. Possible capital improvements would be subject to consideration in future Delivery Programs and Operational Plans. The cost of developing the draft PoM was part of existing operational budgets within Council.

CONCLUSION

The draft Stanwell Park Reserve and Bald Hill Lookout Plan of Management has been on exhibition for community input. Minor changes are proposed to the draft PoM, which require consent of DPIE – Crown Lands as the landowner. If DPIE - Crown Lands consents to the amendments, then Council can adopt the PoM. Adopting the PoM as proposed in this report would allow Council the ability to grant new leases or licenses in accordance with the *Crown Land Management Act 2016*.


Bald Hill Lookout
Stanwell Park Beach
Baird Park
THE DRIVE
STATION STREET
STANWELL AVENUE
BEACH ROAD
LOWER COAST ROAD
SHERIDAN CRESCENT
MAXWELL CRESCENT
OXFORD ROAD
LAWRENCE HARGRAVE DRIVE
MURRAWAL ROAD
Stanwell Park Reserve and Bald Hill Lookout PoM Area
wollongong
city of innovation
PoM Area Stanwell Park and Bald Hill
Crown Land (Lot 7304 DP 1142283)
R83095 - Purpose Public Recreation
N
Projection: GDA 1994 MGA Zone 56
0
200
Meters

Planning, Industry & Environment

File number: LBN20/640

Mr Greg Doyle
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Attn: Martha Tyndall

Dear Mr Doyle

Subject: Wollongong City Council draft Plan of Management – Stanwell Park and Bald Hill Lookout (R83095)

Thank you for referring Wollongong City Council's draft Plan of Management for Stanwell Park and Bald Hill Lookout (R83095) under section 39 of the *Local Government Act 1993* (LG Act), and Council's request for consent to alter the initial assigned categorisation of the land under section 3.23(d)(i) of the *Crown Land Management Act 2016*.

I have reviewed the draft plan of management and I am pleased to confirm that the draft plan satisfies the requirements under section 3.23 of the *Crown Land Management Act 2016*.

I have also considered Council's request to alter the initial assigned categorisation for Crown reserve (R83095) included in the draft plan. As a delegate of the Minister for Water, Property and Housing, I grant consent to alter the categories of the land to Park, Natural Area and Sportsground only (see Attachment 1).

The category of General Community Use is not accepted as it is considered the proposed activities can continue under the other categories assigned on the reserve. Council is required to amend the draft PoM to reflect this decision.

Once the draft plan of management is revised and complete, Council can progress to give public notice of the draft plan of management which is required to include a public hearing as per section 40A of the *Local Government Act 1993*. If the council decides to amend the draft plan after public notice of the draft plan of management, Council is required to again refer the plan to the landowner.

If you have any further questions or need assistance, please contact the Council Crown Land Management Team at council.clm@crownland.nsw.gov.au.

Yours sincerely

Janelle Pearson
Principal Policy & Project Manager
Department of Planning, Industry and Environment – Crown Lands
29/10/2020

Encl: Attachment 1 - *Schedule of Crown reserves – consent to alter categorisation of the reserve as described in the draft PoM.*

437 Hunter Street Newcastle NSW 2300
PO Box 2185 Dangar NSW 2309
Tel: 1300 886 235 www.industry.nsw.gov.au/lands ABN: 20 770 707 468

Attachment 1: *Schedule of Crown reserves – consent to alter categorisation of the reserve as described in the draft PoM.*

Reserve No.	Purpose(s)	Categorisation
R83095	Public Recreation	Park, Sportsground, Natural Area

Martin Bass Consulting



Report on Public Meeting

Draft Plan of Management for Stanwell Park Reserve and Bald Hill Lookout.

Prepared by Martin Bass, Independent Chair. February, 2021.

t. 0438 755 735 e. martinbass@tpg.com.au www.martinbassconsulting.com

Martin Bass Consulting

Background and Context

On 16 March 2020, Wollongong City Council resolved to exhibit a draft Plan of Management (PoM) for Stanwell Park Reserve and Bald Hill Lookout subject to Minister's consent to exhibit in accordance with the Crown Land Management Act 2016. The Minister's consent to exhibit was obtained 29 October 2020. The draft PoM was exhibited from 16 December 2020 to 19 February 2021.

A public meeting is required to be held and chaired by an independent chairperson to meet the requirements of 40A of the Local Government Act 1993. The meeting provides the opportunity for persons to make verbal submissions to an independent facilitator.

Public Meeting Process

The public hearing process comprised two public meetings, held from 1.00pm-2.30pm and 7.00pm-8.30pm on Tuesday 16 February 2021. The public meeting was organised in accord with relevant provisions within the Local Government Act (1993) and the Crown Land Management Act 2016.

The meeting provided opportunities for interested community members to provide their ideas and opinions regarding the draft Plan of Management and engage in relevant discussion with Council staff.

Owing to ongoing Covid 19 concerns these meetings were held online via the Teams platform. Interested people were invited to contact Wollongong Council and advise of their wish to participate in either meeting. Those people were sent an email with a link to enable them to join the meeting.

Each meeting commenced with a brief presentation by the Chair, providing an outline of the conduct of the hearing process (Appendix 2). Due to the online format of the meeting, the Chair sought approval from all participants, for the meetings to be recorded to assist with the preparation of the report. All participants indicated their approval for the meetings to be recorded.

This was followed by briefings by a Council representative to provide additional background and context regarding the draft Plan of Management for Stanwell Park Reserve and Bald Hill Lookout (Appendix 3). These presentations were followed by verbal submissions from community members present at the hearings. A record of these submissions form the latter part of this report.

Attendance

The two online meetings were attended by a total of six members of the community. Wollongong City Council was represented at the public meeting by staff including Martha Tyndall, Community Land Management Officer, and Emily Willdin, Crown Land Management Officer. Also in attendance were David Green, Land Use Planning Manager, Blake Lampert,

Property Services Manager (Meeting 1), Narelle McKenzie, Acting Property Management Coordinator (Meeting 1) and Council IT staff provided technical support during the meetings. Martin Bass attended as Independent Chair of the public meeting.

At meeting 1, a member of the public attending the meeting could see and hear the meeting, but the person's audio did not function well enough for comment to be made. Another member of the public was registered to attend and was not able to link in on-line. The two affected persons were provided with the contact details of the chair to provide them with an opportunity to make a submission via the chair after the meeting.

The person whose audio did not function well remained online to listen to the proceedings and provided an email submission following the meeting, attached hereto as Appendix 1. The other declined, having previously lodged a submission with Council during the exhibition period. One person registered and was sent a link, but did not attend and did not contact Council about the reasons for their nonattendance.

Public Meeting Submissions – Meeting 1 (1.00pm-2.30pm)

The following is a record of all verbal submissions presented by community members in attendance at the first meeting of the public hearing. Where appropriate, council staff provided responses and clarifications to points raised in verbal submissions.

Submission 1: How will maintenance of the sites be managed?

Council response to Submission 1: Maintenance of these sites is an operational aspect of Council's activities. Council's goal with these and all other public parks is to ensure high standards in maintenance and cleanliness. Visitors and local residents are always welcome to report any issues in this regard and Council will respond as quickly as possible to address any such issues.

Submission 2: There is a longstanding issue surrounding the dumping of cars at Bald Hill Lookout. Council has not taken the dumping of cars into account in the design of new barriers at the lookout.

Submission 3: The submitter is concerned regarding the bushland on the central headland. The bushland at that location is improving with bushcare activities on the headland but is concerned regarding the ongoing presence of invasive weed species and deer.

Submission 4: The kiosk at Stanwell Park Reserve has traditionally been a meeting place and centre of activities for the local community. Whilst the new kiosk building is nice, management of the business has focused on fast food for tourists rather than a place for the local community. We would like the kiosk to be a safer and more child-friendly place as it had been in the past. Many local residents are disappointed with the kiosk as it is now –

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Council had depicted the kiosk as a friendly place with shade umbrellas but the area in question is not covered by the current lease and as a result the operator has not provided umbrellas for shade. The design also had provision for wheelchairs. However, wheelchairs are only accommodated with a cut-out section of each bench seat at the kiosk. This means that whilst the current arrangement allows for seven wheelchairs, people confined to wheelchairs are unable to sit together.

Submission 5: The Stanwell Park Surf Life Saving Club (SLSC) has prepared a detailed survey to ensure that the boundary is clear, between the bushland and park categories in which the SLSC clubhouse is located. This survey was discussed at a pre-DA meeting between the Stanwell Park SLSC and Council and works are soon to commence on the clubhouse to incorporate a lift into the building. The lift extends the current envelope of the building by three square metres on the northern side. The boundary on the northern side was clarified with through survey that was conducted.

Council response to Submission 5: The community land category maps in the Draft PoM are not surveyed. The PoM permissible uses and developments provide for upgrading existing facilities like the surf club, it is reasonable to assume the park category extends beyond the existing surf club building to some extent to enable disability access improvements, maintaining the building, minor expansion.

Submission 6: There are excessive visitors to Stanwell Park on hot days. There is insufficient parking available in the area and long lines of cars going in and out of Stanwell Park. Some local streets are parked out on both sides and it is impossible to allow for two lanes of traffic – there are too many visitors' cars parked in the streets and this is very predictable every weekend in summer. Can Council put up parking signage, increase parking, tell people up the road we are full when we are full? More bins would be good.

Council response to Submission 6: Council is aware of this issue. Council trialled variable messaging boards in Stanwell Park on Australia Day. Transport NSW controls the bigger boards/messaging on Lawrence Hargrave Drive and Princes Highway. Council manages the local roads and Transport NSW manages state roads. This is a relevant issue for the Plan of Management and should be included in submissions.

Submission 7: Stanwell Park Beach is a dangerous beach for casual swimmers and this problem is exaggerated on hot days when there are more visitors to the beach. More bins are needed at the beach too.

Submission 8: There are lots of 'hoons' that come through the Royal National Park in their cars and do burnouts at the Bald Hill Lookout at night. There is no police presence there.

Council response to Submission 8: This is a police matter – Council has no control over driver behaviour.

The Chair thanked those present for their submissions and the hearing closed at 1.45pm.

Public Hearing Submissions – Meeting 2 (7.00pm-8.30pm)

The following is a record of all verbal submissions presented by community members in attendance at the second meeting of the public hearing. Where appropriate, Council staff provided responses and clarifications to points raised in verbal submissions.

Submission 1: The Draft Plan of Management refers to the launching area at Bald Hill Lookout being for "propelled flight". This could open up to motorised aircraft operating from the lookout. This wording should be changed to "non-motorised".

Submission 2: In reference to the license for landing hang-gliders in Stanwell Park Reserve, what is the area covered by this license? Sometimes hang-gliders land in other locations to the south near Baird Park. There are no cones out and this could be dangerous to other people.

Council response to Submission 2: The development consent for hang-glider operations requires cones to be placed to mark out landing areas – some consideration may be needed for wind conditions and other factors. Until the adoption of this new Plan of Management, the area is still covered by the 2009 Plan of Management. It includes the procedures of operations for hang-gliding. The area to the south – Baird Park – is the emergency landing area. The beach area in between the two lagoons in the main landing area. The 2009 PoM includes a lot of information about hang glider operations because at the time there was very little on site information. During the review of the 2009 Plan, since there is now a lot more information on site, especially at Bald Hill after the redevelopment, the draft PoM does not have that detail. More information may need to be included in the new Plan to clarify hang-glider operations in the area.

Submission 3: There has been a lot of work to complete the Draft Plan of Management but no schedule for consideration of the report or Council decision-making. This seems strange.

Council response to Submission 3: It is difficult to know the timing for the preparation of the report or its consideration by Council. We will need to wait until the close of public submissions and then assess all submissions received. Without knowing how many submissions there will be, or what will be required in the assessment of these submissions,

it is difficult to say how long it will take to prepare the report to Council. We anticipate that the report will be ready for consideration by Council in May this year.

Submission 4: There is a lot of signage at Stanwell Park and it looks cluttered as a result. The signage is predominantly in English – there is a need for similar signage in Mandarin, Arabic and Hindi to cover the common visitor groups.

The Chair thanked those present for their submissions and the hearing closed at 7.30pm.

End of report

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APPENDIX 1. Submission received by email from meeting participant following the public meetings.

Overall I think the aims and strategies of the Draft PoM are fine as far as they go. My concern is that it appears as a separate document on one part of Stanwell Park which does not fully recognise the variety of activities and diversity of people who use the area.

Over the 8 years I've lived here, I have seen several examples of piecemeal planning which do not take into account the integrated needs of the area. One example is the work done on the LHD overpass, which leads to stairs and a road that is almost impossible for anyone with a stroller, or luggage (let alone a disability) to manage. The lack of coordination with the relatively new pathway in front of Hillcrest House was disappointing. Also disappointing is the new walkway along The Drive, which finishes at a very dangerous part of the road. I understand these are out of scope for this PoM, but in my view they point to the need for an overall plan which links up the separate approaches and plans.

Traffic management is a huge issue on a defined number of days. These days could virtually be mapped on a calendar and there needs to be a co-ordinated approach to managing them for both residents and visitors. Once again we saw a piecemeal approach earlier this year which resulted in residents being fined on a day when there was little external traffic.

The kiosk is a huge loss of potential given the efforts that were made to consult the community and the high cost of replacing the former kiosk. When I arrived, my family, friends and I spent many hours at the kiosk and attended numerous events there. However, now we rarely if ever go there.

The surf lifesaving club is a major community asset and I support any moves to improve its amenity and accessibility.

Our natural environment is also a major asset, and we are lucky to have the regeneration of rainforest. I support measures to further improve this biodiversity and preserve the natural environment.

Appendix 2



Public Meeting on the Draft Plan of Management for Stanwell Park Reserve and Bald Hill Lookout

Tuesday 16 February, 2021

INDEPENDENT CHAIRPERSON – MARTIN BASS

Agenda



❑ Welcome and introductions -	Martin Bass
❑ Participation Guidelines -	Martin Bass
❑ The Public Meeting process -	Martin Bass
❑ Presentation on the Draft Plan of Management	Martha Tyndall
❑ General Discussion / Viewpoints on draft PoM	Martin Bass Martha Tyndall
❑ General Discussion Summary	Martin Bass
❑ Meeting close.	

Participation guidelines



- We will act together to ensure the forum is as constructive and informative as possible for all parties present
- We acknowledge at the outset that there is a range of differing views and opinions aired during this public meeting/hearing
- We respect the rights of others to voice opinions, ask questions and hear responses without interruption
- We will be clear and concise in asking questions and/or expressing our opinions and will give others equal time to ask their questions and express their points of view



The Public Meeting Process

- Presentation on the Draft Plan of Management for Stanwell Park Reserve and Bald Hill Lookout – Martha Tyndall, Wollongong City Council
- Questions and clarifications re the Draft Plan of Management – moderated by the Chair
- Comments (submissions) from participants – comments will be recorded by the Chair
- Summary of comments - Chair

A written record of submissions made at this public meeting will be prepared by the Chair and submitted to Council for consideration in finalising the Draft Plan of Management at a future council meeting.

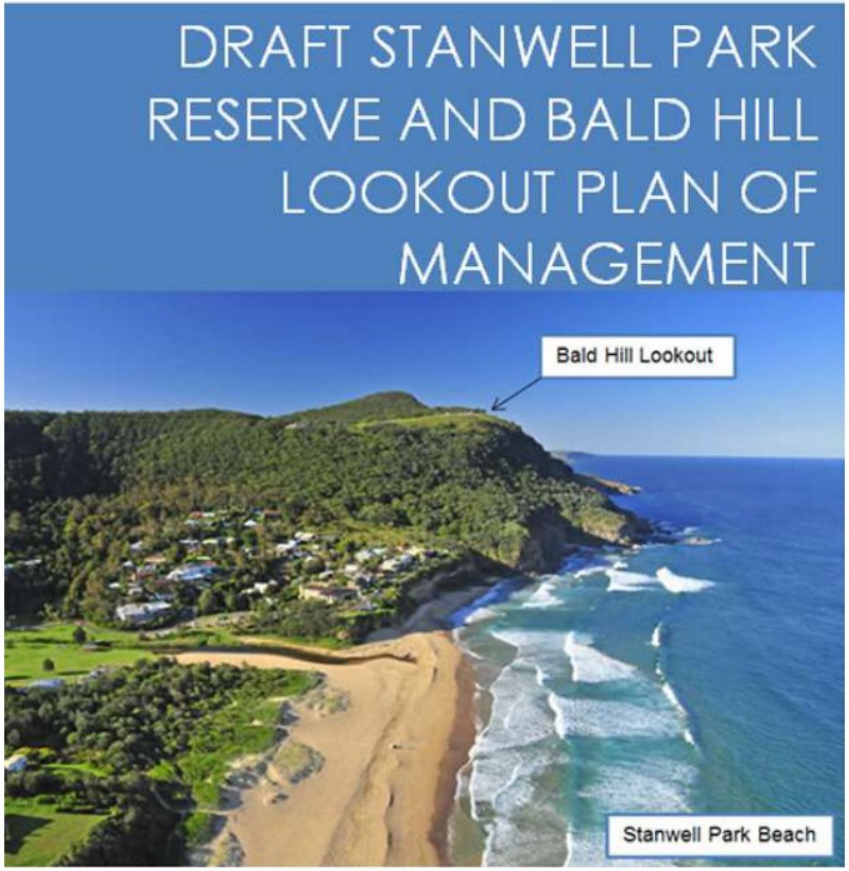
Appendix 3

Draft Stanwell Park Reserve and Bald Hill Lookout Plan of Management

Overview

Community Meeting 16/02/2021

Presenter: Martha Tyndall
Community Land Management Officer
Wollongong City Council



Background to the Draft PoM

- The Crown Land Management Act 2016 (CLM Act) requires Council to manage certain Crown reserves as if these reserves were public land under the Local Government Act 1993. Stanwell Park Reserve is one of those Crown Reserves. The Act requires the preparation of CLM Act compliant Plans of Management (PoM) over these Crown reserves by 30 June 2021.

- The 2009 PoM made for this area does not meet the requirements of the CLM Act, so an updated PoM is required.

- A draft PoM has been prepared covering both Council owned land and Crown Land at Stanwell Park Reserve and Bald Hill Lookout.

- The results of the public exhibition of the draft PoM will be reported to Council for consideration at a future meeting prior to finalising the draft PoM.



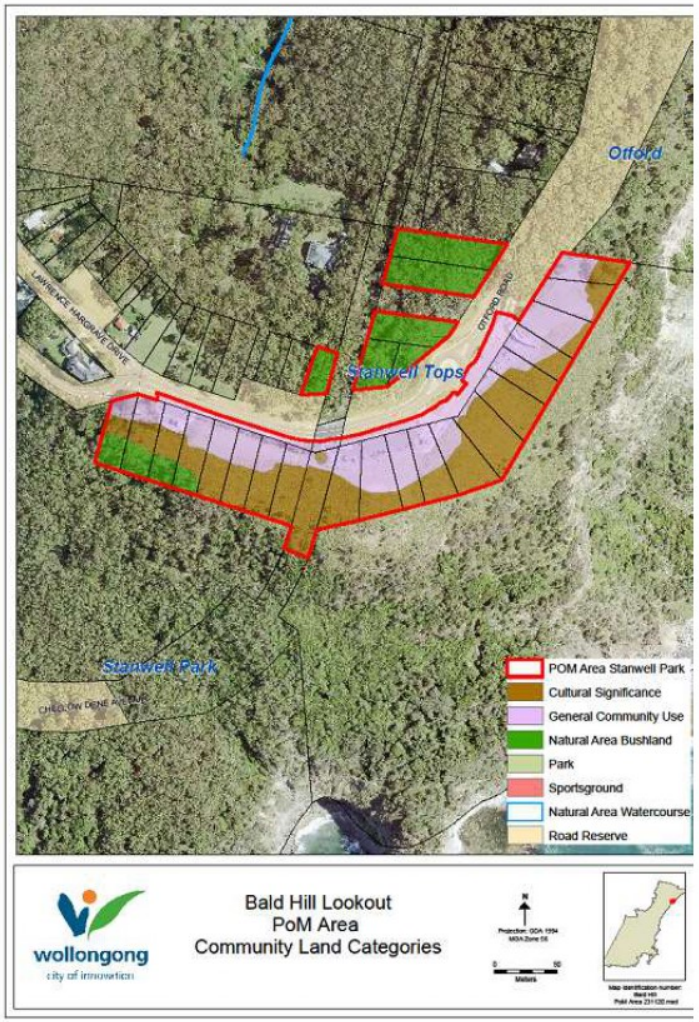
PoM Area

- This PoM covers both Stanwell Park Beach and Bald Hill Lookout.
- Stanwell Park Reserve is owned by the State of NSW as Crown land, with the remainder of the PoM areas at Stanwell Park and Bald Hill being community land owned by Council.
- The PoM area excludes the south western portion of the Amenities Block within Stanwell Park Reserve, as it is owned by Sydney Water.



Community Land Categories- Stanwell Park

- At Stanwell Park Reserve, the categories of Park, Sportsground, Natural Area Watercourse and Natural Area Bushland are proposed to reflect the use and character of the Crown land.
    - Park for the area surrounding the Surf Club, the open spaces, the sandy beach, the carpark and playground and community centre
    - Sportsground for the tennis courts
    - Natural area watercourse and bushland for the vegetated areas, the lagoons and creeks. creeks



Community Land Categories- Bald Hill Lookout

- At Bald Hill, an additional category of "General Community Use" is proposed to be introduced to apply to the car park, kiosk, amenities, telecommunications tower and hang glider areas. The category better describe the functions and uses of these built areas.
- The Area of Cultural Significance applies to lawn/cliff areas and the Lawrence Hargrave Memorial and artworks installed in the masterplan redevelopment.

PoM Values

The Draft PoM Values are:

- Stanwell Park Reserve is valued as a community hub and for its appeal as a tourist destination.
- Stanwell Park residents use the reserve as their meeting place while visitors are in awe of its environmental beauty and its relationship with human flight.
- Bald Hill is valued as a vantage point of world-wide popularity where the breath-taking scenic environmental beauty of the bush, cliffs and sea intersect with human ingenuity, be that with propelled flight (Hang gliding, Paragliding, Lawrence Hargrave experiments) or civil engineering (Sea Cliff Bridge).

Content of the Draft PoM

The Draft PoM:

- Describes the condition of the land and existing improvements on the land and uses
- Information on Council's approach to managing the area, existing development consents, and leasing and licensing procedures
- Identifies future permissible uses, developments and authority to grant leases and licences
  - Existing uses/developments are permissible.
  - New uses and developments are permissible if consistent with the PoM values and the scale and intensity requirements.
  - Any significant change would require inclusion in a future Masterplan endorsed by Council resolution. For example, adding an exterior entry ramp to improve disability access to any existing building is considered a non-significant change. Adding a third story to an existing building would be a significant change.

PoM - Management Observations

- Improvements are needed regarding the wide variety of signage that is within Stanwell Park so that the signage (regulatory, interpretive and way finding) is more effective. A signage audit is recommended in the draft PoM Action Plan.

- Further capital investment in the launching area at Bald Hill will be required in the future, along with the need to licence the gliding activities at Bald Hill now that the redevelopment of the Lookout is complete. A licence for the landing area already exists.

- Funding of these future improvements would be subject to future Council Delivery Plans/Annual Budgets and balancing needs across the LGA.

Conclusion

- The draft Stanwell Park Reserve and Bald Hill Lookout Plan of Management has been developed to meet Crown Land Management Act 2016 requirements.

- Formal exhibition (including this public meeting) enables Council to consider the community's feedback prior to finalising the draft PoM. The exhibition period began 16 Dec 2019 and ends 19 Feb 2021.
- All written submissions and the chair's report on this public meeting will be considered by Council at a future meeting prior to finalising the draft PoM.

SUMMARY OF SUBMISSIONS

EXHIBITION OF DRAFT STANWELL PARK RESERVE AND BALD HILL LOOKOUT PLAN AND OF MANAGEMENT

SUBMISSION	SUBMISSION SUMMARY	REPLY
GOVERNMENT AGENCY		
Heritage NSW (1)	• Notes that there has not been consideration of the Aboriginal cultural heritage values beyond the maintenance of existing signage about Aboriginal cultural heritage. • Recommend Council commit to undertaking an Aboriginal Cultural Heritage Assessment including Aboriginal community consultation of the POM area, to establish the potential for Aboriginal sites or cultural values to be associated with the area. This upfront assessment would provide clear limitations and constraints around Aboriginal cultural heritage and enable Council to address the management and protection of these values within the Plan.	Council considers Aboriginal Cultural Values when carrying out Council projects such as developing Plans of Management or undertaking capital work projects. Council consults with the Aboriginal Community inline with its Aboriginal Community Consultation Framework in addition to meeting National Parks and Wildlife Act 1974 requirements. In regard to the development of the draft Plan of Management: • Council is preparing draft Crown Land Management Act 2016 compliant Plans of Management over 46 Crown Reserves (one of which is Stanwell Park Reserve) in line with a 3 staged process outlined endorsed by Council at its meeting of 27 May 2019. • Stage 1 was preliminary community consultation about proposed community land category mixes for each Crown Reserve. For Stanwell Park Reserve the proposed community land categorise were Park, Natural Area bushland and watercourse, sportsground and general community use. • The Stage 1 process included notifying Native Title Claimants through NTSCorp, and 44 other Aboriginal community members/Organisations of the name of the 46 Crown Reserves and the proposed community land category mix. At the 22 May 2019 meeting of Council's Aboriginal Reference Group these 46 Crown Reserves were also discussed along with the fact that a Draft Plan of Management for Stanwell Park and Bald Hill Lookout was going to be the first draft PoM that

SUBMISSION	SUBMISSION SUMMARY	REPLY
		Council would develop. In light of those discussions: ○ At its meeting of 22 May 2019 Council's Aboriginal Reference Group identified the following Crown reserves as important and for Council to continue to talk with the Aboriginal community about the land: ○ Bellambi Lagoon ○ Bellambi Point Reserve ○ Brighton Lawn/Osborn Park ○ Hill 60 The exhibition of draft PoM is part of stage 2 activities. • Again during the exhibition period, the Native Title Claimants were notified via NTSCorp and other Aboriginal community members and organisations were notified and the draft PoM was talked about at the 19 May 2021 meeting of Council's Aboriginal Reference Group. At that meeting Reference Group attendees suggested that Council have site monitors present if the Surf Club expands beyond its current foundations and disturbs the ground. Site Monitors were also requested in relation to the surf club by 2 other Aboriginal community members via a one on one meeting and a phone call. Council, when undertaking Council infrastructure improvements, complies with the NPW Act. Council will continue to make lease and license holders aware of the need to undertake an *Aboriginal Cultural Heritage Assessment in accordance with the NPW Act and Heritage NSW regulations/policies.* Additional information has been added to the draft PoM regarding Aboriginal Culture and Heritage in section 12 Implementing the Plan of Management and an Appendix 6 – Heritage Considerations within the PoM area has been added.
ORGANISATIONS		

SUBMISSION	SUBMISSION SUMMARY	REPLY
Helensburgh-Stanwell Park SLSC (2)	• Seek that Council establish the boundary between park and natural area bushland using the provided survey. • Request a minimum 6m buffer, parallel to the northern wall of the SLSC categorised as park. This is to ensure any future works to the SLSC are within the park category. • Ask that the western end of Lot 14 DP 22200 be classified such as to permit SLSC and Council to enter a lease or licence agreement for the storage of rowing boats by constructing a three bay garage style building. If not, the northern portion of Lot 21 or 20 DP 7871.	The Community Land Category Mapping in this PoM (and all the PoMs prepared by Council) is not surveyed. It is indicative mapping and is to be taken in context with the content of the PoM. Upgrading, expanding an existing building like the surf club is permissible under this PoM. The Community Land Category mapping in the PoM shows that the land parcels occupied by the surf club are a mix of "park category" and "natural area bushland" (the steep hillside) category. The existing surf club occupies some portion of Council owned lots 20 and 21/7871, 60/1174246, 2/1028355 and Crown land Lot 7304/11142282. It is reasonable to determine that the community land category would go beyond the surf club building boundary to a degree, however the nominated areas to be categorised as "park" by the surf club (see attachment 7) are beyond the intent of the mapping in the draft PoM. The surf club building should not expand into the natural area bushland The surf club is aware that any future upgrade of the existing surf club would need to comply with Council policies and applicable legislation as indicated through the assessment of a future development application by the surf club. That process and the club's financial position will shape the future upgrading of the surf club. It is acknowledged that (at a minimum) disability access improvements are needed for the surf club building. A 1998 Heritage report identifies that there are heritage values within Lot 14 DP 22200. It is also noted that in the past a proposal to put a storage shed on Lot 14 generated objections by residents. Council is also aware of a community organisation proposal for a community garden (although no written submission has been made by the community garden proponent) on Lot 14. Any future use of Lot 14 would need to comply with any adopted PoM over the land as well as

SUBMISSION	SUBMISSION SUMMARY	REPLY
		legislative requirements and Council policies regarding leasing and licensing of community land. While the draft PoM may consider a community garden or a surf club storage shed as permissible under the PoM, it may not be feasible when legislative requirements, community sentiment and Council policies are considered.
FlyStanwell Inc (3)	• Note they have a new name: FlyStanwell Inc • Ask for consideration given to proving limited specific car parking for the club • Would like to improve signage in the area – refresh existing ones and install new signs • Access to room under the steps of the amenities building. Wondering if this was still an option for the club • Would like a club house on the grounds above the amenities block.	The Daft PoM now notes the change in name. In relation to improving signage in the area, the draft PoM provides for this improvement and suggests that future improvements are informed by a sign audit. The other matters have been referred to the Property Services section of Council for consideration in line with Council policies on leasing and licensing community land. No change in the PoM is required for this consideration. It is noted that any change to the profile of amenities block would be considered a significant change at this location and would require inclusion in a Council endorsed future masterplan. There are no current plans to revisit the Bald Hill Lookout Masterplan.
INDIVIDUALS		
(4)	• Treat Bald Hill like an international and national venue, not like any old local park. It's a tourist entrance to the Illawarra. • Marketing: rebrand it to make it have a more attractive name. • Parking: inadequate at the moment. Use the land across from it as parking. • Traffic: do something about the LHD/Otford road intersection (roundabout). Make a shared zone with traffic calming. Incorrect sing at the intersection.	Council manages Bald Hill Lookout as a tourist destination and will continue to do so. Council has been in discussions with Transport NSW about the LHD/Otford Intersection, it is their asset to manage. There are no plans to use the land across from the current lookout as additional parking.

SUBMISSION	SUBMISSION SUMMARY	REPLY
	• Cleanliness: Clear bins more regularly. Gurney the tables and pavement. Stop the hoons. • Repairs: replace with similar items to the original makeover.	
(5)	• The submission shares information they have collected on the area in relation to volunteer activities to manage the natural values of the area. • It is supportive of the ongoing bushcare work in The Dress Circle • 1373 trees have been planted since the 1980s. • The Dress Circle contains mixed forest of 40 species of native trees. 29 of those species are rainforest species within critically endangered littoral rainforest. • Biggest threat is Rusa deer. In 2019 a fence was erected which resulted in natural regeneration • Planting of native vegetation not favoured by deer should be considered by Council.	Bushcare activities within the PoM area will continue and Council works with relevant State agencies in relation to pest management.
(6)	• Wants management action that ameliorates the sheet and rill erosion adjacent to the CWA Hall on The Drive. • The water runoff from the drive and footpath carries sediment down and goes into Hargraves Creek and degrades the water quality and riparian vegetation. • Has raised the issue before with Council.	Council inspected the area in question on 19 January 2021 and determined no further action was warranted at this time. If conditions change, please contact Council again.

SUBMISSION	SUBMISSION SUMMARY	REPLY
(7)	• Weekends in summer are busy. Parking issues, rubbish dumping and hot coals dumped. More policing and management needed. • Passive measures such as telling people when the park is full (signage, closed gates, divert traffic).	Council is working with Transport NSW and trialled some variable messaging boards over the Australia Day weekend on Lawrence Hargrave Drive. The road is a Transport NSW asset. Council is aware of the increasing popularity of our beaches, parks and open spaces and is taking steps to effectively manage the impacts within available resources.
(8)	• Improved signage required regarding not swimming in the lagoon • Upgrade tennis courts • Traffic congestion • Tell cars on the motorway that the beach is full. • Hoon drivers. Chicane and speed bumps.	See response to submitter 7 regarding working with Transport NSW. Council plans for upgrades to sporting facilities through its Sportsgrounds and Sporting Facilities Strategy 2017-2021. The draft PoM proposes a sign audit which could inform future signage improvements.
(9)	Unclear on what the POM is	Council Officer contacted submitter directly to provide information.
(10)	• Issues with kiosk management. • Traffic congestion (Station St to Stanwell Park reserve) and Bald Hill. • Parking issues • Closing the park when full • Stagger the parking to allow for cars to pass through.	Council has recently undertaken a competitive process for a kiosk operator following the expiration of the previous lease. The successful applicant has been provided with a short term 12 months lease under the CLM Act transitional arrangements pending the finalisation of an adopted PoM over the land. As part of the recent competitive process the lease terms were update to reflect community feedback to include the requirement for the operator to seek a BYO licence and also sought to establish minimum hours of operation for the term. At the end of this license term, and upon adoption of a site specific PoM, Council will go back to market to seek an operator for the kiosk for a longer term. It is anticipated that a longer term is more likely to attract interest from experienced commercial operators. Whilst the lease terms will be reviewed when going back to market it is anticipated that they will, in good part, reflect the criteria as relied upon in the recent process which included *"the Kiosk needs to recognise the balance to be*

SUBMISSION	SUBMISSION SUMMARY	REPLY
		struck between these two stakeholder groups (community and tourists) and deliver on an offering that looks to constantly exceed expectations". See response to submitter 7 regarding working with Transport NSW
(11)	Management of kiosk.	See response to Submitter 10 for the Kiosk.
(12)	Management of Kiosk	See response to Submitter 10 for the Kiosk.
(13)	• Management of kiosk • Suggest evening events for Bald Hill (Food truck nights) • CCTV system around the Tennis Courts as they are regularly vandalised	See response to Submitter 10 for the Kiosk. Food Trucks and CCTV for the tennis courts would require consistency with Council policies and legislation, the PoM itself does not prohibit the future consideration of such ideas.
(14)	• Management of kiosk	See response to Submitter 10 for the Kiosk.
(15)	• Management of Kiosk • Car dumping at Bald Hill • Protection of the aesthetics and natural area at Bald Hill • Unsatisfied with Councils rectification works (barriers)	See response to Submitter 10 for the Kiosk. Council regularly inspect the infrastructure at Bald Hill Lookout and reinstalls vandalised items. Council undertakes efforts throughout the LGA in response to car dumping and will continue to do so.
(16)	• Issues with reeds stopping water flow and wide spread flooding because water is stopped by debris. • Management of kiosk. • Two sets of flags needed at the beach • Ladies shower floods • Traffic issues "beach full signs" • No one knows who to give way to at Bald Hill • Signs needed to explain rips	 Council Work crews inspect the naturally occurring Typha vegetation at the location above shown in red outline and will slash this down from time to time or use an available bank mower to assist with sight lines around the curve of the road. Ladies Shower flooding has been reported to Council building asset manager.

SUBMISSION	SUBMISSION SUMMARY	REPLY
		Council also has bush regeneration contractors who undertake weed control along this stretch of creek with the goal to remove any instream blockages, such as large branches, fallen trees, rubbish etc, as well as to control any emerging weeds. This helps with the flow of stormwater to an extent. Along Hargrave Creek generally sedges, rushes and grasses occur naturally along creek lines and are very important for birds, fish, and maintaining water quality. Rushes are used for food, shelter, and nesting by many different types of birds. They are also a great home and food source for small fish. These reeds stop rubbish from entering the creek and ocean, which is good news for marine life who might eat or get entangled in this rubbish. Council has been in discussions with Transport NSW about the LHD/Otford Intersection, it is their asset to manage. For Kiosk response see submitter 10 Council Lifeguards and Surf Life Saving Club patrols actively undertake public education around rips. Lifeguard signage is inspected on a regular basis and maintained fit for purpose.
(17)	Supports the PoM	Noted
(18)	• Management Observations Pg 31: ○ Agree with sign audit ○ Tennis court shed needs replacement • Northern Lagoon and Hargraves Creek: ○ The waterway seems to be omitted from several maps and comments (Figure 35, 37) • Management of kiosk	Council will be able to consider funding a sign audit and implementing sign upgrades informed by the audit in future delivery plans/annual plans. Council plans for upgrades to sporting facilities through its Sportsgrounds and Sporting Facilities Strategy 2017-2021. Figures 35 and 37 relate to mapping of Ecologically Endangered Communities and Bushcare sites. Hargraves Creek (north lagoon) and Stanwell Creek (south lagoon) have been referenced in the caption for to Figure 2– Stanwell Park Reserve PoM area Community Land

SUBMISSION	SUBMISSION SUMMARY	REPLY
	• Parking and congestion: manage the park usage on busy days. • PoM needs to note these demands on the area and look at solutions (parking, traffic congestion) • NP coordinate with WCC when they intend to close their beaches to help with the surge of visitors to Stanwell Park.	Categories Map. The community land category of Natural Area Watercourse applies to these creeks. See response to Submitter 10 for the Kiosk. Council is aware of the increasing popularity of our beaches, parks and open spaces and is taking steps to effectively manage the impacts within available resources.
(19)	• Baird Park and Beach Access: ○ Inadequate bins ○ Signage around safe swimming (multilingual) • Management of kiosk (umbrellas needed too)	Consideration could be given in the future to licensing the outdoor seating near the kiosk to a future kiosk operator who could then consider installing umbrellas and undertaking the responsibility for their upkeep. The proposed sign audit may consider the need for additional multilingual signage. See response to Submitter 10 for the Kiosk.
(20)	• Management of kiosk • Parking and congestion • Northern Lagoon/Hargraves creek (waterway is omitted from several maps and comments).	Hargraves Creek/northern lagoon are categorised as natural area watercourse under the PoM. The southern lagoon (Stanwell Creek) is also categorised as a natural area watercourse. The maps (figures 35 and 37) relate to Ecological Endangered Communities and locations where contractor and volunteer bushcare activities occur. They are separate things. See response to Submitter 10 for the Kiosk.
(21)	• Disconnection between objectives and reality • Access changes at northern carpark hasn't been explained in the PoM • Built assets are poorly designed and installed • Recommends council engages architects to rehabilitate the creeks and recreation areas • Rehabilitate the creek • Link the two areas with a path (NE corner of The Drive to Bald Hill)	Council has adequately described the improvements on the land and their condition at the time of the making of the PoM. Council manages and undertakes capital improvements within the PoM area in line with Wollongong 2028 Goals, the four-year Delivery Plan and Annual Plan. Council Staff and Volunteers undertake activities to increase the natural values of Hargraves Creek and Stanwell Creek.

SUBMISSION	SUBMISSION SUMMARY	REPLY
	• An objective should be to remove underground pole and wires and improve the lighting.	
(22)	More rubbish bins (Cigarette butt bins especially) at Bald Hill, closest to the Lomandra bushes.	Council manages Bald Hill with regular waste collection services and has recently installed more cigarette butt containers.
(23)	Add shade sails to the playground.	Improvements to the playground at Stanwell Park will be in accordance with the Play Strategy. Your suggestion has been provided to Recreational Services.
(24)	Management of kiosk	See response to Submitter 10 for the Kiosk.
(25)	Management of kiosk	See response to Submitter 10 for the Kiosk.
(26)	Management of kiosk	See response to Submitter 10 for the Kiosk.
(27)	• Suggest pedestrian and cycling modes of transport between the two areas to improve safety and traffic flow. • Abandoned tunnel as an alternative cycling route	These improvements proposed would be outside of the PoM area.
(28)	• Concern that the PoM may not adhere to objectives 1, 11,12,14, 24-26 in regard to the strain of vehicles attracted to the area. • Noise pollution unsettles native fauna and community members. • Signs to educate drivers suggested	Council manages the PoM area with regard to protecting the environment.
(29)	Management of kiosk	See response to Submitter 10 for the Kiosk.

SUBMISSION	SUBMISSION SUMMARY	REPLY
(30)	it would be great to detail in POM the Cultural significance of the area. Also, to pay respect to this land and my people by insisting an Aboriginal Site Officer be present for any ground-breaking work that is carried out. Any Extensions to the Surf Club will require Aboriginal Site Monitoring as excavation work will need to be carried out	Additional information regarding Aboriginal Culture and Heritage has been included in the draft PoM in relation to compliance with the National Parks and Wildlife Act.
(31)	Are cultural burns allowed within the area covered by the plan?. The area that needs a cultural burn would be the reed beds next to the lagoon in Baird park. The reeds are competing with various introduced weeds as well as a few planted wattles. This burn needs to be done in winter when the reeds have died off and the small bird species that use the reeds are not nesting. On going weed management could then be instigated or an implementation *of cultural burns every 4-5 years may provide ongoing control.*	Cultural burning is a matter that would involve the Aboriginal community, Heritage NSW, NSW Fire Services and Council if it were on Council managed land anywhere within the Local Government Area. As Council is committed to addressing the impacts of Climate change measures such as cultural burning could be considered in cooperation with the stakeholders noted above in the future. Council does have active bush care volunteers and contractors addressing weed cover to the best of their ability and resources currently across the PoM area.
Individual One on one meeting	ILALC and the peak body for Surf Life Saving Illawarra and Heritage NSW should begin discussions to do an Aboriginal Heritage Cultural Assessment for the entire Illawarra coastline where there are existing surf clubs to address the issues raised by Heritage NSW in relation to the draft Stanwell Park Reserve and Bald Hill Lookout PoM. Site monitors during surf club expansion would be appropriate.	Council has included the information regarding the request for Aboriginal site monitors in the Draft PoM in regard to the surf club building. Council has informed Heritage NSW of the suggestion regarding an Aboriginal Heritage Cultural Assessment for the entire Illawarra Coastline.
Individual Phone conversation	The area would have been used by Aboriginal people in the past. Aboriginal site monitors during any surf club expansion would be appropriate	Council has included the information regarding the request for Aboriginal site monitors in the Draft PoM

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2021

DRAFT STANWELL PARK RESERVE AND BALD HILL LOOKOUT PLAN OF MANAGEMENT



Proposed Minor Admendments are Highligted In Yellow

DOCUMENT Z20/17464

Wollongong City Council

19/ 07/ 2021

Acknowledgement of Country

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

Council acknowledges that the lands we live and work upon are Aboriginal lands, we embrace and celebrate the ongoing cultural tradition the Dharawal people bring to the Illawarra and surrounding regions.

Bald Hill, with its view of the Illawarra escarpment, provided a common meeting area for Aboriginal People during their journeys up and down the south coast. Bald Hill and surrounding areas such as Stanwell Park beach played a significant part of providing food, shelter, water and other natural resources that Aboriginal people used.

Council, in partnership with the Aboriginal community, has installed a Welcome to Country sign at the Bald Hill Lookout Observatory Deck along with Aboriginal artwork to celebrate this landmark and the cultural significance to the Aboriginal people.



Welcome to County Signage at Bald Hill Lookout Observatory Deck.

Text by Carol Speechley, Image: Lorraine Brown and Narelle Thomas

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1 Introduction

This Plan of Management (PoM) covers two of Wollongong's most stunning recreational and natural areas, Stanwell Park Beach and Bald Hill Lookout. The two areas share a history related to aeronautical pioneer Lawrence Hargrave. Para gliders and Hang gliders take off at Bald Hill in the suburb of Stanwell Tops and land at the beach in the suburb of Stanwell Park.

The PoM area at Stanwell Park includes the beach, parklands, lagoons, a surf club, tennis courts, children's centre/community centre and native vegetation. Despite the area's popularity, it is primarily a community hub for the village of Stanwell Park. A large portion of the PoM area at Stanwell Park is Crown land. Stanwell Park Reserve (R83095) was gazetted on 5 May 1961 with a reserve purpose of public recreation and is owned by the State of NSW as Crown land. The remainder of the PoM area at Stanwell Park is community land owned by Council.

The PoM area at Bald Hill is all community land owned by Council. Bald Hill includes an existing telecommunications tower, parking, an amenity block with a viewing platform, a kiosk and a mobile food van, seating and interpretive artwork along with take-off zones for para gliding and hang gliding. Figure 1 shows the entire PoM area and the area that is also Crown land.

The Crown Land Management Act 2016 (CLM Act) requires Council to manage Stanwell Park Reserve "as if the land was public land" under the Local Government Act 1993 (LG Act) because Council is the 'council crown land manager'. Public land is required to be classified as either 'community' land or 'operational' land and all community land requires further 'categorisation' under the LG Act through a PoM.

This PoM categorises the land in the following community land categories -

- Park
- Natural Area – Bushland
- Natural Area- Watercourse
- Area of Cultural Significance
- General Community Use
- Sportsground

Figure 2 (Stanwell Park) and Figure 3 (Bald Hill) show where the community land categories apply. Each category has its own legislated core objectives to guide its use and management. Core objectives are to guide any leases or licenses over the land. A PoM is the mechanism to categorise land. The core objectives of each category above are found in the PoM Action Plan.

2 Background to 2021 PoM

On 4 August 2009, Council adopted a PoM over Stanwell Park Reserve and Bald Hill Lookout then under the Crown Lands Act 1989 and the Local Government Act. Ten years ago both the Beach Kiosk at Stanwell Park and Bald Hill Lookout were in poor condition. In recent years Council has invested significantly at both PoM areas by -

- Constructing the New Beach Kiosk at Stanwell Park Beach during 2018
- Building new Baird Park Public Toilets in 2018
- Redeveloping the Bald Hill Lookout in line with the Council endorsed Bald Hill Masterplan undertaken in stages between 2014 - 2017

The 2021 PoM reflects these improvements and the PoM Action Plan identifies management objectives, performance targets and means to achieve targets in line with both Council's Community Strategic Plan (Wollongong 2028) and the core objectives of the community land categories that apply to the land.

In 2009 Council did not have a Community Strategic Plan to guide all of Council's operations, services and capital improvements. Also Crown land under the 2009 PoM was not given a community land category as is now required under the CLM Act. As circumstances change, plans of management should change.

Figure 1: Stanwell Park Reserve and Bald Hill Lookout PoM Areas – Location Context

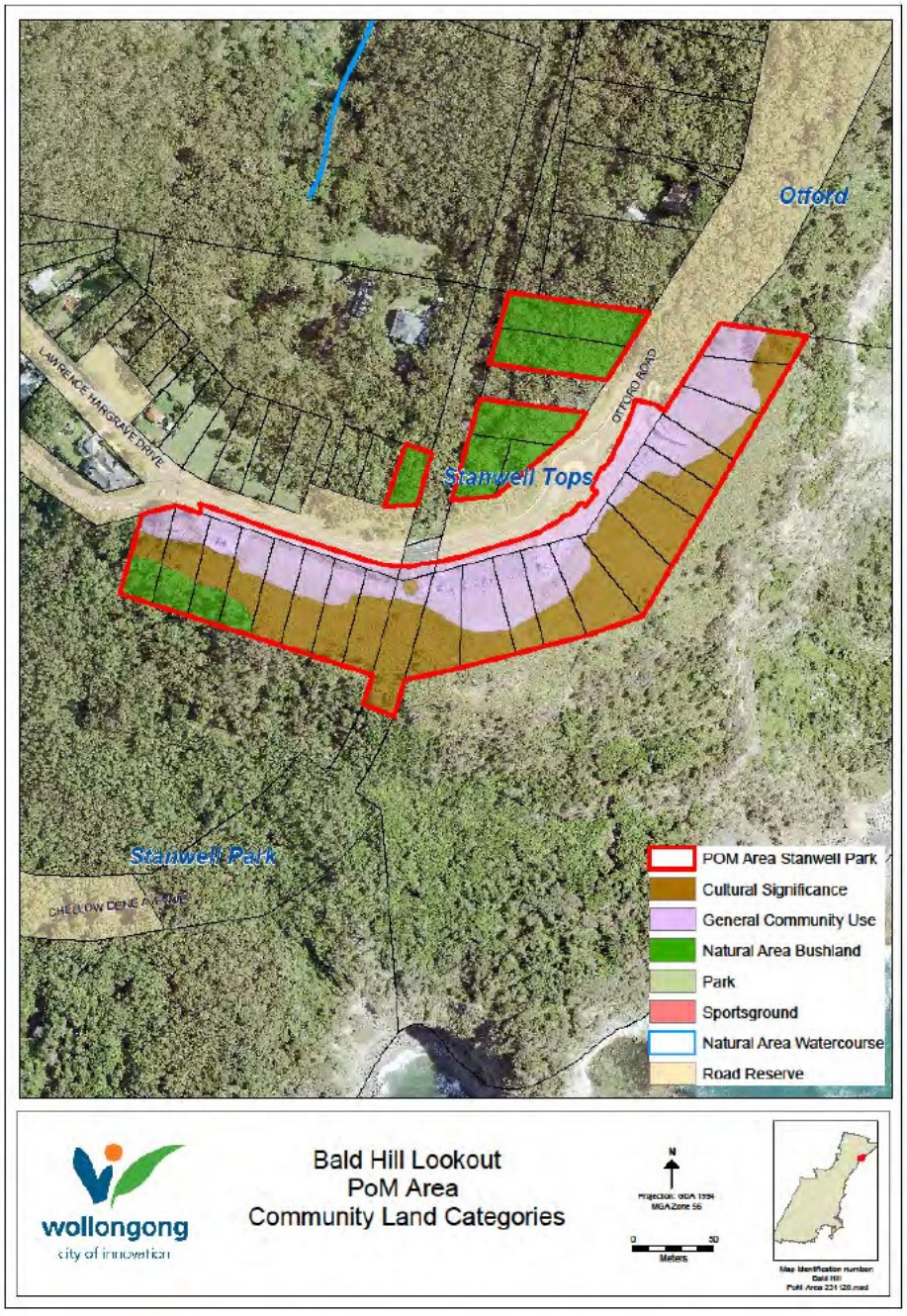


Figure 2 Stanwell Park Reserve PoM Area – Community Land Categories



The Department of Planning, Industry and Environment- Crown Lands gave consent to alter categorisation of the Reserve R83095 (Stanwell Park Reserve) as Park, Sportsground and Natural Area through this ~~draft~~ PoM on 20 October 2020. To the north is Hargraves Creek and to the south is Stanwell Creek.

Figure 3 – Map of Community Land Categories at Bald Hill Lookout



Interpretive signage and artwork within the General Community Use (GCU) area is also categorised as cultural significant. GCU are the "built" areas and the areas used for gliding activities. The "baldness" of Bald Hill is significant.

3 Purpose of the Plan of Management

The purpose of this PoM is to meet legislative requirements under the CLM Act which came into effect as of 1 July 2018 and to meet requirements under the LG Act as shown in Table 1.

Table 1 – How the PoM meets legislative Requirements under the LG Act and CLM Act

PoM Legislative Requirement	Where in the PoM	LG Act	CLM Act
Land covered under this PoM	Figure 1	✓	✓
Category and Classification of Land	Figures 2 and 3	✓	✓
Owner of the land	Section 1 - Introduction	✓	✓
Management of the land – condition and use of the land and structures in 2018	Table 1, Figures 4-33	✓	✓
Future use of the land – management objectives, performance targets, means to achieve targets and assess progress towards objectives (*The legislated core objectives of each community land category that applies to land under this PoM is included in the Action Plan as a management objective*)	Tables 4 and 5 PoM Action Plan	✓	✓
Future use of the land – future use and development of the land	Section 6, Table 2	✓	✓
Leases, licences and other estates	Section 8, Appendix 2	✓	✓
Approvals for activities on the Land	Table 2, Section 7, Appendix 1	✓	✓
Native Title Manager review and advice	Appendix 3	N/A	✓

PoM Legislative Requirement	Where in the PoM	LG Act	CLM Act
Minister approval to exhibit draft PoM	Minister's approval to exhibit the draft PoM granted on ~~xxxx~~ 20 Oct 2020.	N/A	✓

4 PoM Values

In 2009, Council adopted a PoM over Stanwell Park Reserve and Bald Hill Lookout. At that time residents and visitors told us:

- Stanwell Park Reserve is valued as a community hub and for its appeal as a tourist destination.

- Stanwell Park residents use the reserve as their meeting place while visitors are in awe of its environmental beauty and its relationship with human flight.

- Bald Hill is valued as a vantage point of worldwide popularity where the breathtaking scenic environmental beauty of the bush, cliffs and sea intersect with human ingenuity, be that with propelled flight (Hang gliding, Paragliding, Lawrence Hargrave experiments) or civil engineering (Sea Cliff Bridge)

In 2021 these values still hold true.

Council encourages everyone to visit both Stanwell Park Reserve and Bald Hill Lookout and learn more about the area's heritage. Bald Hill Lookout is heritage listed in Council's Wollongong Local Environmental Plan 2009 as Lawrence Hargrave Memorial Park. The site is a major local landmark, a vantage point, and includes a memorial statue of Mr Hargrave. For more information see the link below:

https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2700074

https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2700074

Note about the structure of this document

As there are two geographical locations under the one PoM, the remainder of the PoM's maps and photographs are organised by location. First Stanwell Park Reserve maps and photographs are discussed then Bald Hill Look out maps and photographs follow.

Maps and photos assist in meeting legislative requirements of a PoM by providing a "snapshot" of the condition of the land and the improvements on the land at the time of the making of the PoM.

Figure 4 Stanwell Park Reserve PoM Area Map



* The PoM area excludes the south west portion of the Amenities Block. It is owned by Sydney Water

Examples of Infrastructure within Stanwell Park Reserve PoM Area

Figure 5: New Beach Kiosk at Stanwell Park Reserve



New Beach Kiosk - December 2018 – in same location as old kiosk shown below

Figure 6: Old Kiosk at Stanwell Park Reserve – replaced by new Kiosk in same location



The Old Kiosk

Figure 7: Amenities Block at Stanwell Park Reserve



Figure 8: Typical park infrastructure at Stanwell Park Reserve



Figure 9: Play equipment at Stanwell Park Reserve



Figure 10: Example of Natural Infrastructure (Trees) Maintenance Works from Dec 2018



Figure 11: Hargraves Creek



Figure 12: Natural Path Stanwell Park Reserve



Figure 13: Dune Vegetation damaged by deer at Stanwell Park Reserve



Figure 14: Tennis Courts and Club House at Stanwell Park Reserve



Figure 15: Natural Dunes at Stanwell Park Beach



Figure 16: Pedestrian Trail Markers and Glider landing Zone Markers at Beach



Figure 17: Public Place Signage



Figure 18: Multiple Safety Signs at Stanwell Park Beach



Figure 19: Emergency Vehicle Access to Beach near Surf Club/Baird Park



Emergency Vehicle Access to Beach near Surf Club / Baird Park.

Figure 20: Helensburgh Stanwell Park Surf Life Saving Club Building



Helensburgh Stanwell Park Surf Life Saving Club Building

Figure 21: Typical Park Infrastructure at Baird Park at Stanwell Park Beach



Figure 22: Example of "Works in Progress" Community Notice from Baird Park Upgrades



Figure 23 – Stanwell Park Children's Centre/Community Centre



Figure 24 – Room Configuration in 2020 of Children's Centre/Community Centre

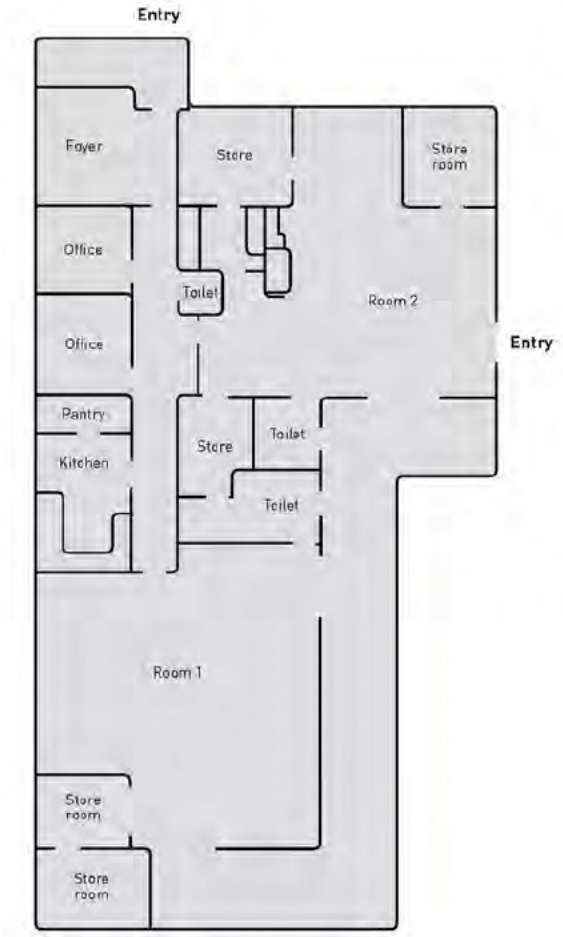


Figure 25: Map of Bald Hill Lookout PoM Area



Examples of Infrastructure at Bald Hill Lookout

Figure 26: Observation Deck, Public Toilets, Kiosk at Bald Hill Lookout



Figure 27: Outdoor Seating, Hang gliders, Mobile Food Van at Bald Hill Lookout



Figure 28: Lawrence Hargrave Interpretive Signage and Aboriginal Art at Bald Hill

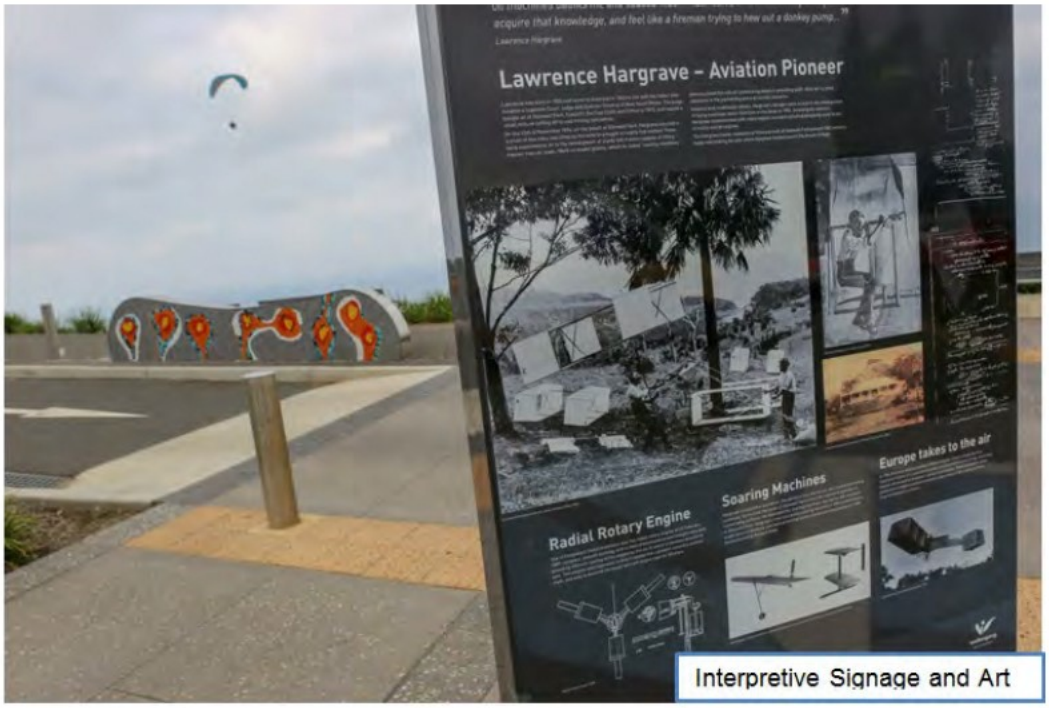


Figure 29: Lawrence Hargrave Memorial at Bald Hill Lookout



Figure 30: Site Rules for Flight Operations Signage at Bald Hill Lookout



Figure 31: Poor Condition of Gliding Launching Point at Bald Hill in 2019



Figure 32: Example of General Public in glider take off area at Bald Hill in exclusion zone



Figure 33: Telecommunications Tower at the southern end of the PoM area at Bald Hill



5 Management Observations

From site visits, to review of Council records including correspondence with users of the PoM area and discussions with staff the following observations have been made:

Signage

- Signage varies greatly in quantity, quality and effectiveness throughout the PoM area. This circumstance could be an outcome of the area's varied and high volume of uses and different attributes. The PoM area includes adventure sports, tennis courts, playgrounds, natural bushland and creeks, lagoons, patrolled beach, picnic areas, open space and dog off leash area.

- Signage relating to the patrolled beach needs particular attention given the dangerous surf conditions that prevail on the Stanwell Park Beach, prohibitive and warning signage should be prominent at Beach entry points and be single use signs. Signs relating to aquatic activities at Stanwell Park Beach should be in line with the Australian Aquatics Signage Manual. As shown in Figures 18 and 19 the beach signage is on sign posts with other signage. This should be changed as resources permit.

Condition of Built Assets

- The condition of built assets has been reviewed to inform the 2020 PoM. The built assets vary in condition, from excellent (New Beach Kiosk, Bald Hill Lookout Observation Deck / Public Toilets / Kiosk, Baird Park Public Toilets); to good (Stanwell Park Public Bathrooms / Shower, Stanwell Park Children Centre/Community Centre, Playground); to fair (Surf Club building, dune fencing, some signs, some tennis court facilities); to poor (some parking bollards, some signage, some tennis court facilities). The variation in condition reflects the age of the facility and Council's infrastructure priorities in recent years as demonstrated in Council's Delivery Plan. Additionally when facilities are leased or licensed by community or commercial organisations the lessor or licensor is responsible for maintenance and management of the asset in accordance with the terms of the license or lease so the condition of these assets reflects its management by those parties and their available financial resources.

Natural Assets

- Natural assets along the riparian corridors, near the playground, along the circle end of Stanwell Avenue, are in good condition. Some portions of the dune areas range from good (near surf club) to fair to poor condition (near amenities building carpark) due to the impacts of invasive flora and fauna on the native vegetation. Vegetation management works within the PoM area should at least be maintained at 2020 levels.

Gliding Activities

- As a result of fatalities that occurred on 24 September 2000, a coronial inquest made a number of recommendations regarding Council's management of Bald Hill, the hang gliding activities at that site, and the occupation of the site by Stanwell Park Hang Gliding Club. Those recommendations are reflected in the development consent with conditions granted by Council for "Use of Stanwell Park Beach and Bald Hill Reserve for Hang Gliding and Paragliding Activities" on 6 August 2007 (DA-2002/1821) and as modified on 13 April 2010 (DA-2002/1821/A) and the license conditions that allow the Stanwell Park Hang Gliding Club to land at Stanwell Park Beach today. Council's responses to those coronial inquest recommendations will continue to shape and influence this PoM and any future leases or licences for gliding activities.

- Hang gliding and Paragliding is a form of 'sport aviation'. The regulation of sport aviation is complex. Hang gliding and Paragliding at Bald Hill/Stanwell Park is a high risk activity and is undertaken by individuals, non-commercial and commercial organisations at their own risk.

- On 1 September 2008 the Civil Aviation Safety Authority (CASA) issued Instrument number CASA 433/08 providing an exemption (subject to conditions) from a CASA regulation that would otherwise prohibit gliding activities to occur at Bald Hill. The current exemption can be found on the Stanwell Park Hang gliding and paragliding club (SPHGPC) website (https://www.flystanwell.com/). The current exemption is issued by the Sports Aviation Federation of Australia (SAFA) because Australian sport aviation operates under self-administration. SAFA was formerly known as the Hang Gliding Federation of Australia. Self-administration means that CASA sets the regulations and then work with self-administering

organisations (such as SAFA) to ensure the regulations are applied and enforced. CASA requires that sport aviation participants wanting to undertake an exempted activity (such as hang gliding or paragliding at Bald Hill/Stanwell Park) must be members of a self-administering organisation. For more information on SAFA see their website at https://www.safa.asn.au . For more information on the Civil Aviation Safety Administration, see CASA's website at https://www.casa.gov.au

- The Stanwell Park Hang Gliding and Paragliding Club (SPHGPC) has been issued development consent for the use of Stanwell Park Beach and Bald Hill Reserve for Hang Gliding and Paragliding Activities. Council requires that anyone flying at Bald Hill / Stanwell Park is to be registered with SPHGPC and be familiar with the rules before flying the site.

- Daily hang gliding, paragliding activities are managed by development consent conditions, CASA regulations, and the PoM requirement that areas used for gliding activities are under a license. The Stanwell Park Hang gliding and paragliding club (SPHGPC) has a license for the use of Crown land Stanwell Park Reserve as a landing area until 31 December 2027.

    - Now that redevelopment of Bald Hill is complete, formalising a license agreement for gliding activities with SPHGPC is a priority. The land at Bald Hill for these activities is community land owned by Wollongong City Council.

    - SPHGPC has a new name, FlyStanwell Inc as notified to Council in writing on 22 February 2021.

    - Long Term management of hang gliding and paragliding activities requires consideration of further capital investment in the launching area at Bald Hill. A durable surface for the landing area would minimise cliff erosion and compliment the surroundings and the heritage significance of Bald Hill. Investment in the area will better accommodate both the gliding activities and the impact of increasing numbers of tourists who use the area when gliding activities are not occurring.

6 Permissible Uses, Development under the PoM

Table 2: Plan of Management Permissible Purpose/Use/Development Table

Permissible Purpose/Use/Development	Scale and Intensity
Purposes, uses and development (new or existing) that are consistent with the PoM Values (Section 4 of PoM) are permissible. Existing uses (recreational, community, sporting, compatible commercial, natural area conservation activities to maintain or increase biodiversity, as of 2020), and existing developments (i.e. built buildings and structures on the land as of 2020) can be updated or expanded at Stanwell Park Reserve and Bald Hill if consistent with the PoM Values and with PoM scale and intensity requirements New uses and developments can be undertaken, built, updated or expanded if consistent with the PoM Values, PoM scale and intensity requirements and not prohibited as noted below in bold text: **Activities that conflict with hang or para glider activities are not permitted.** **New Built park infrastructure that impedes medical evacuation helicopter access at Stanwell Park is not permitted.** *(In 2020 there is enough open space for such emergency responses)* Only medical evacuation helicopter access is permitted.	A significant change to existing (as of 2020) uses and developments within the PoM area would require inclusion in a future Masterplan endorsed by Council resolution. *(see explanatory note for example of a significant change and a not significant change)* Existing and new uses and developments are to be as follows: • Compliant with any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land (usually development consent under the Environmental Planning and Assessment Act 1979 or approval under section 68 of the LG Act, but other legislative or regulatory requirements may apply, for example the Heritage Act 1977 or Native Title Act 1993 or National Parks and Wildlife Act 1974) • Consistent with the intended function of the land, public safety, the known constraints and the wider community context and future needs • Consistent with relevant Council Policies, for example, walking your dog at Stanwell Beach (an existing recreational use) needs to comply with the Dogs on Beaches and Parks Council Policy

Explanatory Note: *Significant Change verses Not Significant Change*

Significant Change Examples	Not Significant Change Examples
Adding a third story on any existing building within the PoM area A new building that is not a public toilet / amenities building	Adding an exterior entry ramp to improve access to any existing building within the PoM area to implement Council's Disability Inclusion Action Plan Improvements to the playground Temporary, removable improvements related to holding community events that have development consent Mobile Lifeguard patrol tower on the beach

7 Legislative Approvals of PoM Permissible Uses/Developments

Section 35 of the LG Act requires that the use and management of community land is to be in accordance with the following:

- The PoM applying to the land
- Any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land
- Division 2 of Part 2 of Chapter 6 of the LG Act.

Appendix 1 is a listing of approvals from 2002 – 2018 for activities on the land in the PoM area in regard to Section 68, Part D of the LG Act and development application approvals under the Environmental Planning and Assessment Act 1979. The approvals listed in Appendix 1 are typical of the way the land under this PoM has been used in the past by the community. These types of uses will continue under this PoM.

Obtaining the necessary legislative approvals for activities or development on community land may simple or complex, depending on nature of the activity or development and its location. The intent of section 35 of the LG Act is to make the general public aware that there are additional requirements to be met (the PoM, Division 2 of Part 2 of Chapter 6 of the LG Act) when undertaking activities or development on community land by any person or organisation. These additional requirements do not apply to privately owned land.

8 Leasing, Licensing and the Granting of Other Estates under the PoM

Leasing, licensing and the granting of other estates relating to permissible uses, developments, activities, events is expressly authorised under this PoM, subject to meeting the relevant legislative requirements under the LG and CLM Acts and Council policies. In particular, the leasing and licensing of Crown land must comply with Native Title legislation (see Appendix 3 for more information) and the NSW Aboriginal Land Rights Act 1983 (see Appendix 4 for more information). Leasing and licensing of land or buildings can be for casual, short, medium or long term, not to exceed 30 years under this PoM.

Please refer to Appendix 2 for more details on –

- Legislative requirements under the LG Act 1993 for leasing and licensing

- Council's policies for leasing, licensing and granting other estates

- Council's existing leases and licenses over the land at Stanwell Park Reserve and Bald Hill Lookout

9 How Council and Others manage the land

Cooperation of others to manage the land

Council cannot manage community land without the cooperation of others, for example -

- Visitors to the park, sportsground or beach need to obey the signs and conduct themselves accordingly to the setting.

- Organisations or individuals (community and commercial) who have a casual booking or longer term license or lease to use an area or facility for a few hours, or few days or several years, need to comply with the conditions of their booking or license or lease agreement. The longer the use of the land or facility the more obligations are placed on the organisation or individual with the booking, license or lease. Council has policies relating to licensing and leasing of community land so that the processes and obligations relating to leasing and licensing are transparent and consistent throughout the Local Government Area. A list of existing leases and licenses within the PoM area and additional information regarding leasing and licensing of community land can be found in Appendix 2 at the end of this document.

- Volunteers enable Council to undertake activities to improve the condition of the area or facility that are not funded given all the other services and obligations placed on Council.

Council has many roles in managing the community land at Stanwell Park Reserve and Bald Hill Lookout. These include -

- Land Owner
- Lessor

- Licensor
- Council Crown land manager
- Services Provider (lifeguards, gardeners, lawn mowers, community centre operator, etc)
- Builder
- Land Use planner
- Land Use regulator
- Volunteer Coordinator
- Steward or caretaker of land for current and future generations
- Public Risk Manager.

Table 3 on the next page, demonstrates how Council manages (directly or through others) each natural feature, building or other improvement within the PoM area at the time of making this plan of management.

Table 3: Method of Management in 2020 (i.e. by Council alone or by Council and Others)

What	Council	Others
Natural Features		
Open Space – mown lawns	✓	✗
Open Space – natural area – grasses or reeds not mown	✓	✓
Open Space – natural area – trees/shrubs	✓	✓
Open Space – natural area – dunes	✓	✓
Beach , lagoons	✓	✓
Buildings		
Surf Club	✓	✓
Amenities Block – type – public toilets plus showers or change or storage areas	✓	✓
Community Building – type – multipurpose (Stanwell park children's centre/community centre)	✓	✗
Community Building – type – single purpose (tennis club building)	✓	✓
Kiosk (take away refreshments – small size) (mobile food van)	✓	✓
Café (take away and outdoor seating – medium size)(flying high café, beach kiosk)	✓	✓
Other Improvements		
Kids playground	✓	✗
Foot paths, pedestrian bridges	✓	✗
Tennis courts	✓	✓
Picnic tables or bench seating	✓	✗
Signage – regulatory or way finding or interpretation	✓	✗
Others – bubblers, bike racks, storm water and water quality devices, taps, bollards, etc	✓	✗
Art	✓	✗
Car parking	✓	✗
Lookout (Bald Hill Observation Deck)	✓	✗

How Council manages the public's use of the land and the improvements upon the land at Stanwell Park Reserve and Bald Hill Lookout is an example of how Council manages any of its operations, services and relationships with residents, business and visitors throughout the entire Local Government Area (LGA).

At the LGA level, Council has one plan, Wollongong 2028 is a ten year community strategic plan which provides direction for the delivery of Council projects and services. This PoM for Stanwell Park Reserve and Bald Hill Lookout is both an informing (legislative requirement) and supporting (strategy) document to enable the goals and objectives of Wollongong 2028.

Asset Management by Council

Across the LGA, Council is the custodian of over $4 billion dollars' worth of physical assets. The asset types vary greatly, and include roads, bridges, footpaths, community centres, stormwater pipes, pools, playgrounds, waste facilities, public art and library books. To manage these assets, Council has an Asset Management Policy that sets a framework for the effective management of current and future assets to ensure that Council delivers safe, reliable and sustainable services to the community.

Council's Asset Management Policy is underpinned by the following -

- A Strategic Asset Management Plan which forms part of Councils Resourcing Strategy and supports the Community Strategic Plan (Wollongong 2028).

- Asset Management Plans for each key asset class.

- Asset Management Information Systems – which enable the following to be documented for each asset – inventory, condition assessment, valuation and depreciation, capital and maintenance costs, service level requirements, risk management plan, replacement and disposal plans.

Stanwell Park Reserve hosts a number of Council-owned infrastructure assets designed to deliver a range of services to users of the site. The condition of these assets will vary based on the life of the asset and service level identified in the relevant Asset Management Plan (AMP). Council invests in the operation, maintenance, renewal and upgrade of these assets based on the service levels identified in the AMP's and any associated leasing and licence

agreements. Figures 4-32 and 33-36 demonstrate the broad range of asset classes typically found on Council land.

Management of Recreational land and facilities by Council

The land and facilities at Stanwell Park and Bald Hill Lookout are primarily recreational assets.

Maintenance and upgrades of open space, parks, community centres and sporting facilities are undertaken by a variety of Council staff, community or commercial organisations, contractors or volunteers. Their actions are guided by Wollongong 2028, available budget and informing and supporting documents such as the Play Wollongong Strategy 2014-2024 for playgrounds or the Sportsground and Sporting Facilities Strategy 2017-2021 for sport facilities like the tennis courts at Stanwell Park. The strategies compliment the relevant asset management plans.

Across the land under this PoM the condition of land and physical assets varies widely, from poor to excellent, as evidenced by the figures and maps in this PoM. This is not an uncommon occurrence throughout the Local Government Area as Council is responsible for a vast array of areas and assets and has limited financial and social resources.

Lifeguard Services at Stanwell Park Beach

Council provides a lifeguard service at Stanwell Park Beach to provide a safe swimming area to residents and visitors. Stanwell Park Surf Life Saving Club volunteers provide a surf life saving service in accordance with Council's service level agreement with Surf Life Saving Illawarra. The lifesaving activities may incorporate the use of vehicles and lifesaving plant and equipment and the use of mobile observation towers.

Management of Lagoons and the northern cliff face at Stanwell Park

Two lagoons are located within the PoM area. The lagoons are the product of Stanwell and Hargrave Creeks. Lagoons can be attractive swimming places for members of public, particularly children, yet may have variable depths, submerged hazards and/or strong undercurrents. Historically there have been drownings and near drownings in lagoons at popular locations, (e.g. Terrigal and Avoca). Additionally, the water quality of lagoons can vary depending upon the amount and type of (stormwater and/or other) pollution entering the lagoon. Poor water quality may cause health issues for swimmers. At Stanwell Park/Baird Park there is existing signage about water quality which warning against swimming.

Additionally, at the northern end of the PoM area at Stanwell Park Beach is the cliff face adjoining the road named The Drive. Rock falls do occur at that location through each year and are generally unpredictable in terms of their size and when they may occur. Council's geotechnical team undertakes an annual inspection of that cliff face in relation to the risk of harm to members of the public who may congregate on the beach at the base of the cliff. The inspection is intended to identify any change in the rock fall risk profile as well as to assess the adequacy and condition of existing warning signage.

Figure 34 Signage relating to Creeks and Lagoons



Signage relating to Creeks and Lagoons within PoM area at Stanwell Park

Natural Area management in recreational asset areas

Many of Council's recreational areas, like the land at Stanwell Park, have natural values. Stanwell Park, in contrast to the "baldness" of Bald Hill, is a mixture of tree canopy and open park land, befitting its "village in the escarpment" location. Three Endangered Ecological Communities (EEC) occur with the PoM area at Stanwell Park in the locations shown in Figure 33 -

- Littoral Rainforest in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions (Stanwell Park PoM area) (MU5)

- Sydney Freshwater Wetlands (Stanwell Park PoM area) (MU53)

- Themeda grassland on seacliffs and coastal headlands in the NSW North Coast, Sydney Basin and South East Corner Bioregions (Bald Hill Lookout PoM area)

While there are EECs present in the PoM area, none of the PoM area includes any land that is directly affected by a recovery plan or threat abatement plan

and there is no critical habitat listed in the Wollongong LGA . The location of the EECs is mapped to assist Council in its management of these significant vegetation areas. Figure 33 shows the location of EECs within the PoM area.

Throughout the LGA 236 areas (1,230 hectares) of Council owned community land is predominately naturally vegetated.

Council manages its natural areas by adherence to relevant legislation, in particular -

- Biodiversity Conservation Act 2016 (NSW legislation)
- Environment Protection and Biodiversity Conservation Act 1999 (National level legislation)
- Fisheries Management Act 1994 (NSW legislation)
- Biosecurity Act 2015 (NSW legislation)
- Coastal Management Act 2016 and the associated State Environmental Planning Policy – SEPP- Coastal Management) 2018

Environmental planning and environment and conservation services

Council manages natural areas across the LGA by providing environmental planning and environment and conservation services. Environmental planning by Council has resulted in the following adopted environmental strategies and policies:

- Urban Greening Strategy 2018
- Council Tree and Vegetation Vandalism Policy 2018
- Illawarra Escarpment Strategic Management Plan 2015
- Wollongong Dune Management Strategy for the Patrolled Swimming Areas of 17 Beaches 2014
- Illawarra Biodiversity Strategy 2011 (Wollongong City Council, 2011)
- Public Tree Management Policy 2018

Protecting biodiversity, managing weeds, maintaining riparian corridors, combatting erosion, undertaking and promoting better feral animal control, safe guarding heritage, addressing bush fire threat, and asset management are all considered when Council undertakes management activities.

Council's environment and conservation services include:

- Natural Area Restoration (by weed control, pest control, mulching and revegetation) by contractors or Bushcare volunteers.
    - To restore riparian corridors
    - To protect remnant vegetation
    - To improve connectively between local remnant bushland fragments
- Dune Vegetation Management at Patrolled Beaches (by weed control, pest control, mulching, fencing and revegetation) by contractors, Dunecare volunteers or Council's Dune crew
    - To manage noxious and invasive weeds and monocultures of Acacia longifolia (Coastal Wattle)
    - To promote diversity of native species appropriate to the management zone according to the Dune Management Strategy for the Patrolled Areas at 17 Beaches 2014.

Both natural area restoration and dune vegetation management at patrolled beaches at Stanwell Park Reserve activities include both areas of coastal wetland and littoral rainforest and their respective buffer zones as mapped under the Coastal Management State Environmental Planning Policy. Therefore natural area management activities (i.e. environmental protections works) meet Coastal Management Act 2016 objectives for coastal wetland and littoral rainforest management areas.

These objectives are -

- To protect coastal wetlands and littoral rainforests in their natural state, including biological diversity and ecosystem integrity
- To promote the rehabilitation and restoration of degraded coastal wetlands and littoral rainforests

- To improve the resilience of coastal wetlands and littoral rainforests to the impacts of climate change, including opportunities for migration

- To support the social and cultural values of coastal wetlands and littoral rainforest

- to promote the objectives of State policies and programs for wetlands or littoral rainforest management.

Typical environmental protection works to improve the condition and protection of coastal wetland and littoral rainforest coastal management areas and associated buffer zones include:

- Primary and secondary weeding, including chemical and manual removal of weeds

- Revegetation activities – planting of seed and tube stock

- Tree protection measures– stakes, guards, mulching and watering of newly planted vegetation.

Please see Figure 36 for areas currently under active natural area management by Council staff, ecological contractors or volunteers in 2020. In the future areas of active natural area management may change as many areas at Stanwell Park have natural values.

Please see Figure 37 for the extent across the PoM area where areas of coastal wetland and littoral rainforest and their respective buffer zones are mapped under the Coastal Management State Environmental Planning Policy 2018.

The management objectives under the relevant legislation (Biodiversity Conservation Act 2016, Environment Protection and Biodiversity Conservation Act 1999, Fisheries Management Act 1994, Biosecurity Act 2015, Coastal Management Act 2016 and the associated State Environmental Planning Policy (Coastal Management) 2018) will guide Council's natural area management within the PoM area. If environmental restoration works are to occur in any PoM area with EECs, (Littoral Rainforest in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions, Sydney Freshwater Wetlands) Assessments of Significance will need to be undertaken under the BC Act 2016 and if necessary under the EPBC Act.

Figure 35: Endangered Ecological Communities within and near the PoM areas



Figure 36: Natural Area Management Areas –Stanwell Park



Figure 37: Map of Areas of coastal wetland and littoral rainforest and their respective buffer zones as mapped under the Coastal Management State Environmental Planning Policy at the time of making this PoM.



Figure 38: Map of Stormwater Assets at the time of making this PoM.



10 PoM Action Plan Management Objectives

(Tables 4 and 5 are the PoM Action Plan)

Council will manage the land under this PoM toward these objectives:

Table 4: PoM Action Plan Management Objectives

#	Stanwell Park Reserve and Bald Hill Lookout Management Objectives	Source
1	We value and protect our environment	Wollongong 2028 Goal
2	We have an innovative and sustainable economy	As above
3	We have a creative, vibrant city	As above
4	We are a connected and engaged community	As above
5	We have a healthy community in a liveable city	As above
6	To encourage, promote, and facilitate recreational, cultural, social and educational pastimes and activities	Community Land Category Park Core Objective
7	To provide for passive recreational activities or pastimes and for the casual playing of games	As above
8	To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management	As above
9	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	Sportsground Core Objectives
10	To ensure that activities are managed having regard to any adverse impact on nearby residences.	As above
11	To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.	Natural Area Core Objective
12	To maintain the land, or that feature or habitat, in its natural state and setting.	As above
13	To provide for the restoration and regeneration of the land.	As above
14	To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.	As above
15	To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 *(please note this legislation has been replaced with the Biodiversity Conservation Act 2016 – but the LGA Act has not been updated*) or the Fisheries Management Act 1994.	As above

#	Stanwell Park Reserve and Bald Hill Lookout Management Objectives	Source
16	To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows.	Natural Area Watercourse Core Objective
17	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.	As above
18	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.	As above
19	To restore degraded watercourses.	As above
20	To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category	As above
21	To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).	Core Objectives for land categorised as General Community Use
22	Provide sustainable assets for the community by recognising and considering the full cost of Council acquiring and operating assets throughout their lifecycle and managing these assets in line with the Council's adopted strategic directions in order to respond to the needs of our community	Asset Management – Council Policy
23	To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land	Natural Area Bushland Core Objective
24	To protect the aesthetic, heritage, recreational, educational and scientific values of the land	Natural Area Bushland Core Objective
25	To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land	Natural Area Bushland Core Objective
26	To implement measures directed to minimising or mitigating any disturbance caused by human intrusion	Natural Area Bushland Core Objective
27	To restore degraded bushland	Natural Area Bushland Core Objective

#	Stanwell Park Reserve and Bald Hill Lookout Management Objectives	Source
28	To protect existing landforms such as natural drainage lines, watercourses and foreshores	Natural Area Bushland Core Objective
29	To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term	Natural Area Bushland Core Objective
30	To protect bushland as a natural stabiliser of the soil surface	Natural Area Bushland Core Objective
31	To retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods. Conservation methods may include any or all of the methods specified in section 36 H of the Local Government Act 1993.	Area of Cultural Significance Core Objective

Table 5: PoM Action Plan

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Delivery Stream	Performance Measure (How Council can assess the performance of the means of achievement)
1	We value and protect our environment (Please see Management Objectives 11 -23 and 26 to 30 in Table 4 for more detail – they all apply to the broader Management Objective 1 above)	The existing natural values of the area are maintained or improved from conditions in 2020 into the future The natural area bushland and watercourse areas and riparian land provide support for the Illawarra's biodiversity. The Littoral rainforest and coastal wetland areas (including buffers) as mapped in the State Environmental Planning Policy (Coastal Management) 2018 are maintained or improved from its condition in 2018. Themeda grassland on seacliffs are maintained	1.1 Environmental restoration activities are managed by Wollongong City Council, and undertaken by Contractors and volunteers through the implementation of vegetation or site management plans. Activities include primary and secondary weeding, revegetation and tree protection measures for new plantings. This includes works in coastal wetland and littoral rainforest as mapped under the Coastal Management SEPP to protect and enhance these environments. 1.2 Bushfire Asset Protection Zones within Stanwell Park Reserve are appropriately managed 1.3 Consideration of the coastal hazard risks to property and the environment as identified in Coastal Zone Management Plan for the management of coastal assets.	Infrastructure and Works - Open Space and Environmental Services City Strategy- Environmental Planning Beach and Aquatic Services Recreational Planning and Sportsfield Management	Environmental restoration activities are continued by volunteer bushcare groups or contractors Total Restoration area Total number of hours of Bushcare or Dunecare groups activity Recreational water quality at Stanwell Park Beach maintains a good to very good rating in the Annual State of the Beaches report prepared by Office of Environment and Heritage Development of a coordinated signage

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Delivery Stream	Performance Measure (How Council can assess the performance of the means of achievement)
		or improved from its condition in 2018 Signage relating to natural area management encourages people to value and protect the environmental on an individual basis	1.4 Wollongong City Council continues to monitor recreational water quality at Stanwell Park Beach as part of the Beachwatch program. 1.5 Signage relating to natural area management is incorporated into a future coordinated signage strategy that applies to Stanwell Park Reserve and possibly other similar areas across the LGA. Site specific signage audits could inform such a strategy. 1.6 Council supports an integrated deer management program that operates over public and private land and can be deployed to priority sites to reduce deer impacts where feasible following safety assessment.		strategy that applies to Stanwell Park Contributing to the future NSW Government Local Land Services regional pest management plan currently being developed by Local Land Services and supporting and enhancing the existing pest management programs addressing pest impacts.
2	We have an innovative and sustainable economy (Please see Management Objectives 21, 24, and 25 in Table 4	The beach kiosk at Stanwell Park and the Bald Hill Lookout kiosk and mobile food van operates successfully in line with values in the permissible uses, development table.	2.1 Continue the use of Stanwell Park as a place to hold community, social and cultural events 2.2 Ensure that leasing and licensing of permissible uses and activities is current and in line with Council policies.	Community Cultural and Cultural Development Economic Development	Number of community, social and cultural events held in the PoM area remains the same or increases from 2019 Areas or buildings under regular use are under a booking, license or

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Delivery Stream	Performance Measure (How Council can assess the performance of the means of achievement)
	for more detail – they all apply to broader Management Objective 2 above)	Recreational pursuits such as hang gliding, paragliding, learning to surf, personal fitness trainers are successfully operating in line with council policy and development consents Events are held at Stanwell Park that are suitable for the setting that provide innovative and sustainable economic opportunities	2.3 Consider ways relevant Council Supporting Documents such as, but not limited to, the ones listed below can be applied to the PoM area in ways fitting with the PoM values: • Economic Development Strategy 2013-2023 • Cultural Tourism Strategy 2018 (draft) • Creative Wollongong 2019-2024 • Public Art Strategy 2016-2021	Property Services Recreation Planning and Sportsfield Management Development Assessment	lease agreement according to relevant council policies for type of activity
3	We have a creative, vibrant city	Events are held at Stanwell Park that are suitable for the setting and provide creative and vibrant opportunities for the community The creative Infrastructure at Stanwell Park and Bald Hill is well maintained or improved (art works, monument, heritage signage)	3.1 Include the creative infrastructure at Stanwell Park and Bald Hill in the future heritage asset plan and heritage strategy 3.2 Signage relating to heritage or art is incorporated into a future coordinated signage strategy that applies to Stanwell Park Reserve and possibly other similar areas across the LGA. Site specific signage audits could inform such a strategy. (related to Action 1.5)	Infrastructure Strategy Land Use Planning Marketing	Development of a coordinated signage strategy that applies to Stanwell Park

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Delivery Stream	Performance Measure (How Council can assess the performance of the means of achievement)
4	We are a connected and engaged community	The community is informed and has an opportunity to be engaged with events, plans and projects at Stanwell Park Reserve and Bald Hill Lookout	4.1 Exhibition of the draft PoM for public comment prior to finalising the PoM occurs 4.2 Leasing and Licensing within the PoM area will meet the public exhibition requirements of section 47 and 47A of the LG Act and consider submissions made during exhibition. 4.2 Events, Infrastructure Projects within the PoM area information is accessible via Council's website and social media outlets to keep the public informed	Land Use Planning Communications and Engagement Property Services	Exhibition of the Draft PoM occurs and comments are received and considered by Council Exhibition of leasing and licensing within the PoM area occurs and comments are received and considered by Council
5	We have a healthy community in a liveable city (Please see Management Objectives 6 -10 in Table 4 for more detail – they all apply to the broader Management	Community members use Stanwell Park and Bald Hill for active and passive recreational and community pursuits Uses of the land are regulated by Council policy, development consent, license or lease agreement	5.1 Continue to maintain the PoM area to a standard that encourages the community to exercise, be social and enjoy the natural setting. 5.2 (same as 2.2) Ensure that leasing and licensing of permissible uses and activities is current and in line with Council policies. 5.3 Manage playgrounds in the PoM area in accordance with the Play Wollongong Strategy 2014 -2024.	Recreation Planning and Sportsfield Management Property Services City Works Open Space and	People continue to use Stanwell Park Reserve for their community, social, recreational and sporting needs

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Delivery Stream	Performance Measure (How Council can assess the performance of the means of achievement)
	Objective 5 above)		5.4 Sports facilities in the PoM area are managed in accordance with the Sportsground and Sporting Facilities Strategy 2017 -2021. The PoM area has local level tennis facilities in 2020. 5.5 Community Facilities in the PoM area are managed in accordance with the Places for People Wollongong Social Infrastructure Planning Framework 2018 – 2028. 5.6 Public Art, Heritage Assets are managed in line with Creative Wollongong 2019 – 2024 and Council's Heritage Strategy 2019-2022 5.7 The Grand Pacific Walk Masterplan is implemented as appropriate within the PoM area	Environmental Services Infrastructure Strategy and Planning Community and Cultural Development Development Assessment Regulation and Enforcement	Bald Hill Lookout continues to be a tourist attraction and iconic Wollongong location maintained to a high standard steeped in history and natural beauty.
22	Provide sustainable assets for the community by recognising and considering the full cost of	Community Facilities are managed in line with Places for People Wollongong Social Infrastructure Planning Framework 2018-2020	22.1 Manage Council's varied assets in line with the associated asset management plan and strategy document	Infrastructure Strategy and Planning	Performance measures in the associated asset management plan and strategy document are met.

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Delivery Stream	Performance Measure (How Council can assess the performance of the means of achievement)
	Council acquiring and operating assets throughout their lifecycle and managing these assets in line with the Council's adopted strategic directions in order to respond to the needs of our community	Sports facilities in the PoM area are managed in accordance with the Sportsground and Sporting Facilities Strategy 2017 – 2028 Playgrounds in the PoM area are managed in accordance with the Play Wollongong Strategy 2014 -2024.	22.2 The public domain is maintained to a high standard. Assessment of Customer Requests at Stanwell Park Reserve over the last ten years (2008 to 2018) reveals the following: Council responded to 300 requests with most relating to maintenance, trees, rubbish, graffiti or drainage as noted below: • Maintenance Requests = 186 (18.6 a year) • Tree Related Requests = 16 (1.6 a year) • Animal Related Requests = 14 (1.4 a year) • Graffiti Related Requests = 13 (1.3 a year) • Rubbish related Requests = 9 (less than 1 a year) • Drainage, Flooding, Related Requests = 8 (less than 1 a year)		The rate of customer service requires within the PoM area decreases compared with the average rate from 2008 to 2018
31	To retain and enhance the cultural significance of the area (namely its	The Lawrence Hargrave Memorial Statue is maintained to a high standard, free of graffiti,	31. 1 The current level of service provision be maintained for the statue and any other associated signage or art work relating to the area's association with Hargrave or any	Recreation Planning and Sportsfield Management	Anyone who visits Stanwell Park or Bald Hill, resident, tourist or worker understands the heritage of the PoM

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Delivery Stream	Performance Measure (How Council can assess the performance of the means of achievement)
	Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods. Conservation methods may include any or all of the methods specified in section 36 H of the Local Government Act 1993.	or signs of poor maintenance. All art and interpretive signage within Stanwell Park Reserve and Bald Hill Lookout is maintained to a high standard, free of graffiti or signs of poor maintenance. The "Bald" nature of Bald Hill is retained now and into the future. The areas used for gliding activities in accordance with development consent are maintained to a high standard	other art work or interpretive signage that explains the history of the area pre and post 1788. 31.2 Art work, signage or activities related to the PoM's area link to Aboriginal heritage and culture is to be managed in consultation with the Aboriginal community. 31. 3 Signage relating to the area's heritage is incorporated into a future coordinated signage strategy that applies to Stanwell Park Reserve and possibly other similar areas across the LGA. Site specific signage audits could inform such a strategy. (see 1.5 and 3.2) 31.4 Further capital investment into the launching area for gliding activity be investigated and programmed subject to funding	Property Services City Works Open Space and Environmental Services Infrastructure Strategy and Planning Community and Cultural Development	area and appreciates its environmental and heritage value. Gliding activities inspired by Lawrence Hargrave's experiments continue with improved launching area

11 Developing the Plan



Step 1: Review of 2009 PoM , Council data



Step 2: Draft 2020 PoM prepared , informed by community feedback from 8 Oct 2019 to 8 Nov 2019 on proposed community land categories for 46 Crown reserves and step 1.

Step 3: Council resolves to exhibit draft PoM and seek approval of Minister to exhibit

Step 4: Public Exhibition of Draft PoM for public comment and public meeting

Step 5: Consideration of submissions.

Step 6: Council resolves to adopt PoM with minor amendments in light of submissions **or**

Council resolves to re exhibit a revised draft PoM with major changes for further public ehxibition for public comment (go back to step 4)

~~Planned~~ Consultation Activities during the Public Exhibition Period

~~Subject to obtaining consent to exhibit in accordance with the LG Act 1993 and the CLMA 2016 via resolution of~~ Council~~,~~ activities during the exhibition will include~~d~~ the following:

- ~~Information Booths will be held at both at Bald Hill Lookout and Stanwell Park Reserve to provide an opportunity to talk with Council Staff about the draft PoM at Bald Hill Lookout and Stanwell Park~~

- ~~A~~ Two public meeting sessions were held on 16 February 2021 (via online because of Covid). ~~Facilitated by~~ ~~an~~ The independent chairperson ~~will~~ provide~~d~~ Council with a report of the issues raised at the public meeting regarding the contents of the draft PoM that formed part of the exhibition results report to Council on 28 June 2021.

- Hard copies of the draft PoM ~~will be~~ were available ~~at public libraries~~ upon request by contacting Council on 4227 7111

- Digital copies of draft PoM were ~~will be~~ available on Council's website

- Letters/emails to notify the start of the exhibition period ~~will be~~ were sent to current lease or license holders, Native Title Claimants, Council's Aboriginal Reference Group, Council's Heritage Reference Group, Neighborhood forums and those who provided feedback on the proposed community land categories for 46 Crown reserves exhibition (includes NSW National Parks and Wildlife Service and Roads and Maritime Services).

- Letters ~~will be~~ were sent to residents adjoining the PoM area boundaries

12 Delivering the Plan of Management

This PoM will be used to help Council make decisions:

- When considering requests by the community to use the land – Please see the PoM Permissible Uses and Developments Table (Table 2)

- Actions that need funding will be considered as part of Council's Delivery Program and Annual Plan (i.e. considered in Wollongong 2028 implementation processes) - Please see the PoM Action Plan (Tables 4 and 5).
    - Actions that may require additional funding are:
        - Conducting a site-specific signage audit within the PoM area and developing a future coordinated signage strategy that applies to Stanwell Park Reserve and possibly other similar areas across the LGA (Actions 1.5,3.2, 31.3) and implementing improvements related to findings of a future signage audit.
        - Further capital investment into the launching area where gliding activities occur. (Action 31.4)
        - Implementation of the Grand Pacific Walk Masterplan as appropriate within the PoM area. (The Grand Pacific Walk is a long term strategy to make a pathway so people can walk or ride along our coast between the Royal National Park to Lake Illawarra, Bald Hill and Stanwell Park are focal points along the way) (Action 5.7)

        - Undertaking (or assisting community organisations with lease or licenses within the PoM area to undertake) any Aboriginal Cultural Heritage Assessments, surveys or approvals under the National Parks and Wildlife Act 1974 for PoM permissible activities and future improvements.
            - Typically, these assessments are the responsibility of the lease or license holder, not Council. Council undertakes these assessments on a project basis in line with Delivery Program project design/plan/deliver schedules for Council projects. A due diligence assessment under the NPWS Act was completed by Council for the Bald Hill Lookout redevelopment for example. Working with

Aboriginal site monitors in culturally valued areas where there are no recorded sites on the Heritage NSW Aboriginal Heritage Information Management System (such as the dunes, creeks and lagoons at Stanwell Park Reserve) could be considered by Council or lease or license holders as a means to manage intangible cultural value. Council received three submissions from Aboriginal community members during the exhibition period recommending the use of Aboriginal site monitors at Stanwell Park if the Surf Club is upgraded to extend beyond its current footprint in the future. Currently if there is a project proposed by a lease or license holder that may trigger NPW Act requirements, Council makes the proponent aware of the need to complete their own due diligence (at their own cost) and the need to meet all legislative requirements that may be triggered. During the exhibition period the surf club has confirmed it will be seeking development consent to upgrade the surf club soon.

- Actions that currently occur within existing Delivery Program and Annual Plan budgets (such as building/playground maintenance, lifeguard services, natural area management) will continue at current levels subject to future needs or directions of Council.

- Council may apply for external funding to help deliver actions in this Plan.

Evaluation and Reporting

- The PoM Action Plan includes measures to assess our progress towards delivering the PoM management objectives. Our progress towards objectives will be reported as part of Council's annual reporting processes to implement Wollongong 2028 (Council's Community Strategic Plan for all Council services and capital improvements)

- A review of the PoM will be undertaken five years after adoption of the PoM to assess if the needs of the community or legislative requirements require amending the plan.

13 APPENDIXES

Appendix 1: Approvals on the land

Appendix 2: Information Regarding Leases and Licenses

Appendix 3: Plans of Management and Native Title

Appendix 4: NSW Aboriginal Land Rights Act – Crown Land

Appendix 5: Land Parcels in this PoM

Appendix 6: Heritage Considerations within the PoM Area

14 Appendix 1: Approvals for activities on the land in the PoM Area

Section 68, Part D, of the Local Government Act 1993 requires approvals issued by Council for certain activities on community land. A review of Council's electronic records has indicated the following Section 68 Approvals under the LG Act and Development Application approvals under the Environmental Planning and Assessment Act 1979 have been issued over this land under this PoM in the table below:

Appendix 1, Table 1: Approvals – 2002 – 2018 – Stanwell Park Reserve and Bald Hill Lookout PoM area

Application	Description	Application Type	Decision	Decision Date	Applicant
Stanwell Park Reserve PoM Area Approvals					
DA-2018/600	Two (2) live performance events in August and three (3) live performance events in September 2018 in open air setting	Development Application	Approved	Jun 29 2018	Stanwell Park Arts Theatre
CC-2018/18	Construction of cafe including deck area and landscape works	Construction Certificate Application	Approved	Jun 12 2018	Wollongong City Council
LG-2017/88	Festival of Flight - music market stalls amusement ride, displays	LGA Section 68 Application	Approved	Oct 25 2017	(Individual)
DA-2016/1786	Demolition of existing kiosk and residence, tree removals and installation of pre-fabricated café including deck area and landscape works	Development Application	Approved	Jun 7 2017	Wollongong City Council
LG-2015/83	Installation of a mobile kiosk at Stanwell Park Reserve adjacent to existing kiosk	LGA Section 68 Application	Approved	Dec 7 2015	Wollongong City Council
LG-2015/38	Festival of flight. Stage, market stalls, displays and amusement rides. To be held 15 November 2015.	LGA Section 68 Application	Approved	Jul 29 2015	(Individual)

Application	Description	Application Type	Decision	Decision Date	Applicant
DA-2014/597	Commercial - refurbishment of kiosk including a new cool room and store room, works also including improving paving in the courtyard to private seating area for kiosk patrons	Development Application	Approved	Jul 16 2014	Wollongong City Council
LG-2014/33	Festival of Flight held annually on a Sunday of November - displays, market stalls, music and amusement rides	LGA Section 68 Application	Approved	Oct 28 2014	Country Womens Association of NSW
DA-2014/229	Use of public open space for commercial fitness training activities	Development Application	Approved	April 14 2014	Wollongong City Council
LG-2013/40	Mechanical ride for soccer presentation on 13 October 2013	LGA Section 68 Application	Approved	Sep 26 2013	Heathcote Waratah Football Club Inc
DA-2012/922	Annual Event - Festival of Flight 2nd Sunday of November for five year period for 5 year period starting 2012	Development Application	Approved	Sep 25 2012	Country Womens Association of NSW
DA- 2012/922/A	Annual Event - Festival of Flight 2nd Sunday of November for five year period for 5 year period starting 2012 Modification A - seek approval to hold event annually on any Sunday in November	Development Application	Approved	Jun 5 2014	Country Womens Association of NSW
DA-2012/922/B	Annual Event - Festival of Flight 2nd Sunday of November for five year period for 5 year period starting 2012 Modification B - extension of consent for further 5 years 2017 to 2021 inclusive	Development Application	Approved	Jul 14 2017	CWA of NSW Stanwell Park Branch
LG-2012/26	Mechanical Ride	LGA Section 68 Application	Approved	Oct 3 2012	Heathcote Waratah Football Club Inc

Application	Description	Application Type	Decision	Decision Date	Applicant
LG-2012/21	Festival of Flight Event - November 2012	LGA Section 68 Application	Approved	Oct 15 2012	Country Womens Association of NSW
DA-2011/586	Commercial - surf school activities on Stanwell Park Beach	Development Application	Approved	Jul 19 2011	Wollongong City Council
DA-2011/1044	Replace awning over eastern stairway and balcony	Development Application	Approved	Oct 7 2011	Helensburgh Stanwell Park Surf Life Saving Club
LG-2010/49	Lawrence Hargrave memorial Kite Day for public schools	LGA Section 68 Application	Approved	Oct 12 2010	Lawrence Hargrave School
DA-2010/1314	Proposed Upgrade to Wollongong City Council Lifeguard Amenities	Development Application	Approved	Nov 19 2010	Wollongong City Council
DA-2009/1613/A	Use of land for hot rod show - modification to alter existing incorrect event dates to 6/2/2011, 5/2/2012, 3/2/2013 and 2/2/2014	Development Application	Approved	Jul 12 2010	Bay Area Hot Rod Club
DA-2009/1613/B	Use of land for hot rod show - modification to change date for 2012 only to 25 March 2012	Development Application	Approved	Mar 19 2012	Bay Area Hot Rod Club
DA-2009/1613	Use of land for hot rod show	Development Application	Approved	Jan 27 2010	Bay Area Hot Rod Club
DA-2009/1613/C	Use of land for hot rod show - modification to change date for 2012 only to 23 September 2012	Development Application	Approved	Sep 20 2012	Bay Area Hot Rod Club
DA-2009/488	Construction of storage facility for Council Lifeguards	Development Application	Approved	June 22 2009	Wollongong City Council
DA-2009/93	Use of public open space for commercial fitness training	Development Application	Approved	Aug 4 2009	Wollongong City Council
DA-2009/93/B	Use of public open space for commercial fitness training - modification to condition 11 to allow activities to occur from Monday to	Development Application	Approved	Dec 8 2009	Wollongong City Council

Application	Description	Application Type	Decision	Decision Date	Applicant
	Saturday 6am to 8pm and Sunday 7am to 10am all year around				
Bald Hill Lookout PoM Area					
DA-2015/187	Demolition of existing amenities block, construction of a new amenities block, kiosk and a roof top observation deck (Bald Hill Masterplan) and use of kiosk	Development Application	Approved	May 28 2015	Wollongong City Council
DA-2002/1821/A	Use of Stanwell Park Beach and Bald Hill Reserve for hang gliding and paragliding activities. Modification A - modification to some conditions of consent	Development Application	Approved	Apr 13 2010	Stanwell Park Hang Gliding Paragliding Club
DA-2002/1821	Use Of Stanwell Park Beach And Bald Hill Reserve For Hang Gliding And Paragliding Activities	Development Application	Approved	Aug 6 2007	Stanwell Park Hang Gliding Paragliding Club
FP-2016/209	Licence Type – Food Business	Health	Approved	27/10/2016	The Bald Hill Company Pty Ltd - Flying High Cafe

These approvals from 2002 – 2018 (ie age of electronic records) are typical of the way the land under this PoM has been used in the past by the community. These types of uses will continue under this PoM.

15 Appendix 2: Information regarding Leases and Licenses

The purpose of this Appendix 2 is to provide more information on the following:

- Legislative requirements under the LG Act 1993 for leasing and licensing
- Council's policies for leasing, licensing and granting of other estates
- Council's existing leases and licenses over the land at Stanwell Park Reserve and Bald Hill Lookout.

Legislative Requirements relating to leases and licenses

When community land is leased or licensed, depending on the nature of the terms of the lease or license, it may be reserved for the exclusive use of one group or person. Because the granting of a lease or license could limit the ability of the general community from using the land, the Local Government Act 1993 contains important restrictions on the ability of Council to grant leases, licences and other estates over community land and there are requirements for Council to publicly exhibit proposals to lease or license community land and to consider any community feedback on the proposals. Leases and licences over community land are to be consistent with the core objectives of the community land category that applies to that land and expressly authorised under a plan of management.

Public Notice requirements for proposals to lease or licence community land

Proposals to lease or licence community land for periods longer than a casual short term use, require public notice and consideration by Council in accordance with sections 47 and 47 A of the LG Act.

Public notice involves -

- A written notice on Council's website or in local newspaper
- Exhibiting the notice on the land to which the proposal relates
- Give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land
- Give notice of the proposal to any other person, appearing to the council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land.

- The notice is to include -
    - Information sufficient to identify the community land concerned
    - The purpose for which the land will be used under the proposed lease, licence or other estate
    - The term of the proposed lease, licence or other estate (including particulars of any options for renewal)
    - The name of the person to whom it is proposed to grant the lease, licence or other estate (if known)
    - A statement that submissions in writing may be made to the council concerning the proposal within a period, not less than 28 days, specified in the notice.
    - Any person may make a submission in writing to the council during the period specified for the purpose in the notice.

Consideration by Council of submissions relating to leases or licenses

Before granting the lease, licence or other estate, the council must consider all submissions duly made to it.

Consideration of a proposed lease or licence for a term of 5 years or less:

- Consideration can be made by Council staff in accordance with delegations under the LGA Act.

Consideration of a proposed lease or licence for more than 5 years and up to 21 years -

- Consideration can be made by Council staff in accordance with delegations under the LGA Act if there are no objections
- Consideration at a meeting of Council if there are written objections received during the exhibition period

Consideration of a proposed lease or licence that exceeds 21 years:

- Consideration at a meeting of Council

Role of Ministerial Consent for leases or licences over community land:

The consent of the Minister for Local Government is required to grant any lease or license term over community land that exceeds 21 years and in some circumstances it may be required for lesser terms. Seeking Ministerial consent requires a resolution of Council.

Appendix 2, Table 1: Leases and Licenses within the PoM area as of December 2019 longer than a casual booking

Lease or License	Activity or Development leased or licensed	Dates
Licence to Stanwell Park Hang Gliding and Paragliding Club Inc	Landing zone for hang gliding and paragliding activities, parking and pack up area at Stanwell Park Reserve	1 January 2018 – 31 December 2027
License to Wollongong Tennis Courts Administration Inc of the Stanwell Park Tennis Courts and Club building	The tennis facilities at Stanwell Park are part of a lease or license of several tennis courts and tennis facilities across the Local Government Area	1 January 1992 – 31 December 2011 and holding over for Lot 7304 DP 1142283
Advanced Catering Systems Holdings Pty Limited	Licence of Stanwell Park Kiosk "The Pantry @ Stanwell Park", Station Street, Stanwell Park Beach	18 December 2018 to 17 December 2020. Part of Lot 7304 DP 1142283
License to WIN Television Pty Ltd	Use of existing telecommunications tower at Bald Hill	1 June 2019 to 31 May 2024
Lease to Helensburgh-Stanwell Park Surf Life Saving Club for the Surf Club building	Surf Life Saving Club and associated activities in accordance with the lease.	1 November 2018 – 31 October 2039
License to Helensburgh-Stanwell Park Surf Life Saving Club for small portion of Surf Club Building that is occupying Crown Land	Surf Life Saving and associated activities	19 December 2019 – 31 October 2020
License to The Bald Hill Company Pty Ltd for Kiosk and mobile food ban at Bald Hill Lookout	Kiosk and mobile food van at Bald Hill Lookout	2 Dec 2016 – 01 Dec 2021

Appendix 2, Table 2: Council Policies regarding the leasing and licensing of community land.

Wollongong City Council Policies that may relate to the leasing and licensing of Community Land	Year Adopted	Responsible Council Division
Allocation of Community Facilities to Community Groups	2017	Library and Community Services
Community and Sporting Group Rentals	2015	Property and Recreation
Commercial Fitness Training Activities on Public Open Space	2015	Property and Recreation
Commercial Surf School Activities on Foreshore Public Open Space	2016	Property and Recreation
Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads	2017	Property and Recreation
Legal Costs Payable by Lessees and Licensees of Council Premises other than Retail Premises	2015	Governance and Customer Service

Appendix 3: Plans of Management and Native Title

Native title is the name given to the traditional ownership of land and waters that have always belonged to Aboriginal people according to their traditions, laws and customs. The Native Title Act 1993 sets out how native title rights are recognised and protected.

A search of the National Native Title Tribunal Register reveals that there is no land within the Wollongong Local Government Area that has been subject to a determination of native title by the Federal Court (or the High Court on appeal), but there is a registered claim that includes the Wollongong Local Government Area that has not been determined by the court system yet. Registered claimants have procedural rights under Native Title legislation if Native Title may be affected. Information on the registered claim can be found at the following link –

http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/Pages/RNTC_details.aspx?NNTT_Fileno=NC2017/003

As a Crown land manager under the CLM Act, section 8.7 (1)(d) of the Act requires that Council obtain the written advice of Council's Native Title Manager that the draft PoM complies with the applicable provisions of the native title legislation. Council has has received and considered written advice from Council's Native Title Manager in relation to the Plan of Management for Stanwell Park Reserve and Bald Hill Lookout in accordance with Section 8.7 of the CLM Act.

Section 8.7 of CLM Act

(1) A responsible person for relevant land cannot do any of the following unless the person has first obtained the written advice of at least one of the person's native title managers that it complies with any applicable provisions of the native title legislation -

(a) grant leases, licences, permits, forestry rights, easements or rights of way over the land

(b) mortgage the land or allow it to be mortgaged

(c) impose, require or agree to covenants, conditions or other restrictions on use (or remove or release, or agree to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land

(d) approve (or submit for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c).

(2) However, the written advice of a native title manager is not required for the sale or other disposal of the land.

Appendix 4 – Aboriginal Land Claims under the NSW Aboriginal Land Rights Act 1983

"There are fundamental differences between land rights and native title. Land rights are rights created by the Australian, state or territory governments. Land rights usually comprise of a grant of freehold or perpetual lease title to Indigenous Australians. By contrast, native title arises as a result of the recognition, under Australian common law, of pre-existing Indigenous rights and interests according to traditional laws and customs. Native title is not a grant or right created by governments."

(source: https://www.ag.gov.au/nativetitle)

Aboriginal Land Councils constituted under the Aboriginal Land Rights Act 1983 (NSW) can claim Crown Land as compensation for historic dispossession of land and to support the social and economic development of Aboriginal communities. Broadly, Crown Land is claimable if it is not needed for an essential public purpose or being legally used and/or occupied at the time a claim is made. If a claim is successful, the relevant Crown Land parcel is transferred to the claimant Aboriginal Land Council as freehold title.

In December 2016, an Aboriginal Land Claim was lodged over all Crown reserves within the Wollongong LGA. This 'blanket claim' includes Lot 7304 Crown DP 1142283, a large Crown Reserve in Stanwell Park covered under this PoM. Page 58 includes a map of this land parcel.

The existence of an undetermined claim over this land gives rise to the need for certain additional procedural steps to be undertaken before any lease or licence can be granted or before any development, which will change the physical condition of the land, can take place. In this regard, as the need arises, Council will work cooperatively with the NSW Aboriginal Land Claim Investigation Unit and the NSW Aboriginal Land Council (the claimant).

It is worth noting that Council has no role in determining whether a particular parcel of Crown Land is claimable. However, in the case of Crown Land which Council manages, when requested, Council provides information to the Minister administering the Crown Land Management Act 2016 relating the way the land is used and/or occupied. Further information regarding Aboriginal Land Claims can be obtained from the following State Government website - https://www.aboriginalaffairs.nsw.gov.au/land-rights/land-claims

Appendix 5 – Land Parcels in the Plan of Management

(**Crown land parcels** that are classified as community land are in **bold** and are shaded in blue in Figure 1 of the PoM. Otherwise, the land parcels listed below are community land owned by Wollongong City Council)

Considerations of Native Title (Appendix 3) and Aboriginal Land Rights legislation (Appendix 4) apply to Crown land parcels.

Parcel Details	Property Address
Lot 20 DP 7871	Helensburgh-Stanwell Park Surf Life Saving Club, 1 Beach Road STANWELL PARK NSW 2508
Lot 21 DP 7871	Helensburgh-Stanwell Park Surf Life Saving Club, 1 Beach Road STANWELL PARK NSW 2508
Lot 2 DP 1028355	Helensburgh-Stanwell Park Surf Life Saving Club, 1 Beach Road STANWELL PARK NSW 2508
Lot 60 DP 1174246	Helensburgh-Stanwell Park Surf Life Saving Club, 1 Beach Road STANWELL PARK NSW 2508
Lot 76 DP 7664	Baird Park, Lower Coast Road STANWELL PARK NSW 2508
Lot 77 DP 7664	Baird Park, Lower Coast Road STANWELL PARK NSW 2508
Lot 78 DP 7664	Baird Park, Lower Coast Road STANWELL PARK NSW 2508
Lot 79 DP 7664	Baird Park, Lower Coast Road STANWELL PARK NSW 2508
Lot 202 DP 5858	Lot 202 Otford Road STANWELL TOPS NSW 2508
Lot 203 DP 5858	Lot 203 Otford Road STANWELL TOPS NSW 2508
Lot 204 DP 5858	Lot 204 Otford Road STANWELL TOPS NSW 2508
Lot 205 DP 5858	Lot 205 Otford Road STANWELL TOPS NSW 2508
Pt Lot 206 DP 5858	Pt Lot 206 Otford Road STANWELL TOPS NSW 2508
Lot 1 DP 309491	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 230 DP 5858	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 231 DP 5858	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 232 DP 5858	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 233 DP 5858	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 234 DP 5858	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 235 DP 5858	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 236 DP 5858	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 1 DP 1180011	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 237 DP 1155156	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 238 DP 1155156	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 239 DP 1155165	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508

Parcel Details	Property Address
Lot 240 DP 1155165	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 1 DP 1030435	Lot 1 Otford Road STANWELL TOPS NSW 2508
Lot 2 DP 1030435	Lot 2 Otford Road STANWELL TOPS NSW 2508
Lot 1 DP 118841	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 1 DP 118842	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 243 DP 658560	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 244 DP 658561	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 245 DP 658562	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 246 DP 658563	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 247 DP 658564	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 248 DP 658565	Bald Hill Lookout, Otford Road STANWELL TOPS NSW 2508
Lot 22 DP 7871	43 Stanwell Avenue STANWELL PARK NSW 2508
Lot 23 DP 7871	45 Stanwell Avenue STANWELL PARK NSW 2508
Lot 24 DP 7871	47 Stanwell Avenue STANWELL PARK NSW 2508
Lot 25 DP 7871	49 Stanwell Avenue STANWELL PARK NSW 2508
Lot 26 DP 7871	51 Stanwell Avenue STANWELL PARK NSW 2508
Lot 27 DP 7871	53 Stanwell Avenue STANWELL PARK NSW 2508
Lot 28 DP 7871	55 Stanwell Avenue STANWELL PARK NSW 2508
Lot 1 DP 1028355	Stanwell Park Recreation Area, 35A Stanwell Avenue STANWELL PARK NSW 2508
Lot 1 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 2 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 3 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 4 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 5 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 6 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 7 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 8 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508
Lot 9 DP 7871	Stanwell Park Recreation Area, 1-17 Stanwell Avenue STANWELL PARK NSW 2508

Parcel Details	Property Address
Lot 11 DP 7871	Stanwell Park Recreation Area, 21 Stanwell Avenue STANWELL PARK NSW 2508
Lot 12 DP 7871	23-27 Stanwell Avenue STANWELL PARK NSW 2508
Lot 13 DP 7871	23-27 Stanwell Avenue STANWELL PARK NSW 2508
Lot 14 DP 7871	23-27 Stanwell Avenue STANWELL PARK NSW 2508
Lot 15 DP 7871	23-27 Stanwell Avenue STANWELL PARK NSW 2508
Lot 17 DP 7871	33 Stanwell Avenue STANWELL PARK NSW 2508
Lot 7304 Crown DP 1142283 (see Map)	**Stanwell Park Recreation Area, 2A Station Street STANWELL PARK NSW 2508 (R83095 – Reserve Purpose Public Recreation – Gazetted – 5/05/1961, Parish- Southend, County - Cumberland**
Lot 189 DP 5275	Stanwell Park Recreation Area, The Drive STANWELL PARK NSW 2508

Appendix 6 – Heritage Considerations within the PoM Area

The Stanwell Park and Bald Hill areas are situated within landforms with potential for Aboriginal cultural heritage to be present and the area is known to hold cultural heritage values to the local Aboriginal Community. The public use of the area, the installation of new and existing infrastructure, management of erosion and vegetation and any other activity that may result in disturbance of the ground has the potential to impact upon presently unrecorded Aboriginal cultural heritage sites.

Council acknowledges that additional Aboriginal Cultural Heritage Assessment may need to be undertaken to support works that require ground disturbance in sensitive areas. Assessment needs to be in line with the following NSW Heritage guidelines:

• *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW. OEH 2011. Available online at: https://www.heritage.nsw.gov.au/assets/Uploads/files/Guide-to-Investigating-Assessing-and-Reporting-on-Aboriginal-Cultural-Heritage-in-New-South-Wales.pdf*

Code of practice for archaeological investigation of Aboriginal objects in New South Wales, DECCW 2010. Available online at: https://www.heritage.nsw.gov.au/assets/Code-of-Practice-for-Archaeological-Investigation-in-NSW.pdf

• *Aboriginal cultural heritage consultation requirements for proponents 2010. DECCW 2010. Available online at: https://www.heritage.nsw.gov.au/assets/Uploads/files/Aboriginal-Cultural-Heritage-Consultation-Requirements-for-Proponents.pdf*

• *Applying for an Aboriginal Heritage Impact Permit guide for applicants, OEH (2011). Available online at: https://www.heritage.nsw.gov.au/assets/Uploads/files/Applying-for-an-Aboriginal-Heritage-Impact-Permit-Guide-for-applicants..pdf* "

In response to the NSW Heritage Submission to the POM dated 5 March 2021 Council undertook the following preliminary investigations in relation to the Aboriginal Heritage values of the PoM Area:

- Conducted a basic search of the Heritage NSW Aboriginal Heritage Information Management System (AHIMS) for all land parcels within the PoM area in April 2021 to confirm the location of any known Aboriginal site sin the POM area;

- Reviewed the 1998 Heritage Study of the Stanwell Park Recreation Reserve, prepared by HLA-Envirosciences Pty Limited, which identified heritage values for the area that informed the existing interpretive material at Stanwell Park;

- Reviewed the recommendations of the Aboriginal Due Diligence Assessment of Bald Hill prepared by Biosis in 2015 in support of the construction of the Bald Hill Masterplan works;

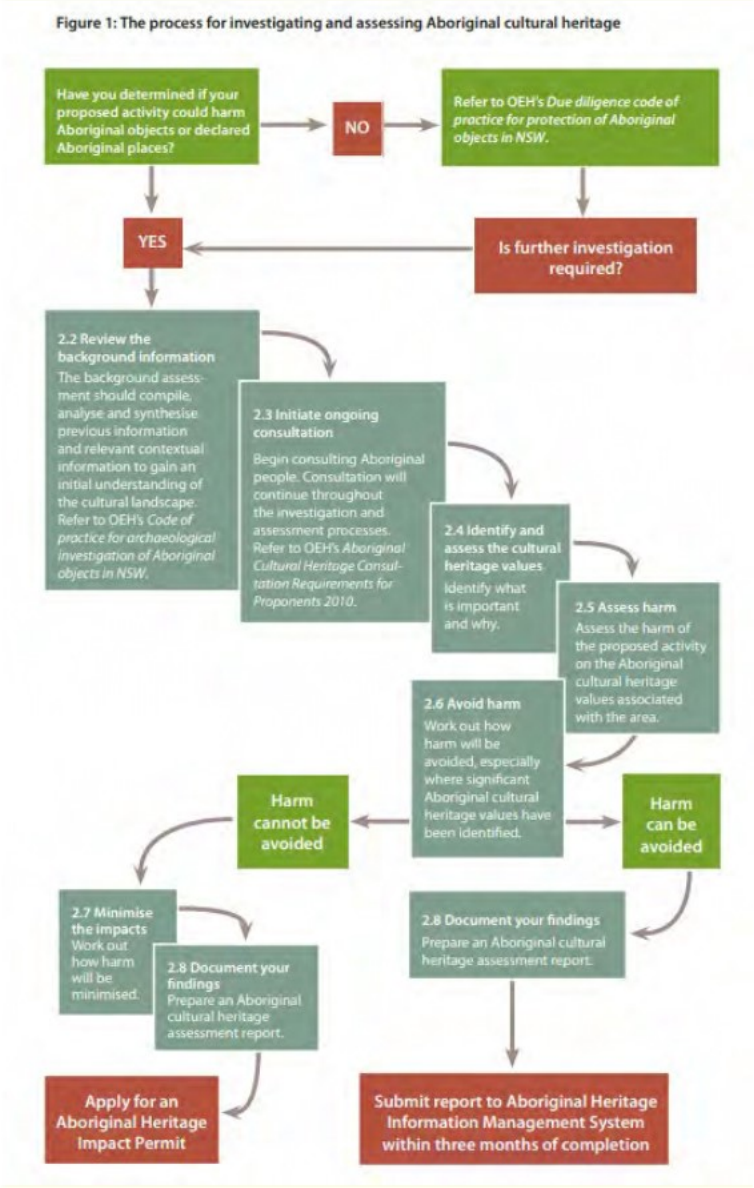
- Consulted with local Aboriginal Community members who identified cultural values of the Illawarra Coastline. In response to the Community feedback Council intends to engage Aboriginal site monitors where ground disturbance is proposed of any dune system or bank during any future upgrade of the surf club at Stanwell Park Beach. This is seen as a proactive measure by the Aboriginal Community regardless of the level of past disturbance revealed by any future assessments or legislative requirements under the NPW Act.

- Council notified the Stanwell Park Surf Club of the Heritage NSW advice and advised that an Aboriginal Cultural Heritage Assessment may be required as part of the development assessment of any future development application lodged by the club to upgrade the building.

  Updated the PoM to identify the Aboriginal heritage considerations to be considered as part of any future works, as set out in this Appendix and in Section 12 – Delivering the Plan of Management.

Investigating and Reporting on Aboriginal Cultural Heritage

The following extracts illustrate the process for investigating Aboriginal Cultural Heritage in NSW.



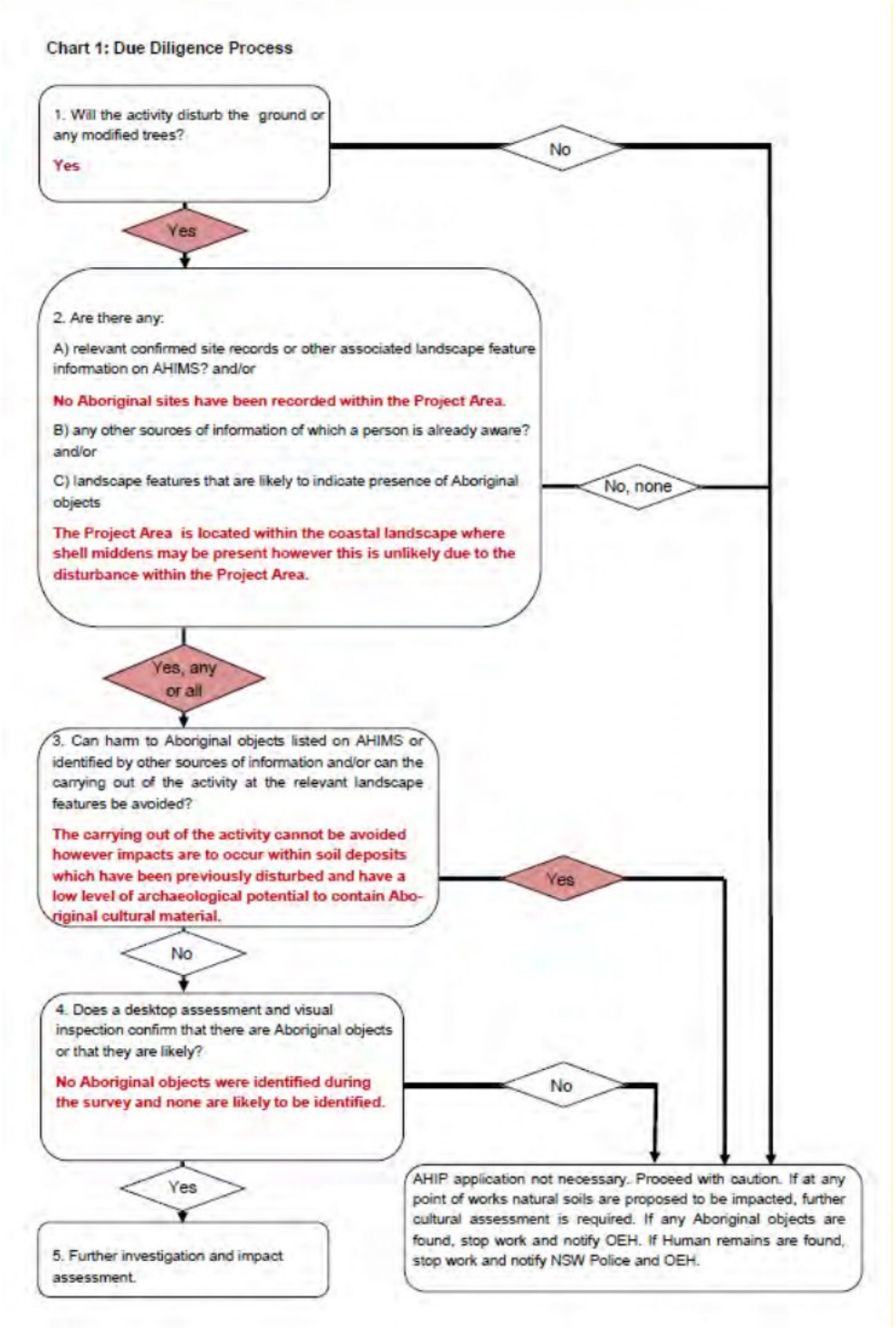
Extract from Guide to investigating, assessing, and reporting on Aboriginal cultural heritage in NSW from NSW Government April 2011

Link to Entire Report is below:

Heritage NSW Guide-to-Investigating-Assessing-and-Reporting-on-Aboriginal-Cultural-Heritage-in-NSW

Due Diligence Code of Practice for the Protection of Aboriginal Objects 2010

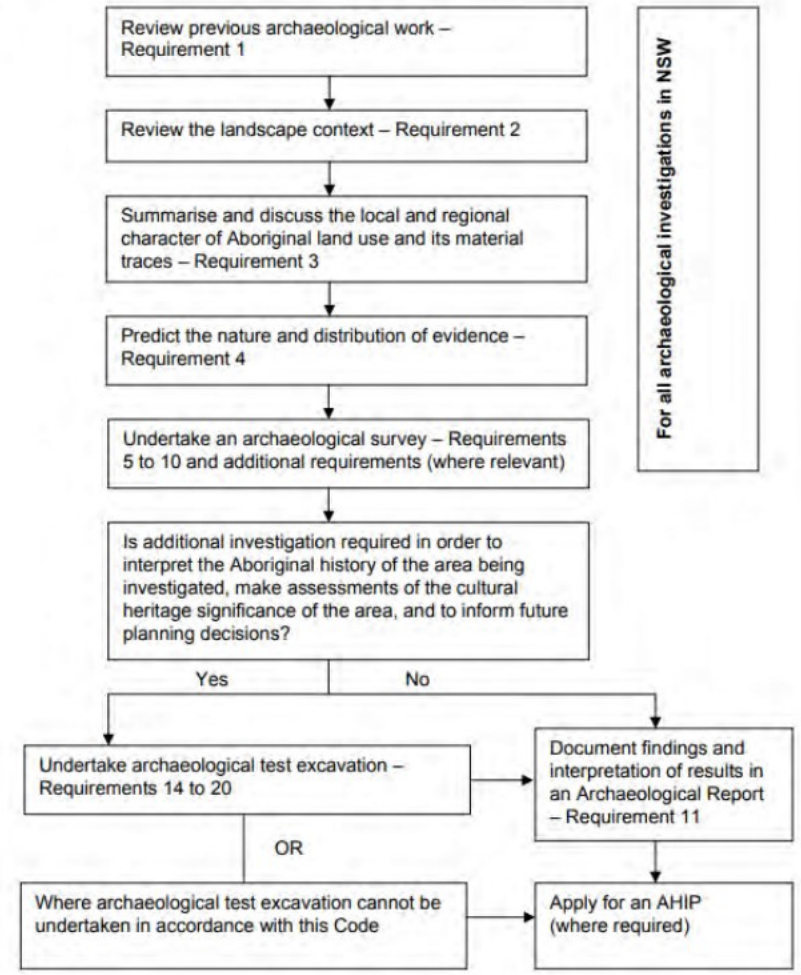
For any project within the Stanwell Park Reserve and Bald Hill Lookout PoM Area, an Aboriginal Due Diligence assessment is required.



Code of Practice for Archaeological Investigation of Aboriginal Objects

Due Diligence may result in requirements for further investigation under the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW applies.

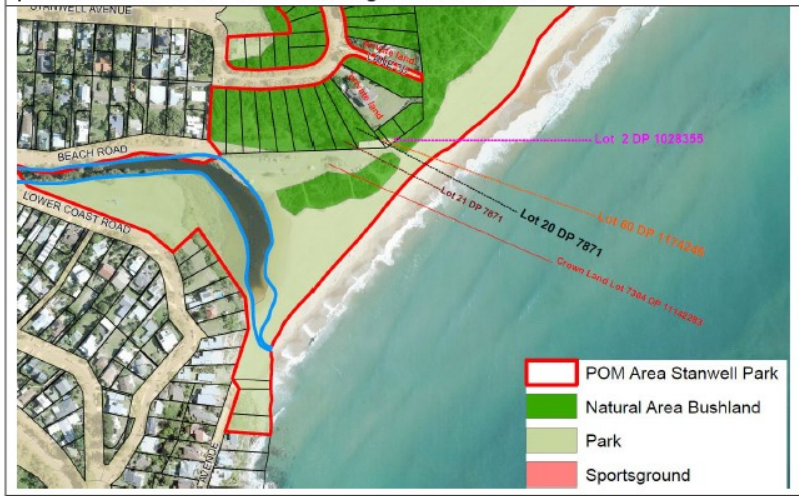
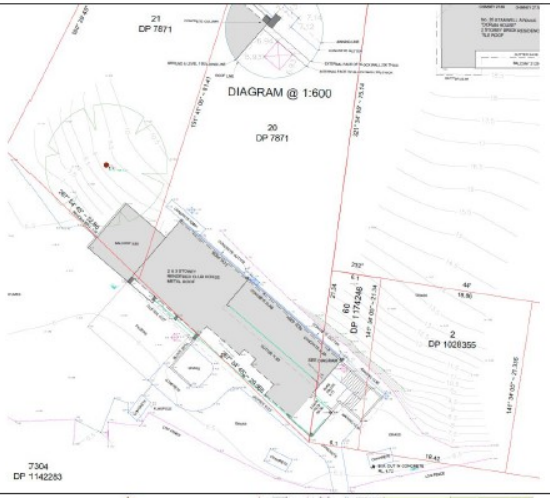
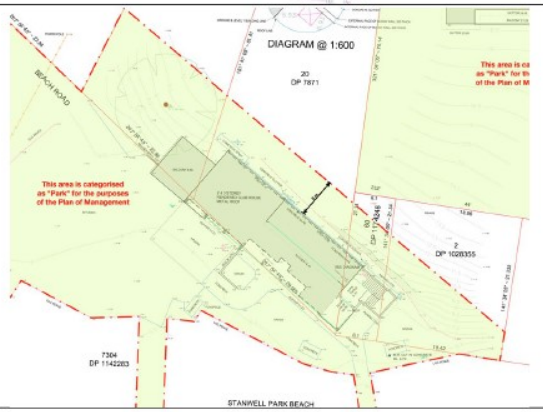
Figure 1: Requirements of the Code



Link to entire Code of Practice document: Code-of-Practice-for-Archaeological-Investigation-in-NSW.

The Code of Practice Archaeological Investigations may result in the need to apply for an Aboriginal Heritage Impact Permit under the NSW National Parks and Wildlife Act 1974. For more information: Applying-for-an-Aboriginal-Heritage-Impact-Permit-Guide-for-applicants

Attachment 6 – Helensburgh Stanwell Park Surf Life Saving Club Request - Community Land Category Map

Extract of the Community Land Category Map with Land Parcels Identified that include some part of the surf club building. – the scale does not show how much of Lot 21 DP 7871 is categorised as Park although the PoM's content regarding permissible uses related to the surf club (ability to upgrade and expand for example) – indicates that a portion of Lot 21 DP 7871 is categorised as Park.	Surf Club submitted survey of existing built improvements and their request for clarification of the existing Community Land PoM mapping for the park area.
	
The requested clarification on boundaries of the community land category of park goes beyond the intent of the exhibited PoM. The Natural Area Bushland category applies to the steep bank behind the surf club. It also applies to the Norfolk Pine on Lot 21 DP 7871. The 2009 PoM also categorised this land in that manner. It is Council owned community land, not Crown Land.  Picture of area behind the surf club building at Lot 2 DP 1028355 looking towards Lot 60 DP 1174246 (north east corner of building)	

File: CST-100.02.080 Doc: IC21/709

ITEM 7 POST EXHIBITION - REVIEW OF WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 CHAPTER C17: TELECOMMUNICATIONS AND RADIOCOMMUNICATION FACILITIES

On 19 April 2021, Council resolved to seek community feedback on the updated draft Wollongong Development Control Plan (DCP) 2009 Chapter C17 Telecommunications and Radiocommunications Facilities. The draft amended DCP Chapter was exhibited between 17 May and 16 June 2021. One submission was received.

It is recommended that Council resolve to adopt the amended Wollongong DCP 2009 Chapter C17: Telecommunications and Radiocommunications Facilities.

RECOMMENDATION

Wollongong Development Control Plan 2009 Chapter C17: Telecommunications and Radiocommunications Facilities be adopted and a notice be placed on Council's website.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities

BACKGROUND

Telecommunications and radiocommunications facilities are vital infrastructure components of modern communication systems. These include telecommunications towers, masts and antennas, base stations, satellite-based facilities, radiocommunications transmitters and their supporting infrastructure and ancillary development.

Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities was adopted on 15 December 2009. The purpose of Chapter C17 is to provide development controls applicable to the design, siting, construction, safety, security and environmental and public health impacts of telecommunications and radiocommunications facilities, including broadcasting infrastructure covered by the *Commonwealth Telecommunications Act 1997* and the *Commonwealth Radiocommunications Act 1992*.

Periodic review, update and amendment of Wollongong DCP 2009 occurs as required, to ensure plans continue to be useful and relevant as a policy of Council. On 19 April 2021, Council considered a report on the review of Wollongong DCP 2009 Chapter C17 to address changes to legislation, definitions, guidance documents and Council policy. The report proposed minor amendments to Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities. Council resolved that-

1 *The draft Wollongong Development Control Plan Chapter C17 Telecommunications and Radiocommunications Facilities be exhibited for a minimum period of 28 days.*

2 *Following the exhibition period, a report outlining the submissions received from the public exhibition process with recommendations regarding progression of the draft DCP amendments be prepared for Council's consideration.*

PROPOSAL

An amendment to Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities has been prepared to -

- Comply and more closely align with the updated Telecommunications Code of Practice 2018; Telecommunications (Low-impact Facilities Determination) 2018; Mobile Phone Base Station Deployment Industry Code 2018; NSW Telecommunications Facilities Guidelines Including Broadband 2010, and Council's Illawarra Escarpment Strategic Management Plan 2015
- Be consistent with the structure and layout of other Wollongong DCP 2009 Chapters recently reviewed and updated
- Include information about the purpose of telecommunications and radiocommunications facilities and why they need to be regulated
- Update definitions to reference current legislation and industry codes
- Replace references to Electromagnetic Radiation (EMR) with Electromagnetic Energy (EME)
- Strengthen objectives and controls to reflect Council Policy and include controls that other Councils have adopted in their Telecommunications Facilities DCP Chapter.

CONSULTATION AND COMMUNICATION

The draft amended Wollongong DCP Chapter C17 Telecommunications and Radiocommunications Facilities was exhibited between 17 May and 16 June 2021. The public exhibition was advertised through Council's website and in the Illawarra Mercury newspaper. Copies of the suite of documents were available for viewing on Council's website, in all Council libraries, and at Council's Customer Service Centre in the Administration Building, Wollongong. All active Neighbourhood Forums were notified of the public exhibition by e-mail.

The suite of documents included in the public exhibition was as follows -

- Council Report and Minutes (19 April 2021)
- Amended draft Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities.

As a result of the public exhibition the website page received 21 views, with 15 documents downloaded. One submission was received during the public exhibition. The submission from Transport for NSW acknowledged that the review has been undertaken to ensure the DCP provisions reflect legislative and policy amendments and indicated no objection to the proposed draft Wollongong DCP 2009 Chapter C17.

Preliminary stakeholder consultation was undertaken with Council's Environment, Landscaping, Development Assessment, Development Engineering, Heritage and Land Use Planning Divisions to inform the Wollongong DCP 2009 review. Advice was also sought from Council's legal team to check for clarity, legibility and legal correctness of the proposed Wollongong DCP 2009 Chapter amendments.

No further amendments to the Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities are recommended as a result of the public exhibition process.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2028 Objective *"The Sustainability of our urban environment is improved"* under the Community Goal *"We value and protect our environment".* It specifically delivers on the following-

Community Strategic Plan Strategy	Delivery Program 2018-2022 4 Year Action	Operational Plan 2021-22 Operational Plan Actions
Manage land uses to strengthen urban areas	1.3.1 Impacts from development on the environment are assessed, monitored and mitigated	Action 1: Assess new developments and planning proposals for environmental impacts.
Manage visual and urban amenity resulting from urban development.	1.3.2.2 Mitigate the impact of development on the natural environment and visual amenity of our open spaces and urban areas	Action 1: Review and implement planning controls to mitigate the impact of development on the natural environment and visual amenity of our spaces and urban areas.

CONCLUSION

A review of Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities has been conducted and the need for minor amendments identified in line with updated legislation, industry code of practice, state government guidelines and Council Policy relevant to this Chapter of the Wollongong DCP 2009.

This report recommends that Council resolve to adopt the amended Wollongong DCP 2009 Chapter C17 Telecommunications and Radiocommunications Facilities.



Part C – Specific Landuse Controls

Chapter C17: Telecommunications and Radiocommunications Facilities

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Document Control

Document ID: Wollongong DCP 2009 – Chapter C17: Telecommunications and Radiocommunications Facilities

Rev No	Adoption Date	In force date	Revision Details
0	15/12/09	1/3/10	Adopted
1			Revised

1 INTRODUCTION

Telecommunications and radiocommunications facilities are vital infrastructure components of modern communication systems.

Telecommunications and radiocommunications facilities include telecommunications towers, masts and antennas, base stations, satellite-based facilities, radiocommunications transmitters and their supporting infrastructure and ancillary development.

It is important for these facilities to be well sited and designed to avoid adverse visual impacts, comply with electromagnetic energy emission exposure limits and minimise environmental and amenity impacts.

Council is the consent authority for telecommunications and radiocommunications facilities that require development consent under the *Environmental Planning and Assessment Act 1979*. These are facilities not identified in the *Telecommunications (Low Impact Facilities) Determination 2018* as 'low impact facilities'.

2 PURPOSE

The purpose of this chapter of the DCP is to provide development controls applicable to the design, siting, construction, safety, security and environmental and public health impacts of telecommunications and radiocommunications facilities, including broadcasting infrastructure covered by the Commonwealth *Telecommunications Act 1997* and the Commonwealth *Radiocommunications Act 1992*.

3 LAND TO WHICH THIS CHAPTER APPLIES

This chapter applies to all lands within the Wollongong Local Government Area (LGA).

4 DEVELOPMENT TO WHICH THIS CHAPTER APPLIES

1 This chapter applies to all proposed new telecommunications and radiocommunications facilities and modifications to existing facilities, which require Council development consent under the *Environmental Planning and Assessment Act 1979*.

2 This chapter does **not** apply to:

a Low-impact facilities as described in the Commonwealth *Telecommunications (Low-impact Facilities) Determination 2018*; or

b Aerials, antennae and communication dishes specified as "Exempt Development" under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 OBJECTIVES

The objectives of this chapter are to:

a Minimise the public health risk associated with the operation of telecommunications and radiocommunications facilities, particularly in regards to sensitive locations;

b Promote good industrial design of infrastructure;

c Provide infrastructure that is compatible with the surrounding character and visual context of the locality, with particular regard to heritage items, conservation areas and cultural icons;

d Minimise any adverse local environmental and amenity impacts associated with the installation and operation of telecommunications and radiocommunications facilities.

6 RELEVANT LEGISLATION, CODES AND STATE GOVERNMENT GUIDELINE

The following are relevant to this chapter:

- *Telecommunications Act 1997* (Commonwealth)
- *Radiocommunications Act 1992* (Commonwealth)
- *Telecommunications Code of Practice 2018* (Commonwealth)
- *Telecommunications (Low-impact Facilities) Determination 2018* (Commonwealth)
- *State Environmental Planning Policy (Infrastructure) 2007*
- Mobile Phone Base Station Deployment Industry Code (2020)
- NSW Telecommunications Facilities Guideline Including Broadband (2010).

7 DESIGN AND SITING CONTROLS

7.1 Facility Health Controls

1 Telecommunications and radiocommunications facilities must be designed, installed and operated so that the maximum human exposure levels to radio frequency EME comply with the exposure standards specified by the Australian Communications and Media Authority.

2 Development applications must include an EME assessment in accordance with the ARPANSA prediction methodology and report format (accessible via ARPANSA's website) demonstrating the predicted levels of radio frequency EME surrounding the proposed development comply with exposure standards specified by the Australian Communications and Media Authority.

3 The cumulative impact of all existing facilities, combined with the proposed new facility, must be assessed. The development application must be supported by a map which identifies other facilities within a 500 metre radius of the proposed new facility, and an analysis of the cumulative total level of radio frequency EME within the locality, with and without the proposed facility, by reference to the relevant exposure standard.

7.2 Design and Construction

1 A proposed facility must avoid and minimise adverse impacts on the landform, vegetation or features of a location that has special aesthetic, architectural, landscape, ecological or conservational value, as identified through Council's public Planning & Environment Map.

2 A proposed facility must be well designed to minimise its visual impact. Within the local context, the proposed facility design must take into account colour, texture, form, bulk and scale.

3 Actions to minimise visual impact may include:

- integration with the design and appearance of an existing building or structure,
- concealed cables,
- painting and finishes of towers and ground level structures,
- height and colour of any security fencing around a stand-alone facility; and
- site landscaping complementary to the surrounds.

4 Antennas and mast structures must be located so as to not be visible, or to be as visually unobtrusive as possible from the fronting road at pedestrian eye level.

The location of antennas and mast structures at the rear of buildings should be considered, rather than on street frontages, impacting on the streetscape. Radio transparent materials may allow antennas to be concealed inside structures.

5 Towers must be of 'slimline monopole' construction.

6 A proposed facility, including any maintenance access or asset protection zone for a proposed tower is to be designed, sited and constructed to avoid or minimise impacts on indigenous flora and fauna, including threatened biodiversity.

7 The facility must be designed and constructed to restrict public access to the antenna(s). Approaches to the antenna(s) must contain appropriate signs warning of EME and provide contact details for the owner and/or site manager of the facility.

7.3 Co-location

1 Telecommunications and radiocommunications facilities are to be co-located with existing facilities where available and feasible. This may include:

- sharing of existing antennas between providers/carriers;
- co-location of antennas on an existing tower that has been established by another carrier; or
- co-location on building rooftops.

2 Exemptions to co-location under clause 1 may apply where:

- adding additional antennas results in radio frequency EME emissions exceeding the maximum human exposure levels set out in the ARPANSA Radiation Protection Standard;
- a relatively worse visual impact outcome would result from co-location;
- there are physical and technical limits to the amount of infrastructure that structures are able to support; or
- no existing facility can provide equivalent site technical specifications including meeting requirements for coverage objectives, radio traffic capacity demands and sufficient call quality.

7.4 Location

1 The siting of facilities in locations of high aesthetic, ecological or cultural value should be avoided.

2 Development applications for facilities should demonstrate that in selecting a site a precautionary approach consistent with the Mobile Phone Base Station Deployment Industry Code (2020) has been adopted in regards to minimising EME exposures.

3 The applicant must provide justification for the proposed location which sets out why it is the most appropriate having regard to alternative sites, the details of which must also be provided. The statement of environmental effects which accompanies the development application must also explain how potential conflicts with adjoining land uses will be avoided, mitigated and managed.

4 The land use zone for the siting of a proposed facility must be considered, giving priority to the following zones in descending order of preference by Council:

a Industrial (IN1, IN2, IN3, IN4)
b Business (B1, B2, B3, B4, B6, B7)
c Open space/corridor land/drainage reserves (RE1, RE2)
d Rural (RU1, RU2, RU4)
e Residential (R2, R3, R4, R5)
f Special uses containing sensitive land uses, such as schools, child care facilities, hospitals, seniors housing (SP1, SP2, SP3).

5 Residential and special use zones and sensitive locations should be avoided.

6 The choice of site should also consider likely future adjoining land uses such as likely future sensitive locations/services, based on land use zoning.

7 Facilities proposed to occur within the Wollongong Local Environmental Plan 2009 mapped Illawarra Escarpment area must consider clause 7.8 of Wollongong Local Environmental Plan 2009 and the potential impacts on escarpment values as outlined in the Illawarra Escarpment Strategic Management Plan 2015.

7.5 Heritage

1 A facility must not be located on roof tops or within the curtilage of a site identified as an item of State or local heritage or within a heritage conservation area as identified in Wollongong LEP 2009.

2 A facility must not be located in a locality where in the opinion of Council the streetscape character is significantly influenced or defined by heritage items or the heritage significance of adjoining or nearby heritage items and/or heritage conservation areas may be adversely impacted by the proposed facility.

3 The applicant is to avoid the visual impact of any proposed facility on the heritage significance of any adjoining or nearby heritage item and/or contributory items within a heritage conservation area.

4 A Heritage Impact Statement may be required for any proposed facility within close proximity to or within the visual catchment of a heritage item or heritage conservation area where in the opinion of Council, the proposal has the potential to impact upon the setting of the heritage item or heritage conservation area. It is strongly recommended that prospective applicants arrange a pre-lodgement meeting and request attendance by Council's Heritage Coordinator for advice as to whether a Heritage Impact Statement is necessary for any proposal within proximity to a heritage item or heritage conservation area.

8 DEVELOPMENT APPLICATION INFORMATION REQUIREMENTS

1 A Development Application for a telecommunications or radiocommunications facility must include:

a Statement of Environmental Effects, including details of alternative sites considered, how potential land use conflicts will be managed and details addressing sections 7.1 to 7.5 of this DCP Chapter and the principles contained in the NSW Telecommunications Facilities Guideline including Broadband (2010);

b Where applicable, how the requirements of clause 7.8 'Illawarra Escarpment Area Conservation' of Wollongong Local Environmental Plan 2009 have been addressed;

c Site/locality analysis plan showing prominent views and vistas and methods used for minimising any adverse impacts of antennas and masts (and associated equipment and structures);

d Site plan;

e Elevation plan;

f Photomontage of the proposed facility in context of the location;

g An EME assessment report prepared in accordance with the ARPANSA prediction methodology and report format;

h An assessment of the cumulative impact of all existing and proposed telecommunications or radiocommunications facilities in the locality as outlined in section 7.1(3) above.

i For a stand-alone facility – a Landscape Concept Plan;

j For a proposed facility in the vicinity of a State or local heritage item or heritage conservation area – a Heritage Impact Statement;

k For a proposed facility in the vicinity of a State or local heritage item or heritage conservation area, including the Illawarra Escarpment State Heritage Conservation Area – a Visual Impact Assessment that considers the impact on significant view corridors to and from the heritage item or heritage conservation area.

9 CONDITIONS OF DEVELOPMENT CONSENT

1 In the event that development consent is granted to an application for a telecommunications or radiocommunications facility, conditions of consent relating to the following matters are likely to be imposed:

a Restoration of the site following construction of the facility;

b Colour requirements for monopoles;

c Operation of the facility in accordance with all statutory requirements and the requirements of the Australian Communications and Media Authority and the Australian Radiation Protection and Nuclear Safety Agency;

d Maintenance of the site and its facilities in a proper and safe condition at all times throughout its lifespan; and

e Removal of the facility when it is no longer required and the site restored to a condition similar to its condition before the facility was constructed.

ACRONYMS AND DEFINITIONS

The meanings of the following acronyms and terms used in this chapter are included here for clarification only and do not replace the definitions contained within the legislation.

ARPANSA: Australian Radiation Protection and Nuclear Safety Agency.

Co-location: The practice of locating a number of different communications facilities, often owned by different carriers, on one facility or structure.

Cumulative impact: The sum of the impacts from a number of different sources or over time.

EME: Electromagnetic energy. The radiation in the microwave and radiofrequency band of the electromagnetic spectrum.

Low-impact facility: A facility that is exempted from state and council local planning laws under the Commonwealth Telecommunications (Low Impact Facilities) Determination 2018.

Radiation Protection Standard: The ARPANSA (2021) Standard for Limiting Exposure to Radiofrequency Fields – 100 KHz to 300 GHz.

Radiocommunications facility: A base station or radiocommunications link, satellite-based facility or radiocommunications transmitter.

Sensitive locations: Examples of locations that may be considered to be sensitive include residential areas, schools, child care facilities, hospitals and seniors housing.

Telecommunications facility: (a) Any part of the infrastructure of a telecommunications network, or (b) any line, cable, optical fibre, fibre access node, interconnect point, equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or (c) any other thing used in or in connection with a telecommunications network.

Telecommunications network: A system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy or both.

File: CCE-040.010.01.426 Doc: IC21/533

ITEM 8 POST EXHIBITION - COMMUNITY ENGAGEMENT COUNCIL POLICY

Council's Community Engagement Council Policy outlines the principles, commitments, levels and process for engagement to guide Council's elected members, staff and consultants when engaging with our community. This Policy has been reviewed in accordance with the rolling program for review of policies.

This report presents the draft Community Engagement Council Policy for Council's adoption post exhibition.

RECOMMENDATION

Council adopt the Community Engagement Council Policy.

REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Cultural + Economic Development
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Draft Community Engagement Council Policy
2 Engagement Summary - Draft Community Engagement Council Policy

BACKGROUND

Council's Community Engagement Council Policy (the Policy) enables an informed and consistent approach to involving our community in decision making. The current Policy was endorsed by Council in July 2018 following engagement with internal and community stakeholders. The Policy is written in plain English and graphically designed, including images and diagrams to make it more community friendly.

The Policy details Council's principles, commitments, levels and process for engagement to guide Council's elected members, staff and consultants when engaging with our community. The Policy outlines Council's commitment to providing a diverse range of opportunities for our community to share feedback and join the conversation on Council's projects and plans. The Policy highlights Council's role in effectively planning engagement activities and keeping our community informed.

PROPOSAL

It is proposed Council adopt the draft Policy.

Engagement has been undertaken with internal and external stakeholders to inform the revised Policy. Key changes include:

- Details to highlight the engagement process is not always linear
- Addition of 'commitment to learn, improve and build our capability'
- Addition of 'where we will engage'
- Removing reference to school holidays, creating more flexibility
- Increasing our commitment to life of project communication and providing updates on the outcome of engagements
- Additional methods added throughout
- Using plain English in IAP2 levels of engagement table
- Reference to DAs in Councillor's role
- Additional related documents added, including Aboriginal Engagement Framework.

CONSULTATION AND COMMUNICATION

Targeted internal and external consultation has been undertaken in review of the Policy, in addition to the public exhibition of the Policy for broader community comment. The draft Policy was exhibited from 12 May to 11 June 2021.

Stakeholders were targeted to provide feedback on the Policy based on their role in community engagement, or prior interest in the Policy. Stakeholders included Councillors, Director Community Services, Director Infrastructure and Works, Manager Community Cultural and Economic Development, Communications and Marketing Manager, City Culture and Activation Manager, Manager Infrastructure Strategy and Planning, Infrastructure Strategy Manager, Building and Facilities Planning Manager (Acting), Transport and Stormwater Services Manager (Acting), Manager Project Delivery, Design and Technical Services Manager, Manager Open Spaces and Environmental Services (Acting), Capital Program Manager (Acting), Manager Property and Recreation, Recreation Services Manager, Commercial Business Manager, Council Reference Groups, Neighbourhood Forums, respondents to engagement for the last review of the Policy.

Through an online engagement survey and focus group discussions, stakeholders were asked to share ideas on what is important about community engagement, how to improve existing practices and feedback about key elements of the Policy.

Community and stakeholder feedback highlighted the importance of sharing information and updates with our community, outlining that community engagement is not always a linear process and clarifying the range of methods selected from at various levels of engagement.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 4 “We are a connected and engaged community”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	4 Year Action	Annual Deliverables
4.1.1 Provide residents with equitable access to information and opportunities to inform decision making	4.1.1.1 Ensure an effective community engagement framework that connects the community to Council decision making	Deliver a diverse range of community engagement opportunities to inform and guide development and delivery of Council business

SUSTAINABILITY IMPLICATIONS

The draft Policy has been informed by an initial phase of engagement and a public exhibition period. Effective engagement promotes collaboration and improves the efficiency of service delivery.

RISK MANAGEMENT

This draft Policy provides guidance on Council’s engagement principles and practices to mitigate social, reputational and legislative risks.

FINANCIAL IMPLICATIONS

The draft Policy will be delivered within existing operational budget.

CONCLUSION

Council is committed to involving our community in decision making processes. The Community Engagement Council Policy is a resource to enable a consistent approach to undertaking meaningful and effective community engagement. Through seeking feedback and engaging our community to join the conversation with Council, we will enable better decision making, strengthen our community and build trust.



COMMUNITY ENGAGEMENT COUNCIL POLICY



DRAFT

wollongong
city of innovation



OUR WOLLONGONG JOIN THE CONVERSATION

Acknowledgement of Country

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

We want to share information, hear your views and involve you to help make decisions that affect our community. This process is called community engagement.

What is community engagement?

Community engagement is how we reach out and encourage you, the community, to talk with us about the plans, projects and policies we develop on your behalf. It is about seeking and listening to your feedback to help us make decisions. Through engagement, Council and the community benefit from sharing ideas, skills, knowledge, expertise and experiences.

Community engagement is important, it:

- Involves the community in decision making;
- Builds relationships and trust;
- Strengthens community;
- Builds a sense of belonging; and
- Keeps the community informed.

Our commitment to community engagement

We are committed to the following principles of community engagement:

1. We aim to be flexible

We will use a range of methods to give you opportunities to share feedback and join the conversation. We encourage feedback from you and all community members who may be affected by, or are interested in, a decision we make on the community's behalf.

2. We will be inclusive

We live in a diverse community and know it's important everyone's voices are heard. We also recognise the unique and significant contribution made by Aboriginal people to the local community. We will ensure Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse (CALD) backgrounds, children and young people, people with disability, and community members who need support, have appropriate access and opportunities to share their feedback and join the conversation.

3. We believe community engagement is important for good governance

We are committed to engaging with you, the community, as a core component of good governance and effective decision making. We value your ideas, views and local knowledge. Your feedback will be used to continuously improve the service we provide.

4. We aim to effectively plan each engagement

Through effective planning and engagement techniques we will avoid repeatedly asking the community to provide feedback about the same topic. You will be provided reasonable timeframes to share your feedback and join the conversation. We will continue to learn, improve and build our capability to engage effectively.

5. We will keep you updated

We are committed to letting you know your views, concerns and feedback have been heard and outlining why decisions were made. We will keep you informed about what decisions are made and provide updates on projects and plans.



Our process of community engagement

Each engagement will be tailored to the needs of the affected community and the individual project. We will undertake six key steps. The order these steps are taken can vary and may move back and forth, especially for complex projects.

Plan

Deciding to engage

Community engagement is considered when a change of service, activities or infrastructure is planned, or when an issue is raised and requires a decision. For a long-term project or activity there is likely to be multiple stages of engagement. Community engagement isn't possible or necessary for all the work Council does, for example, emergency work or low-impact maintenance.

When planning an engagement we consider who to engage, how to engage and where to engage.

Who we engage

We define community as all people and groups who are interested in the future of Wollongong. This includes government and non-government agencies, community groups, businesses, residents and visitors. We will target engagements to those who might be interested in, impacted or benefited by a decision.

How we engage

How we engage depends on the level of interest and impact a plan or project will have on the community. To support community participation, we will use a range of ways for people to be involved, including face to face and online.

Where we engage

We engage in many different settings. This can be in the community, at workshops or events, meetings of committees and groups, and using different online options like our Engagement website and social media.

Engage

This is when we talk with you, the community, about a project. We call this the engagement or exhibition period.

For each engagement process we will explain:

- What the engagement is about;
- Where to find out more information about the topic;
- How you can share your feedback and join the conversation;
- The timeframe to provide your comments;
- What happens to your feedback.

We accept community feedback in a variety of formats such as letters, emails, surveys, online tools, petitions and feedback forms. We use face to face meetings and workshops to gain community feedback. We are also open to alternative methods of communication so everyone can share their feedback and join the conversation.

Submissions can be made available for people to read. You can request we remove your personal information from your submission.

Analyse

We read, review and analyse all feedback. An engagement report is written summarising what was said and presenting key themes. The report is provided to the decision makers and is one way community feedback informs the decision making process.



Decision making

Your views, ideas and local knowledge are an important part of the decision making process. Other things we need to consider include:

- Budget or financial impact (so we can spend your money wisely);
- Legislation (State and Federal);
- Council policies and resolutions (endorsed by your elected representatives);
- Evidence provided by technical and professional assessment and industry best practice;
- Economic, environmental, social and governance impacts.

The diagram below shows how feedback is one of a number of considerations when a decision is made.

Provide updates

We will let you know what the outcome of the engagement was, including how feedback was used and what decisions were made. We will provide updates on projects as they progress.

Evaluate

We will evaluate the effectiveness of our engagement activities and processes so we can continue to learn and improve the ways we engage.

Factors in decision making:





Application of this policy

This Policy applies to Council's:

- Councillors
- Staff
- Volunteers
- Contractors
- Consultants

Role of Councillors

Councillors are your elected representatives and have a role in community engagement. They meet with the community in a range of ways to hear your views, concerns and aspirations. They sit on reference groups and committees, attend Council meetings, events and engagement activities.

Councillors may attend opportunities set up by staff to talk with the community. At these community engagements, the Councillors' role is to listen, discuss and record community feedback so it can be considered in decision making. Councillors may also engage with the community without Council staff involvement.

Councillors do not make decisions about Development Applications (DAs) and they are not allowed to attempt to direct, influence or pressure staff in an assessment or determination of a DA.

As a community member you're able to contact your Councillors directly. Their contact details are listed on Council's website.

Role of Council staff

Council staff are responsible for providing clear, professional and objective information to help the community understand a project. Council staff will engage in a respectful and genuine way to provide information on the ways the community can share feedback, how feedback will be reported and to share updates on projects.

The requirements to engage with you on matters that affect you are set out in the **Local Government Act 1993**.

Related documents

This Policy should be read in conjunction with the following documents:

- **Works notification policies** – describes standard internal process for maintenance, tree management, chemical use, civil works and construction notifications.
- **Customer Service Policy**
- **Council Committees and Reference Groups**
- **Neighbourhood Forum Charter**
- **Wollongong Local Planning Panel Submissions Policy**
- **Code of Meeting Practice Policy**
- **Aboriginal Engagement Framework**
- **Community Participation Plan**
- **Petition Guidelines**
- **Privacy Management Plan Policy**
- **Public Access to Documents and Information held by Council Policy**
- **NSW Office of Local Government Policy and Legislation**



Levels of engagement

The guide below shows the four levels of engagement Council has adapted from the International Association of Public Participation (IAP2) Spectrum. A range of factors are considered to determine the level of engagement for each project including the engagement purpose, level of impact, degree of complexity, timeframes and legislation.

The process of community engagement is a dynamic one which means there is likely to be movement back and forth through the different levels of an engagement process, especially for more complex projects. Whichever process is used, Council is responsible for the final decision.

LEVELS OF ENGAGEMENT				
	INFORM	CONSULT	INVOLVE	COLLABORATE
GOALS	To let the community know what we're doing.	To seek community feedback on what we're planning. To use community feedback to inform decision making.	To work with the community to understand their priorities and involve them in designing potential solutions.	To work with the community to understand their priorities and work together to decide on preferred solutions.
COMMITMENT	We will use a variety of methods to share information. We aim to make sure that information we share is accessible. We will share project updates.	We will provide opportunities for the community to share feedback that will be considered in decision making. We will provide clear information and give reasonable timeframes for the community to share feedback.	We will provide opportunities for the community to work with us to identify priorities. We will incorporate feedback into our plans as often as possible. We will provide updates on how community input influenced decisions.	We will work alongside the community to develop solutions together.
METHODS	Council's websites and online media channels 'Our Wollongong' - Council's Engagement website Council's newsletters Letters and emails Fact sheets Customer Service Community forums Information stand and information sessions	'Our Wollongong' - Council's Engagement website Public Access Forum Community forums Information stand Surveys and submissions Online engagement Independent Hearing and Assessment Panel	'Our Wollongong' - Council's Engagement website Community forums Information stand Reference and Advisory Groups Focus groups Workshops Online engagement Working groups	'Our Wollongong' - Council's Engagement website Focus groups Workshops Community forums Reference and Advisory Groups Online engagement Working groups

* adopted from IAP2





SUMMARY SHEET	
Responsible Division	Community Cultural and Economic Development
Date adopted by Council	To be comfirmed
Date of previous adoptions	23 July 2018, 8 April 2013, Previously titled "Community Consultation" 25 May 2010, 28 November 2005, 28 October 2008
Date of next review	To be comfirmed
Responsible Manager	Engagement Coordinator
Authorised by	Manager Community Cultural and Economic Development




OUR WOLLONGONG JOIN THE CONVERSATION
We are a connected and engaged community
• Residents have easy and equitable access to information and play an active role in the decisions that affect our city.
• Our residents have an increased sense of community.
• Our Council is accountable, financially sustainable and has the trust of the community.
wollongong
city of innovation
WCC©5001839 JL 2021



Community Engagement Policy Refresh
Engagement Summary

Thank you for your feedback. Here's a summary of what we heard from the community and how we used feedback to update the draft Policy.

Improving our practice

We heard
Feedback suggested we add a commitment to learn, improve and build our engagement capability.

How it was used
We've added this in our commitments to engagement. We'll develop new ways to measure the effectiveness of our engagement activities.

Communication and updates

We heard
There were requests to share more information on projects and provide updates on the outcomes of engagement activities.

How it was used
We've added to our commitment to keep you updated. We're developing new ways to share engagement outcomes and will use those more regularly to keep you informed.

Process of engagement

We heard
Feedback highlighted that community engagement isn't linear and doesn't always follow the same process.

How it was used
We've updated the 'Our process of community engagement' section. It's now clearer that the engagement process engagement can vary for different projects.

Access to related documents

We heard
There were suggestions to add to the list of related documents and to include web links so the documents can be accessed easily.

How it was used
We've added new documents to the list, such as the Aboriginal Engagement Framework and Community Participation Plan. We've added web links for documents available online.

Levels of engagement

We heard
Some responses suggested we make changes to the 'Levels of Engagement' table, to simplify the language and add other methods.

How it was used
We've updated the table using Plain English, so it's easier to understand. We've added methods, such as community forums, to the table.

Being more inclusive

We heard
We received suggestions on how we can continue to be more inclusive through our engagement activities.

How it was used
We've added to the 'Our process of community engagement' section about alternative forms of communication. Our Disability Inclusion Action Plan has actions focused on increasing participation of people with disability in our community engagement activities. We're committed to deliver inclusive engagement.

Factors in decision making

We heard
We received requests to be clear about how feedback will influence projects.

How it was used
We'll communicate this clearly through our engagement processes. The 'factors in decision making' diagram on page four of the Policy outlines what contributes to our decisions.

Development Applications (DAs)

We heard
There were questions asked about the role of Councillors in Development Applications (DAs).

How it was used
We've updated the section that outlines the Role of Councillors. We've also added our Community Participation Plan that outlines how we'll inform and engage about planning and development.

What's Next

The draft Policy will be presented to Council for adoption on Monday 19 July.

Stay in the loop

For updates on our all our engagement projects, please visit our.wollongong.nsw.gov.au or contact the Engagement team via: engagement@wollongong.nsw.gov.au or (02) 4227 7111

File: FI-230.01.782 Doc: IC21/711

ITEM 9 TENDER T21/22 - PIPE REPLACEMENT - THAMES STREET, WEST WOLLONGONG

This report recommends acceptance of a tender for (Stormwater) Pipe Replacement works at Thames Street, West Wollongong in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

During Closed Circuit Television (CCTV) inspections, a section of the stormwater pipeline along Thames Street, West Wollongong was found to be in poor condition, with significant misaligned jointing. Therefore, the stormwater pipeline needs to be replaced, rather than relined. To accommodate the new pipeline, the Sydney Water main will be lowered, an existing stormwater pit raised within the footpath and a new access lid installed.

RECOMMENDATION

1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Cadifern Civil for Pipe Replacement at Thames Street, West Wollongong, in the sum of $95,890.00, 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: Glenn Whittaker, Manager Project Delivery
Authorised by: Joanne Page, Director Infrastructure + Works - Connectivity Assets + Liveable City (Acting)

ATTACHMENTS

1 Location Plan

BACKGROUND

Investigations carried out by CCTV inspections have revealed that a stormwater pipe crossing from a pit on the North East kerb return of the intersection to a pit in front of 31 Thames Street, West Wollongong (Pit asset numbers 8226 to 8228), is in poor condition with significant misaligned jointing. Due to the condition, the pipeline cannot be relined and requires replacement.

After a review of the hydraulic capacity of the existing line, associated stormwater infrastructure in the immediate vicinity and utility services in the area, a new alignment was determined to be the most suitable solution. However, the new alignment was found to interfere with an existing Sydney Water main requiring it to be locally realigned (lowered).

After completion of the realignment of the Sydney Water main and installation of the new stormwater line across The Mall, the existing, stormwater line across Thames Street will be grouted/sealed up and become redundant. The existing buried stormwater junction pit in the driveway of 31 Thames Street, West Wollongong will be raised to footpath level and a new access pit lid installed.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 17 June 2021.

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 the Project Delivery, Infrastructure, Strategy and Planning and Governance and Customer Service 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:

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

3 Sydney Water Accreditation

Assessable Criteria

1 Cost to Council – 40%

2 Appreciation of scope of works and construction methodology – 15%

3 Demonstrated prior experience and satisfactory performance in undertaking projects of similar size, scope and risk profile including staff qualifications and experience – 15%

4 Proposed Sub-Contractors – 5%

5 Project Schedule – 10%

6 Workplace Health and Safety and Environmental Management systems – 5%

7 Demonstrated strengthening of local economic capacity – 10%

The mandatory assessment criteria 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
Cadifern Civil	1
Killard Infrastructure Pty Ltd	2
Comdain Infrastructure Pty Ltd	NON CONFORMING
Donnelley Civil Pty Ltd	NON CONFORMING

PROPOSAL

Council should authorise the engagement of Cadifern Civil to carry out the 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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 5 “We have a healthy community in a liveable city”.

It specifically delivers on core business activities as detailed in the Infrastructure Planning and Support Service Plan 2020-21.

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 is considered medium based upon Council’s risk assessment matrix and appropriate risk management strategies will be implemented.

There are environmental, safety, financial and reputational risks that should be considered if Council does not complete replacement works to this section of the underground stormwater infrastructure.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Sustainable procurement by providing open tender to give local companies the opportunity to tender for the work.
- Weighting in the tender assessment provided for using local services, labour and materials.
- The design for the replacement works incorporates reusing materials where possible and incorporation of heavy duty, recycled and long-life span materials/products. These will provide a long-term and low maintenance finished product.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

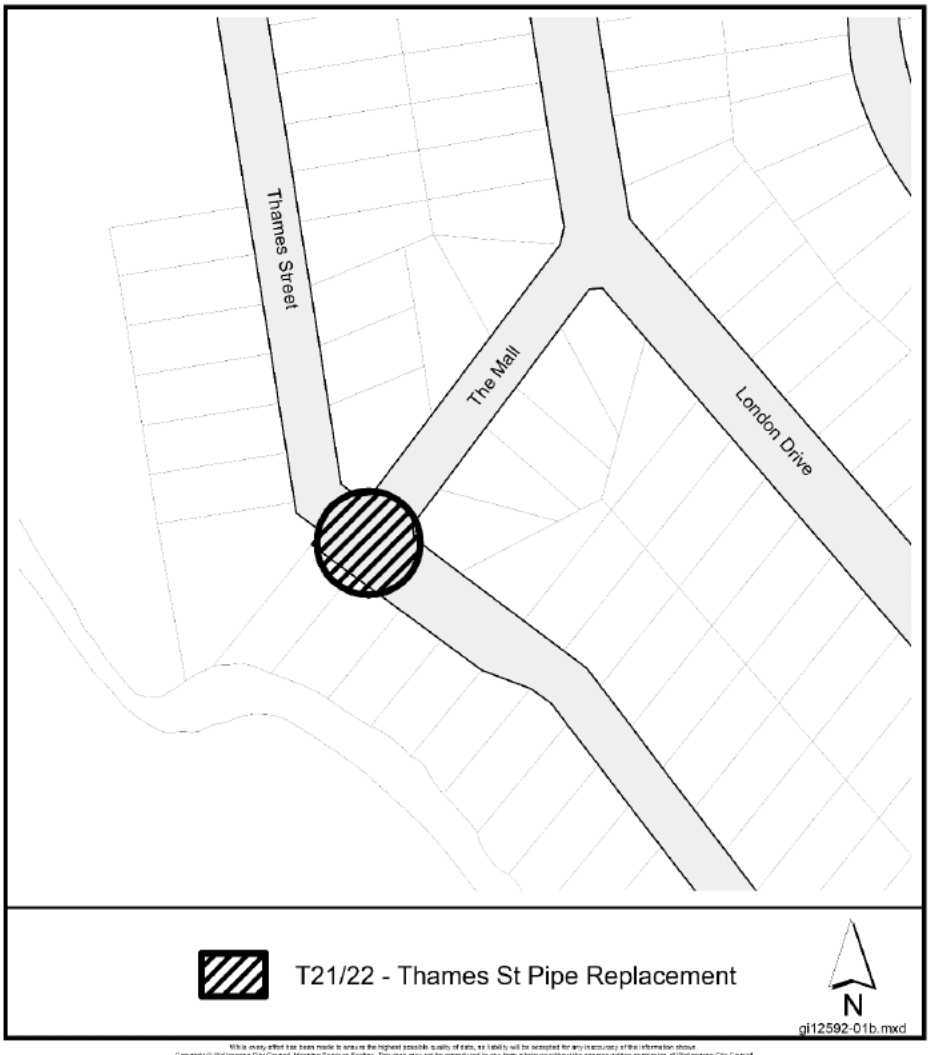
2021/22 Capital Budget

CONCLUSION

Cadifern Civil has submitted an acceptable tender for these works and Council should endorse the recommendations of this report.



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File: IW-911.01.215 Doc: IC21/677

ITEM 10 CITY OF WOLLONGONG TRAFFIC COMMITTEE MINUTES OF MEETING HELD ON 22 JUNE 2021

The City of Wollongong Traffic Committee meeting was held on 22 June 2021. The items in Sections 2, 4 to 6 of the Traffic Committee Minutes are to be adopted by Council through delegated authority. The items listed in Section 3 of the Traffic Committee Minutes are the object of this report and are 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 22 June 2021 in relation to Regulation of Traffic be adopted.

REPORT AUTHORISATIONS

Report of: Trish McClure, Manager Infrastructure Strategy + Planning
Authorised by: Joanne Page, Director Infrastructure + Works - Connectivity Assets + Liveable City (Acting)

ATTACHMENTS

1 Corrimal Community Church TCP
2 Smith Street Wollongong TCP
3 Smith Street Wollongong Detour Route

1. EAST CORRIMAL – AUGUSTA STREET – CHRISTMAS CAROLS

BACKGROUND

Council has received a request from the Corrimal Community Church to hold their annual Christmas Carols between 4pm and 9pm on Sunday 12 December 2021. The Church has provided evidence from adjoining residents that there are no objections to the road closure taking place. The road closure is proposed to occur on Augusta Street, between Linga Street and Pioneer Road.

Detour signs are required on both approaches to the intersection at Pioneer Road and Augusta Street and vehicle mitigation on Council's Traffic Management Plan be located 15m west of Pioneer Road with the barriers at the intersection.

COMMITTEE'S RECOMMENDATION

The road closure of Augusta Street be approved subject to Council's Standard Conditions for Road Closures, the current Public Health Orders & Restrictions which apply at the time of the event and the submitted Traffic Control Plan.

CONSULTATION AND COMMUNICATION

Consultation with the community is required as a condition of approval for this road closure.

2. WOLLONGONG – SMITH STREET – TOWER CRANE DISMANTLING

BACKGROUND

A full road closure is required to dismantle a tower crane in conjunction with a development at 16 Smith Street, Wollongong. The road closure is to take place on Saturday 14 August 2021, weather permitting. The back-up date is proposed for Saturday 21 August 2021. The proposed closure will occur on a Saturday, to mitigate congestion risk. The proposed closure is between Corrimal Street and Harbour Street, Wollongong.

COMMITTEE'S RECOMMENDATION

The proposed road closure is approved subject to the provided Traffic Control Plan and Council's Standard Conditions for Road Closures.

The builder will need approval from Transport for NSW, as the closure affects traffic signals. Premier Illawarra have confirmed that the Free Gong Shuttle Bus route will be reconfigured in accordance with the closure.

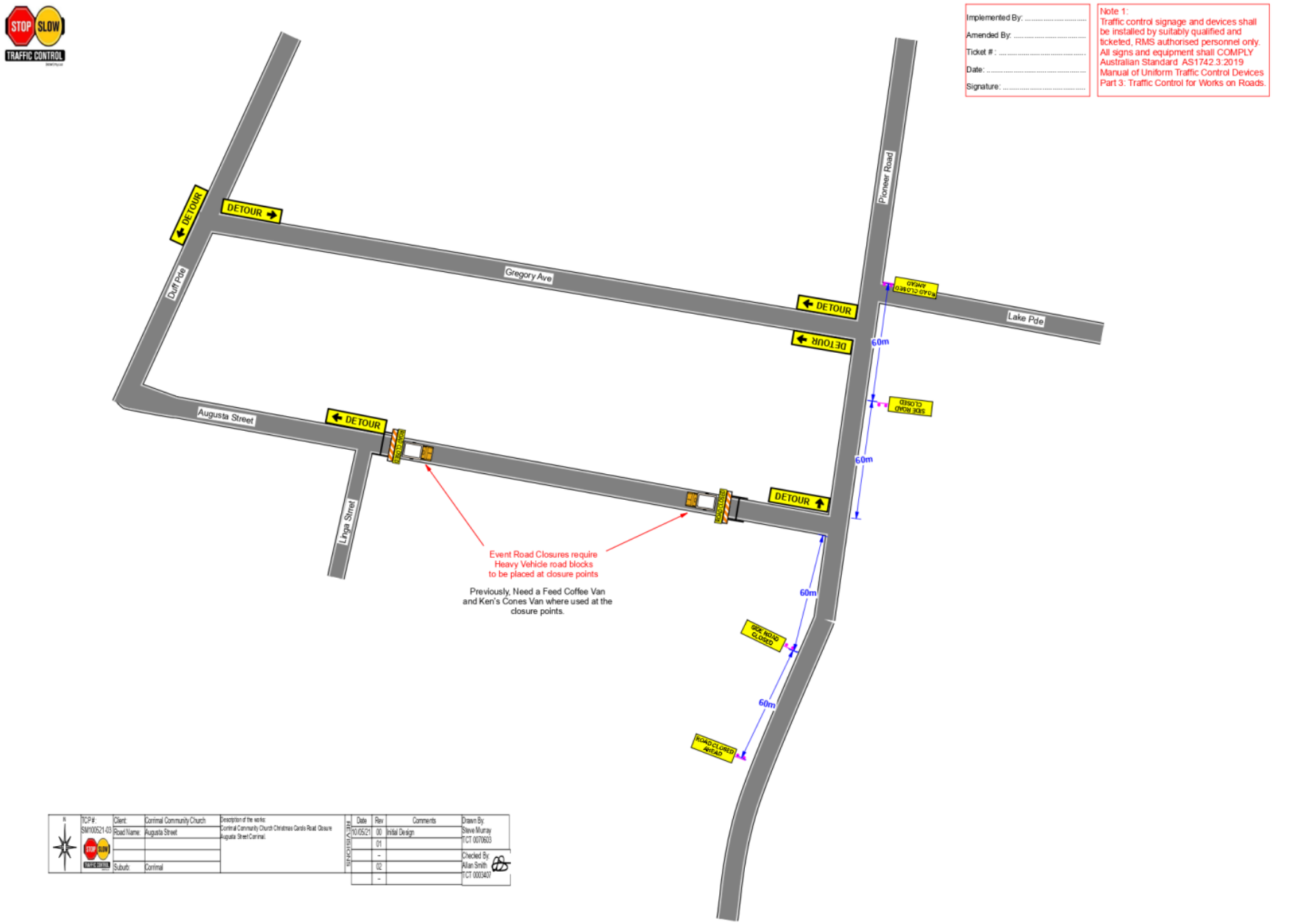
CONSULTATION AND COMMUNICATION

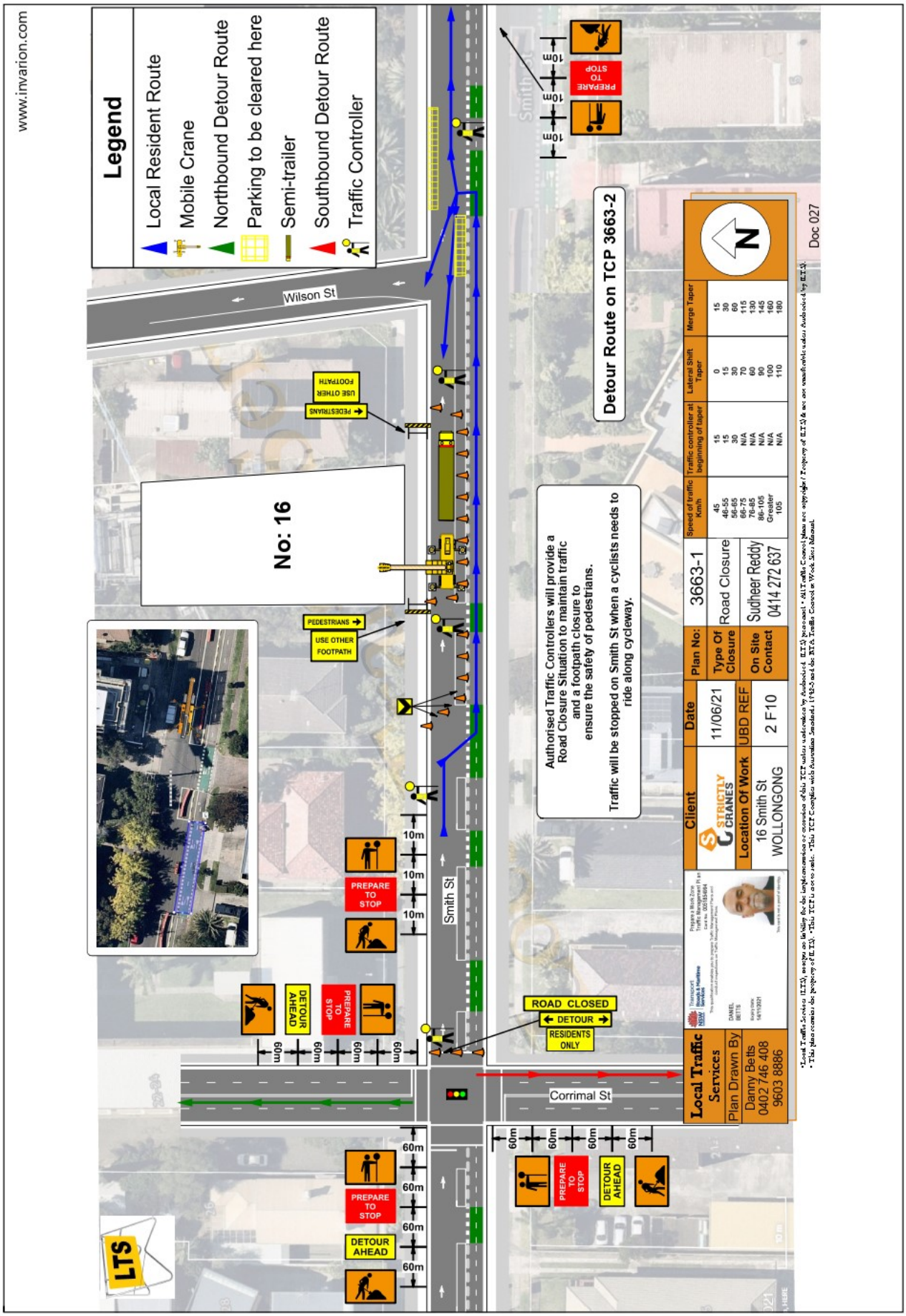
Consultation with affected residents is a condition of this approval. A plan of the closure and detour map is to be provided to affected residents, with a copy provided to Council and is to include a contact person. Consultation with the bus company is required as the Free Gong Shuttle Bus will need to be detoured.

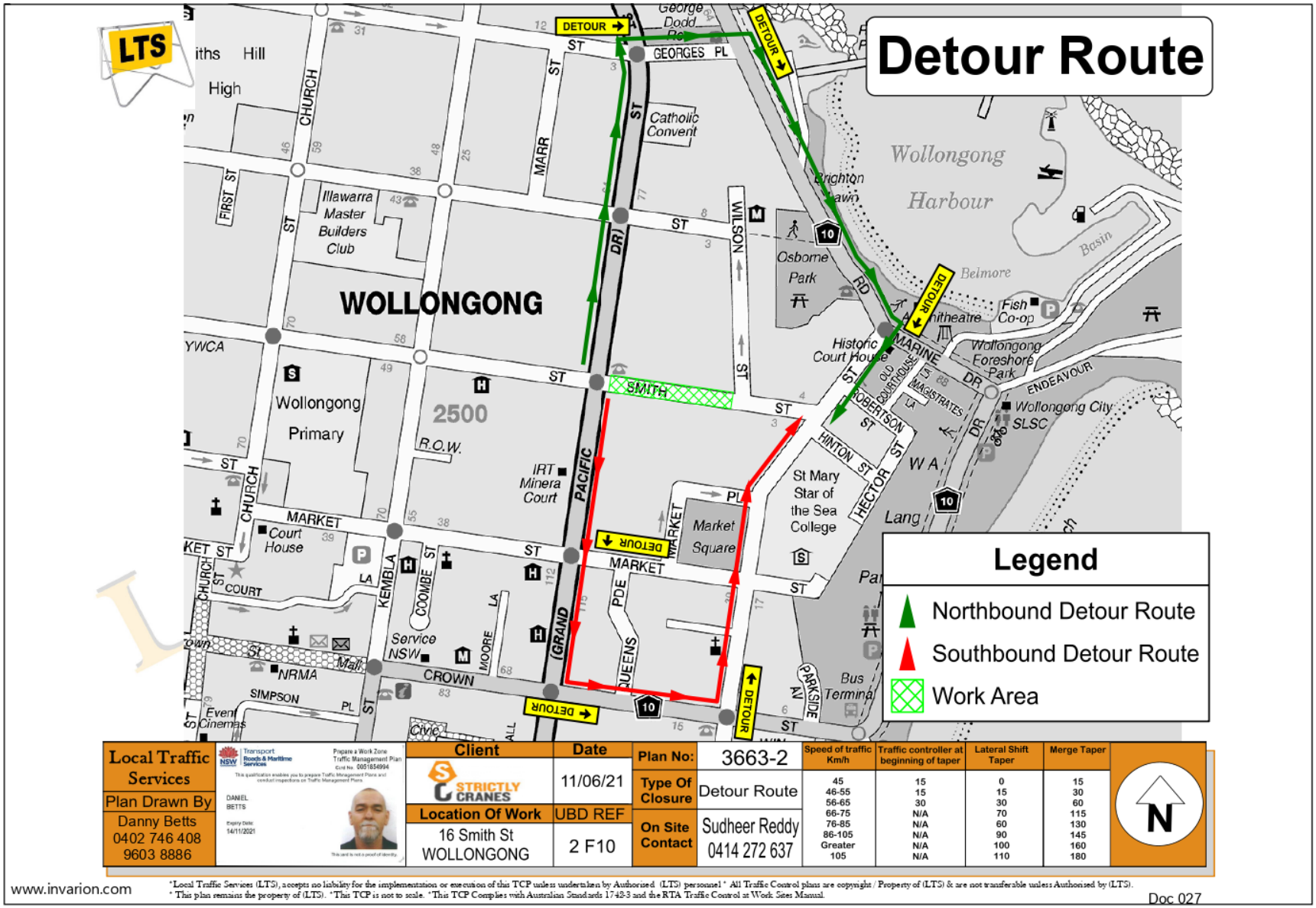
PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal "We have affordable and accessible transport". It specifically delivers on the Service Plan 2020-21.

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Legend
Local Resident Route
Mobile Crane
Northbound Detour Route
Parking to be cleared here
Semi-trailer
Southbound Detour Route
Traffic Controller
Wilson St
No: 16
Smith St
Corrimal St
Detour Route on TCP 3663-2
Authorised Traffic Controllers will provide a Road Closure Situation to maintain traffic and a footpath closure to ensure the safety of pedestrians.
Traffic will be stopped on Smith St when a cyclists needs to ride along cycleway.
PEDESTRIANS
USE OTHER FOOTPATH
PREPARE TO STOP
DETOUR AHEAD
ROAD CLOSED
DETOUR
RESIDENTS ONLY
10m
60m
LTS
Client
STRICTLY CRANES
Date
11/06/21
Plan No:
3663-1
Type Of Closure
Road Closure
Location Of Work
16 Smith St WOLLONGONG
UBD REF
2 F10
On Site Contact
Sudheer Reddy
0414 272 637
Local Traffic Services
Plan Drawn By
Danny Betts
0402 746 408
9603 8886
Speed of traffic Km/h
Traffic controller at beginning of taper
Lateral Shift Taper
Merge Taper
45 15 0 15
46-55 15 15 30
56-65 30 30 60
66-75 N/A 70 115
76-85 N/A 60 130
86-105 N/A 90 145
Greater 105 N/A 100 160
110 180
N
Doc 027


Detour Route
LTS
DETOUR
GEORGES PL
Catholic Convent
WOLLONGONG
Wollongong Primary
2500
R.O.W.
IRT Minera Court
PACIFIC DR
SMITH
MARKET
Court House
Market Square
St Mary Star of the Sea College
Service NSW
NRMA
CROWN
SIMPSON PL
Event Cinemas
Civic
Bus Terminal
Wollongong Harbour
Brighton Lawn
Osborne Park
Belmore Basin
Fish Co-op
Historic Court House
Wollongong Foreshore Park
Wollongong City SLSC
Illawarra Master Builders Club
YWCA
Legend
Northbound Detour Route
Southbound Detour Route
Work Area
Local Traffic Services
Plan Drawn By
Danny Betts
0402 746 408
9603 8886
Client
STRICTLY CRANES
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Plan No:
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Detour Route
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76-85 N/A 60 130
86-105 N/A 90 145
Greater 105 N/A 100 160
N/A 110 180
N
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File: PR-195.066 Doc: IC21/712

ITEM 11 ITEM LAID ON TABLE - ORDINARY MEETING OF COUNCIL 28 JUNE 2021 - POST EXHIBITION - DRAFT KING GEORGE V PARK RECREATION MASTER PLAN

A draft recreation master plan for King George V Park was developed following preliminary community engagement in October to November 2020. Subsequently, the master plan was placed on public exhibition between 5 February 2021 and 5 March 2021 and a series of community engagement initiatives were undertaken seeking community feedback. Findings from this engagement phase have been incorporated in a refined master plan.

This report now seeks Council's adoption of the King George V Recreation Master Plan.

RECOMMENDATION

1 The King George V Park Recreation Master Plan be adopted.

2 The implementation plan be noted.

REPORT AUTHORISATIONS

Report of: Lucielle Power, Manager Property + Recreation
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Draft King George V Park Recreation Master Plan Engagement Report March 2021
2 Draft King George V Park Recreation Master Plan

BACKGROUND

King George V Park is an iconic parcel of active and passive open space in Port Kembla.

The lower portion of the park hosts a range of recreation activities including senior cricket ground, cricket training nets, football field, junior cricket ground, local playground, and two hard courts. The sports field park has recently undergone flood lighting, turf wicket and irrigation improvements, making it a popular training and competition facility for cricket and football players.

The Port Kembla Cricket clubhouse is situated in the centre of the park on the western side of the cricket field. The modest building was constructed in the 1960's, is ageing and does not provide contemporary gender equity or accessibility facilities. The park also provides limited storage space for sports and Council's ground maintenance equipment.

The existing playground is well utilised but primarily caters for younger children in the two to eight year age group. The playground is supported by carparking but lacks supporting amenities such as shade, picnic facilities, water refill stations and bike racks.

Public toilet facilities are currently incorporated into the cricket clubhouse building, although there are currently no formal pathways to the amenities, with access from the playground, basketball court and carparks via informal grass tracks.

To help assist in clarifying aspirations for the site a preliminary engagement phase ran from 13 October to 2 November 2020 where community members were invited to share their ideas about King George V Park; how they use it and how it can be improved as a sporting, social and green space.

The findings of this engagement directly informed all aspects of the draft master plan. The resulting draft master plan was aspirational and included the following key elements:

- expanded playground utilising topography of the hill
- new skate path
- new sporting amenities and parking

- upgrading the hardcourts with fencing to cater for other sports
- proposed changes to the pool forecourt area
- new contemporary art trail and terraced lookout
- car parking
- picnic facilities and seating
- meadow/native grass planting on the sloped area of the hill.

PROPOSAL

Following the extensive community engagement process, several changes were made to the plan including:

- Revision of skate path concept and inclusion of a notional skate facility adjacent to multi-sport area (basketball courts)
- Overall reduction in the number of picnic shelters and barbecues shown on plans
- Inclusion of a path hierarchy incorporating a secondary path network (constructed of decomposed granite or other natural material) replacing some concrete paths in the short-medium term
- Replacement of the viewing area with a modest vantage area encompassing seating and integrated art
- In the pool forecourt precinct, retain access for emergency services, utility service vehicles and surf boat storage area
- Removal of the outdoor exercise circuit.

Given the cultural significance of the study area, it is anticipated that the local Aboriginal community will play a key role in contributing to the detailed design and delivery of future upgraded and new facilities in the park as identified in the draft master plan. This will assist residents and visitors gain a deeper understanding of local Aboriginal history and continuing culture, ensuring it is a visible part of the built and natural environment.

It is recommended that the revised draft King George V Recreation Master Plan be endorsed as the key reference point for future enhancement and activation of the precinct development.

CONSULTATION AND COMMUNICATION

Extensive community engagement supporting the development of the draft master plan occurred as part of the Port Kembla Revitalisation Plan and during Phase 1 of the draft recreation master plan in 2020.

The Phase 1 engagement period for the draft recreation master plan ran from 13 October to 2 November 2020. During Phase 1 residents were asked to share their ideas on a range of concepts for improving the park. Community engagement findings were collated in an Engagement Report, which has directly informed the draft master plan. An overview of the community feedback is as follows:

- Culture and history
- Amenities and connections
- Greening and shade
- Sport and recreation
- Children, young people and families
- Improving safety.

The aim of the 2021 engagement was to seek stakeholder and community views on nine key elements of the draft Recreation master plan. The engagement period for Phase 2 ran from 5 February to 5 March 2021. The community was informed about the project through:

- Multiple notices in the Illawarra Mercury
- Media release on Council's website
- Email to previous participants and identified stakeholders
- Posters displayed in some Wentworth Street Port Kembla businesses, Warrawong and Wollongong libraries
- Posters emailed to local schools requesting it be included in their school newsletter
- Facebook
- Signs promoting the engagement placed around the park.

Feedback was received from online survey, email and letters, and through face-to-face meetings including:

- Sporting groups who use the park
- People who live in the Port Kembla area
- Aboriginal Elders and community members
- Community groups (eg Bushcare volunteers)
- Local school children.

Key engagement findings were varied and indicate:

- The proposed sporting amenities, car parking and the upgrading of hardcourts received the most support/highest levels of satisfaction.
- The majority of submissions expressed satisfaction with the proposal to expand the playground, utilising the hill for a new adventure and natural play opportunities, and the proposed meadow/native grass planting.
- Mixed support for the new contemporary art trail and terraced lookout, picnic facilities and seating due to the perceived duplication of the nearby viewing observation deck adjacent to the surf club. However, there was strong support for indigenous art in comments received.
- Changes to the pool forecourt area were supported but with vehicular access for emergency service vehicles and surf club to access boat storage area.
- The skate path was supported by local school children but on balance did not receive support through the online surveys, though many people qualified this by suggesting alternative locations including adjacent to basketball/hardcourt area.

Other views raised in the submissions included that the plan was too busy; requests for only minimal changes or to leave the park as it is. Some residents thought the plan would attract more tourists and have negative impact on locals with extra crowding, noise, litter and traffic.

Detailed findings of the community engagement are included in Attachment 1.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal 5 – "We have a healthy community in a liveable city". It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2020-21
Strategy	4 Year Action	Operational Plan Actions
5.1.4 Urban areas are created to provide a healthy and safe living environment for our community	5.1.4.1 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	Prepare a landscape masterplan for King George V Oval
	5.1.4.1 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	Pursue actions outlined in the 2017-2021 Sports Ground & Sporting Facilities Strategy
	5.1.4.1 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	Implement actions from the Port Kembla 2505 Revitalisation Strategy in accordance with the strategy implementation plan
1.2.2 Government and community work together to mitigate the impacts of climate change on our environment and future generations	1.2.2.1 Our community is proactively engaged in a range of initiatives that improve the sustainability of our environment	Deliver priority actions from the Urban Greening Strategy Implementation Plan 2017-21

SUSTAINABILITY IMPLICATIONS

The draft master plan has carefully considered the natural values of the site. All proposed initiatives utilise the existing site topography with the aim of avoiding extensive cut and fill exercises and maintenance of current landscape form.

Existing bush regeneration areas will be maintained with targeted improvements to sightlines improving safety along key pedestrian paths. Where new infrastructure intersects with vegetation it is expected that integrated landscape outcomes are achieved enhancing both objectives.

Proposed vegetation removal, if any, would be subject to an environmental assessment and future detailed designs of key aspects of the plan will need to consider Council's Urban Greening Strategy.

FINANCIAL IMPLICATIONS

Council is committed to ensuring that our recreation and open space assets are managed sustainably to facilitate the ongoing delivery of priority services for our community and visitors. It is Council's intention to replace assets before they reach an unsatisfactory condition to ensure that identified service levels are met, service disruptions are minimised, and safety is maintained.

The draft master plan envisages significant works that will provide new and upgraded recreational facilities, additional supporting amenities and extensive planting of native grasses. Future staged delivery of these works will be subject to citywide priorities with potential funding through Council's annual planning process and external grant programs. In accordance with best practice approaches to asset management planning, Council will also need to consider whole of life costs supporting the proposed initiatives and provide appropriate resources to support planned maintenance and long-term renewal.

Project	Inclusions	Preliminary budgetary estimate**	Programmed
Note: These costs exclude whole of life operating costs. The life cycle cost (LCC) is average cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense.			
Shared path along Military Road	Deliver a minimum 2.5m wide path along Military Road	$700,000 budget	21/22 – 22/23 (IDP)
Vegetation management/ native grass planting	Progressive implementation of native grass planting on steep sloped areas Maintenance of existing vegetation Pursue integrated urban greening initiatives	$20,000 per annum funded operationally	20/21 – 23/24
New sporting amenities precinct	A. $1.2M New gender-neutral sporting amenities, public amenities B. Circuit walking path around cricket field incorporating seats, bins etc C. New formalised carpark and pathway	A. $1.2M B. $250,000 C. $380,000 TOTAL $1.83M	Unfunded
Multi sports area	New hardcourt fencing, court resurfacing, seating and shelter	$150,000	22/23 (IDP)
New picnic facilities adjacent to playground	New picnic shelters, picnic setting, barbecue, water refill station and bins	$100,000	Unfunded
Play precinct	Expanded playground with embankment slides	$500,000	Unfunded
Path network	Staged delivery of: A. Primary paths (1km of 1.2m wide concrete path), and B. Secondary paths (800m of gravel/mown grass) as generally shown on plans	A. $430,000 B. $120,000	Unfunded
Coastal viewing area	Integrated seating area, paving, artwork, and signage	$100,000	Unfunded
Pool forecourt area	Pedestrian friendly design maintaining emergency and service vehicle access	TBD subject to further detailed design	Unfunded
Military Road and Cowper Street	New parking arrangements, increased safety of pedestrians	TBD subject to further detailed design	Unfunded
Integrated skate facility	New skate facility sited near multi sports area	TBD subject to further detailed design	Unfunded

CONCLUSION

The draft King George V Park Recreation Master Plan focused on enhancing existing recreational opportunities and improving community access, engagement and usage of the popular park and surrounds. A comprehensive phased community engagement process has been undertaken with findings used to directly develop and refine the master plan.

It is now recommended that the draft King George V Park Recreation Master Plan be adopted.



King George V Park Draft Recreation Master Plan

Engagement Report: Phase 2 – Engagement on Draft Master Plan

wollongong
city of innovation

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The information in this report is based on data collected from community members who chose to be involved in engagement activities and therefore should not be considered representative.
This report is intended to provide a high-level analysis of the most prominent themes and issues. While it's not possible to include all the details of feedback we received, feedback that was relevant to the project has been provided to technical experts for review and consideration.

Executive Summary

We invited community members to share their thoughts on the King George V Park Draft Recreation Master Plan (draft Recreation Master Plan). Feedback was sought on how the community use the Park and their levels of satisfaction with the key elements included in the draft Master Plan.

Extensive community engagement has already occurred around the Park precinct as part of the Port Kembla Revitalisation Plan (PKRP) and during Phase 1 of the draft Recreation Master Plan in 2020. The King George V Park Master Plan is listed as an action for delivery in the Port Kembla Revitalisation Plan. The Phase 1 engagement period for the draft Recreation Master Plan ran from 13 October to 2 November 2020. During Phase 1, residents were asked to share their ideas on a range of concepts for improving the Park.

The aim of the 2021 engagement was to seek stakeholder and community views on nine key elements of the Draft Recreation Master Plan. The engagement period for Phase 2 ran from 5 February to 5 March 2021. The community were informed about the project through:

- Multiple notices in the Illawarra Mercury, throughout February
- Media release on Council's website
- Email to previous participants and identified stakeholders
- Posters displayed in some Wentworth Street Port Kembla businesses, Warrawong and Wollongong libraries.
- Posters emailed to local schools requesting it be included in their school newsletter
- Facebook
- Signs promoting the engagement placed around the Park

The community was asked through an online survey and hardcopy feedback forms the reasons they visit King George V Park, their level of satisfaction and comments on the nine key elements of the draft Recreation Master Plan.

We received feedback from a wide range of community members, including:

- Sporting groups who use the Park
- People who live in the Port Kembla area
- Aboriginal Elders and community members
- Community groups (e.g. Bushcare volunteers)
- School children

96 submissions were received via:

- online survey (73),
- email and letters (23).

Feedback was also received through face-to-face meetings and with primary school students.

Due to COVID-19 restrictions, limited face to face engagement activities were undertaken. 20-minute information sessions were held with Council staff, to learn about the Draft Recreation Master Plan and provide feedback. 50 people attended information sessions.

The online survey asked residents to rank their level of satisfaction with key elements of the Draft Recreation Master Plan, with an opportunity to provide comments on these elements.

The key elements of the draft Recreation Master Plan included:

- expanded playground
- new skate path
- new sporting amenities and parking
- upgrading the hardcourts with fencing to cater for other sports
- proposed changes to the pool forecourt area
- new contemporary art trail and terraced lookout
- parking for the Park
- picnic facilities and seating
- meadow/native grass planting on the sloped area of the hill.

Those providing feedback via emails, letters, information sessions and face to face meetings provided comments only rather than rating their level of satisfaction with the key elements. The results of the engagement are reported below with the online survey ratings, then the comments from both the survey and other submissions.

Most people completing the survey lived in Port Kembla, visited the park to walk, attend sporting activities, socialising and relaxing and to access the playground.

A detailed summary of comments provided on the nine key elements proposed in the draft Recreation Master Plan is provided in the results section of this report. A summary of feedback from the survey that sought satisfaction levels with the nine key elements is provided here:

- The proposed sporting amenities and car parking and the upgrading the hardcourts) received the most support/highest levels of satisfaction.

- The skate path was opposed by more people than supported, though many people qualified this by suggesting alternative locations for the skate path.

- Satisfaction with sufficient parking in the Park was recorded by nearly as many people, as the combination of those who were opposed or offering no opinion.

- Slightly more people expressed satisfaction with the proposal to expand the playground, utilising the hill for a new adventure and natural play opportunities, and the proposed meadow/native grass planting, than opposed these key elements.

- The results for the new contemporary art trail and terraced lookout, picnic facilities and seating, changes to the pool forecourt area were mostly split between satisfaction and dissatisfaction.

- Slightly more people were overall dissatisfied than satisfied with the Draft Recreation Master Plan.

When taking into consideration online comments and the comments made in emails, letters, information sessions and school sessions, the key element; trees, vegetation and the skate path received the most mentions. Comments on the remaining key elements were also raised in the submissions.

Other views raised in the submissions included: The Plan being too crowded; requests for only minimal changes or to leave the Park as it is. Some residents thought the plan would attract more tourists and have negative impact on locals with extra crowding, noise, litter and traffic. Several suggested the Park be renamed.

Background

Port Kembla is a suburb that is well known for its industry, Aboriginal culture and role in military history. Today, the face of Port Kembla is changing, with a shift away from heavy industry as new residents and businesses establish themselves in the area. The area is home to a thriving artists' community, historic hotels, three beautiful beaches, an ocean pool and five schools (preschool, primary and secondary).

Extensive engagement in 2017 and 2018 informed the development of the Port Kembla 2505 Revitalisation Plan 2018 – 2043. The Revitalisation Plan outlines plans for Port Kembla including the Town Centre, Military Road spine, coastal areas, recreational areas and Coomaditchie Lagoon. Recreational areas include King George V Park, Port Kembla Pool and Surf Club.

King George V Park (the Park) sits at the corner of Military Road and Cowper Streets, opposite Port Kembla Beach, between Hill 60 and Coomaditchie Lagoon, and has strong Aboriginal cultural heritage. It is a popular area for both residents and tourists. Traditional Custodian groups and Aboriginal community members were invited to share their ideas for the area during the development of the Port Kembla 2505 Revitalisation Plan 2018 – 2043.

The Park offers a range of active recreational opportunities through the playground, cricket pitch, football field and basketball court. The Park also includes some vegetation along the base of the foothill, a very large off-leash dog area with amazing views over Port Kembla Beach, Port Kembla Pool and Perkins Beach. The Park has regular user groups including Port Kembla Cricket Club and Port Kembla Pumas Football Club. A Bushcare group also operates within the reserve and is overseen by Council.

The NSW Government has established the Port Kembla Community Investment Fund to activate, enhance and build community amenity in Port Kembla. Round Four opened in August 2020 with a total of $2 million available. Successful applications for funding have seen initiatives occurring at King George V Park, including new sports lighting, upgraded sporting infrastructure, installation of small grandstand seating and a shade sail for the playground.

From the engagement for the Revitalisation Plan, the following vision themes arose for the Park.

Vision

"A vibrant and active recreation area, balancing a youth focus with organised sport facilities, catering to people of all ages."

- Additional trees within the recreational area to provide shading and places to sit and picnic beneath.
- Retain and enhance sporting activities within the precinct.
- Provide paths and routes that improve connections within and through the park paired with lighting and planting.
- New infrastructure provides facilities and activity spaces that cater for youth.

In 2019/2020, Council engaged with young people from Port Kembla Public School, Port Kembla Youth Project and Warrawong High School regarding the upgrade of the basketball court. In addition to basketball court colours, young people were asked their ideas for the western side of the court. Ideas revolved around the following themes;

recreation (e.g., yoga, handball, play equipment, painted games on ground), infrastructure (e.g., seating, bike racks, tables), public art and urban greening (particularly for shade).

Stakeholders

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

- Local residents
- Traditional Owners
- Aboriginal community members
- Port Kembla Primary School, Kemblawarra Primary School, Five Islands High School and Warrawong High School.
- Neighbourhood Forums
- Multicultural groups
- Sporting groups using the Park
- Previous engagement participants
- Bushcare group

Methods

An updated project page published on Council's Engagement HQ website on 5 February 2021 provided a short video explaining the intent of the engagement and included maps, Frequently Asked Questions, Important Links and a survey tool.

The public exhibition of the draft Recreation Master Plan was advertised through a number of methods including:

- Letters sent to residents in a 1km radius of the Park (approximately 1,300 people)
- Multiple notices in the Illawarra Mercury throughout October
- Media release on Council's website
- Facebook post on 12 February 2021
- Emails promoting the public exhibition were sent to key stakeholders including Neighbourhood Forums and previous participants, with the invitation to share through their networks.

- Posters were displayed at Warrawong and Wollongong libraries and some Wentworth Street Port Kembla businesses, around the Port Kembla Pool and Beach.
- Posters was emailed to local schools for inclusion in their newsletters
- Five signs promoting the engagement were placed around the Park
- Invitation for the community to attend booked, COVID-safe information sessions

Feedback was invited through an online survey, face-to-face meetings, and via the information sessions.

Engagement with Aboriginal community

The approach to engagement in this project was informed by draft guidance documents for how Council engages with Aboriginal community members. The project team consulted with Council's Aboriginal Community Development Officer to plan a meaningful and culturally sensitive engagement and to identify Aboriginal organisations and individual community members who the project team should engage with. Traditional Custodians, individual community members and Aboriginal organisations were notified of the project before broader community engagement started and further feedback was sought throughout the engagement period.

The draft engagement guidance placed high importance on face-to-face meetings with community members on a consistent basis (i.e., not just for the life of the project). The project team have ongoing relationships with Aboriginal community members and were able to engage with these community members to discuss the draft Recreation Master Plan and gain feedback.

Meeting Aboriginal community members face-to-face was not appropriate for everyone due to COVID-19 safety restrictions, however some face-to-face meetings were able to occur. Many phone calls, emails, letters and two face-to-face meetings took place with Aboriginal community members during this phase of the project. Face-to-face meetings were held at spaces in the community where Aboriginal community members felt safe and comfortable. Illawarra Local Aboriginal Lands Council facilitated a Walk on Country for Council staff to better understand the Aboriginal history and cultural significance of

the area. The project was also presented to Council's Aboriginal Reference group for their information and comment.

Results

This section provides details on the participation at engagement activities (Table 1), the online participation summary (Table 2) and the feedback received via surveys, feedback forms, emails, (Table 3) information sessions, meetings with Aboriginal Elders and primary school.

Engagement Activity Participation

Details of the number of participants for each engagement activity are presented in Table 1 below.

Table 1: Engagement activity results

Engagement Activities	Participation
Targeted engagement meetings with Aboriginal Elders and community members	12
Attendance at Information Sessions during the exhibition period	50
Schoolchildren participating in zoom sessions (Port Kembla 60, Kemblawarra 12)	72

Online Participation

The usage statistics for the project page on Council's Engagement HQ website appears in Table 2.

Table 2: Summary of online participation

Measure and explanation	Usage
Unique Site Visits – Total number of visits to the website	946
Aware – Total number of users who viewed the project page	806
Informed - Total number of users who opened a hyperlink or read a document	365
Engaged – Total number of users who have actively contributed to the project by filling in the feedback form	73

Engagement feedback

The number of submissions received during the exhibition period are presented in Table 3.

Table 3: Feedback methods

Feedback methods	Participation
Engagement website survey tool	72
Email/letter submission	23

Feedback was also received and noted at the information sessions, face- to-face meetings and school sessions with two of the four schools that accepted the invitation to participate in the engagement. Attendance at these sessions and meetings has been reported in Table 1 above rather than included in Table 3. The feedback has been incorporated into the results reported in the following sections.

Postcode of people completing the online survey

Most people completing the online survey lived in the Port Kembla area. Residents from Wollongong, Warrawong, Dapto and Cordeaux Heights.

Main reason residents visit King George V Park

People completing the online survey said they visit King George V Park to walk to attend organised sporting activities, socialising and relaxing, access the playground, informal sport/recreational activities like basketball or skating, residents of the area and other reasons such as checking the surf, walking their dog and collecting rubbish.

Satisfaction with proposed key elements of the Draft Master Plan

The online survey asked residents to describe their level of satisfaction with the key elements of the draft Recreation Master Plan and to provide comments.

The key elements of the draft Recreation Master Plan included:

- expanded playground

- new skate path
- new sporting amenities and parking
- upgrading the hardcourts with fencing to cater for other sports
- proposed changes to the pool forecourt area
- new contemporary art trail and terraced lookout
- parking for the Park
- picnic facilities and seating
- meadow/native grass planting on the sloped area of the hill.

Not all key elements of the draft Recreation Master Plan were mentioned in the email and letter submissions received or in the information sessions and school sessions.

Satisfaction levels with the key elements of the draft Recreation Master Plan are covered in the next part of the report. Comments from both the online survey, emails, letters, information sessions and school session appear after the ratings for each of the nine key elements.

New Skate Path

Those completing the survey had mixed views on the new skate path. More people were somewhat or not at all satisfied, than were somewhat or very satisfied with the idea of a new skate path. Some people stated they were neither satisfied or dissatisfied with the proposed new skate path.

Comments on the skate path

Comments on the skate path included some support for the skate path as indicated in the Draft, however most people provided an alternative location stating the path was too close to houses and or too close to the existing playground. The basketball courts (or hardcourts), MM Beach, or areas closer to the town centre were suggested as preferred locations. Some said moving the skate path to the basketball courts would make sense and activate that area of the Park. It was suggested the proximity of the Berkeley skate park was a reason to remove the skate path from the draft Recreation Master Plan altogether. Others said the path was too small and a full skate park was warranted.

Upgrading of basketball/hardcourts with fencing to cater for other sports

Most respondents completing the online survey said they were very or somewhat satisfied with upgrading the hardcourts with fencing to cater for other sports. Some people said they were neither satisfied nor dissatisfied with upgrading the hardcourts. Fewer respondents were somewhat or not at all satisfied with the proposed upgrade.

Comments on the proposed upgrading of hardcourts

Numerous positive comments were made about the proposed upgrading of the hardcourts, though comments both for and against the fencing were received. One questioned if fees would be charged, and another asked for more details on the proposed upgrade.

New sporting amenities and car parking

Most respondents completing the online survey said they were very or somewhat satisfied with the proposed new sporting amenities and car parking. Some people said they were somewhat or not at all satisfied with new sporting amenities. Fewer respondents were neither satisfied nor dissatisfied with this element of the draft master plan.

Comments on the new sporting amenities and car parking

Most comments on the sporting amenities and car parking were positive. Some comments suggested the new amenities should be built on the existing site rather than the location indicated on the draft Recreation Master Plan. A concern about the new building blocking views was raised. Parking was supported, with some concerns expressed about more concrete car parks. Some felt more parking might be needed than what was shown. Comments on accessible toilets, more fencing to stop cricket balls and upgrading the canteen were also made.

The expanded playground utilising the hill for new adventure and natural play opportunities

Slightly more respondents were somewhat or very satisfied than somewhat or not at all satisfied with the proposal to expand the playground, utilising the hill for new adventure

and nature play opportunities. Few people said there were neither satisfied nor dissatisfied with the proposed expansion of the playground.

Comments made about the proposal to expand the playground

The inclusion of a giant slide was supported in some submissions, with one suggesting a metal slide would be too hot, though several submissions didn't approve of the slide. A submission was received for a flying fox, water and nature area and one against these features being included. Several comments asked that accessible equipment be installed. Other suggestions included: providing seating, water stations, bike racks and a fence to improved safety. One person thought the area around the playground was too congested.

New contemporary art trail and terraced lookout

There were mixed results for the proposed new contemporary art trail and terraced lookout. Slightly more people where somewhat or very satisfied than somewhat on not at all satisfied with the proposal. Some respondents said they were neither satisfied or dissatisfied with the new contemporary art trail and terraced outlook.

Comments on the proposed new contemporary art trail and terraced lookout

Support for contemporary art, particularly indigenous art, was expressed in the comments. Suggestions included signs, artwork about heritage, low height features, ocean and flora and fauna themes. One comment feared the artwork might be vandalised. Some people thought any artwork was a waste of money and only good for tourists. Most comments on the viewing platform were not supportive, saying an additional platform was unnecessary. One submission suggested a viewing platform would be good if it was low in profile and cut into the ground with seating, but no roof.

Sufficient parking

More respondents said they were somewhat dissatisfied or not at all satisfied with the parking as shown on the draft Recreation Master Plan. Fewer people were satisfied (very or somewhat) or didn't have an opinion (neither satisfied or, dissatisfied with the amount of parking proposed.

Comments on the amount of parking proposed in the draft master plan.

Concerns about parking were raised in the comments, stating it was a real issue with the area being too crowded. While the additional parking and traffic calming in the draft Recreation Master Plan was supported, most comments suggested more was needed. Requests for additional disabled parking spaces were made. One submission said more parking was required, without taking any green space away from the Park.

Proposed meadow/native grass planting

More respondents said they were very or somewhat satisfied with the proposed meadow/native grass planting as shown on the draft master plan. Slightly less people were dissatisfied with the proposed meadow/native grass planting.

Fewer people said they were neither satisfied nor dissatisfied with this key element of the Draft Master Plan.

Comments on the proposed meadow/native grass planting

A lot of comments were made about trees in the Park. Opinions varied on the need for more trees/vegetation. The lack of tree canopy in Port Kembla and the Urban Greening Plan were mentioned in several submissions. Some said there were too many trees, others said not enough. A request was made not to remove native vegetation to install the big slide. The work of volunteers in planting and maintaining trees in the Park was noted in some comments.

Several comments suggested trying to balance the need for green open space and trees. Suggestions included planting olive trees, planting trees 5-10 metres apart. One comment said to consider mulching in a circle, plant trees in the circle, add seats then continue this process multiple times. This would then provide a mixture of trees and green space.

The current maintenance of the vegetation was mentioned in many submissions. The view that trees, overgrown shrubs and the proposed native grassed encouraged vermin was expressed several times. Some submissions refuted vegetation was the issue. Safety and anti-social behaviour were raised in some comments on the maintenance of existing vegetation. Some submissions stated they wanted their views protected rather than more

trees planted. One comment said trees should be planted on the lower part of the hill so views would not be impacted.

One theme that arose during the engagement was the request to keep the green rolling hill as open space. Some people wanted more grassed areas for families, no tree planting on the hill, to keep it as a well maintained and maintain the natural beauty of the area. Several people stated it is the last open green space in Port Kembla. A request that any paths not damage the green space was made. One comment asked that paths be made of just mown grass.

Picnic facilities and seating

Slightly more people were dissatisfied than satisfied with the picnic facilities and seating proposed in the draft Recreation Master Plan. Few people said they were neither satisfied nor dissatisfied with this key element.

Comments made about the proposed picnic facilities and seating

Those who made comments on picnic facilities, BBQ and seating were mainly opposed to any additional facilities. The reasons provided included the large numbers of tourists who arrive early in the morning to claim a shelter, stay late, disturbing residents with excessive noise and leave litter behind. Several submissions said to keep the area as natural as possible. One comment said the picnic shelters should be spread throughout the Park. Some school children thought more shelters were needed.

Proposed changes to pool forecourt area

Slightly more people were dissatisfied or not at all satisfied than somewhat or very satisfied with the proposed changes to the pool forecourt area. Some people were neither satisfied nor dissatisfied with the proposed changes to the pool forecourt area.

Comments made about the proposed changes to the pool forecourt area

Most people commenting on the proposed changes to the pool forecourt area were opposed to the idea. Reasons stated included that it would block emergency services access, impact on the Port Kembla Surf Life Saving Club operations, remove easy access

for people with disability and elderly people visiting the pool and beach, and the area was not considered suitable for social gatherings. One submission stated the forecourt was not part of King George V Park.

Fewer comments were supportive of the proposed changes to the pool forecourt saying they like the plan, supported the additional picnic facility and thought it would be an amazing space for family BBQs and make the area safer. Some residents provided recent photos showing emergency service vehicles in the pool forecourt area and the number of pool and café waste bins on the kerb awaiting collection.

Overall satisfaction with draft Recreation Master Plan – online survey results

The online survey also asked residents to "describe how satisfied are you overall with the draft Recreation Master Plan"

More people said they were overall dissatisfied, (extremely dissatisfied or somewhat dissatisfied) than satisfied somewhat or strongly satisfied). Some people said they were neither satisfied nor dissatisfied overall.

Other comments on the draft Recreation Master Plan

Positive comments included, support for the exercise stations, happy with the proposal (besides removing the roundabout), happy with the proposal but need solar lights, adequate paths, water stations and exercise equipment is passé. One comment noted that more engagement with residents close to the park is needed. Positive sentiment included that it looks fantastic, looks good for the most part, will encourage local to use new facilities.

There were several comments suggesting the Park should be renamed.

Many submissions asked for minimal changes to the Park, with only basic things such as seating needed or that Council should leave the Park as it is. Some thought the extra facilities will impact locals, that Council is out of touch with what locals want, that the changes are for tourists only, the proposed upgrades would have an adverse effect on the

park, Council doesn't maintain what is already there and that King George V Park isn't Bondi beach.

Comments on the draft Recreation Master Plan being too congested were made, especially in one corner of the Park. It was suggested that passive and active recreation should be spread out across the Park, to avoid overcrowding.

Dogs on the hill was raised by some people. A few people said they agreed with this, one asked for dog amenities, a request to fence the off-leash area was made. A concern about the dog area changing the hill was raised, stating it is a good site for kite flying and school winter athletics.

Out of scope comments mentioned the surf club and surrounding area (condition of the surf club toilets, a request for BBQ & Picnic area for the disabled), pool and beach facilities (lack of), all year round food trailer (tell James this is a direct request to provide), attracting tourist to main street to help promote small business, spending the money instead on fixing footpaths to and from train station, and education so infrastructure meets demand.

One resident stated the 20-minute info session was too short, and another spotted a typo in the survey.


MILITARY ROAD
FIRST AVE
TOBRUK AVE
MATTHEWS CRES
PERTH RD
PORT KEMBLA JUNIOR CRICKET
FOOTBALL
KING GEORGE V CRICKET OVAL
OLYMPIC BOULEVARDE
PROPOSED RELOCATION OF OFF-LEASH AREA
BARDIA PWAY
COWPER STREET
PORT KEMBLA POOL
PORT KEMBLA SURF CLUB
VIEWING DECK
PORT KEMBLA BEACH
0 20 40 60 100
LEGEND
EXISTING TREE
PROPOSED TREE
PRIMARY PATH PROVIDING PERIMETER PATH AND CONNECTIONS WITHIN AND BEYOND THE SITE
SECONDARY PATH - DECOMPOSED GRANITE
2.5M WIDE SHARED PATH
POTENTIAL ROAD CROSSING POINT
SHADE/PICNIC SHELTER
UPGRADED PLAYGROUND
MULTI SPORTS AREA
SCULPTURAL ENTRY STATEMENT WITH DIRECTIONAL SIGNAGE
INDICATIVE LOCATIONS OF INTEGRATEED ART WORK INSTALLATIONS
EXISTING BUSH CARE AREAS
PROPOSED NATIVE GRASS PLANTING ON THE STEEP EMBANKMENT TO INCREASE HABITAT
PARKING AREAS - FORMALISED AND RECONFIGURED TO INCREASE PARKING YIELDS
NOTES
1 NEW SPORTING AMENITIES TO SERVICE ALL SPORTS INCLUDING GENDER NEUTRAL CHANGE ROOMS,CANTEEN, STORAGE, SHADE, PARKING, AND PERIMETER PATH AROUND THE OUTSIDE EDGE OF THE OVAL.
2 PLAY PRECINCT - EXPAND PLAYGROUND UTILISING THE HILL, CATERING FOR ADVENTURE AND NATURE PLAY. PROVIDE FACILITIES INCLUDING PLAY EQUIPMENT, SHADE, CRICKET SAFETY NETTING, FURNITURE, BINS.
3 NEW PICNIC FACILITIES INCORPORATING SHELTERS, BARBECUE & BUBBLER
4 COASTAL VIEWING VANTAGE POINT INCORPORATING SEATING AND INTEGRATED ARTWORK
5 HILL TOP PRECINCT - PROVIDE PATHS AND SEATING FOR INFORMAL PASSIVE RECREATION TAKING INTO CONSIDERATION EXISTING RECREATIONAL ACTIVITIES. EXPLORE OPPORTUNITIES FOR INTEGRATED PUBLIC ART ALONG PATH.
6 NEW POOL FORECOURT PEDESTRIAN FRIENDLY PRECINCT MAINTAINING EMERGENCY SERVICES ACCESS.
7 MULTI SPORTS AREA. SPACE FOR ALL AGES, WITH THE FOCUS ON OLDER PRIMARY AND HIGH SCHOOL AGED KIDS. INCLUDE SEATING AND SHELTERS. EXPLORE OPPORTUNITIES FOR INTEGRATED SKATE PARK FACILITY AND INCREASED CONNECTIVITY BETWEEN THE SPORTS FIELDS AND THE MULTI SPORT AREA.
8 MILITARY ROAD - DESIGN TO REFLECT PK2505 REVITALISATION STRATEGY OUTCOMES INCLUDING AVENUE PLANTING, TRAFFIC CALMING AND PEDESTRIAN ACCESS FROM THE SCHOOLS TO THE PARK. INVESTIGATE OPPORTUNITIES FOR ADDITIONAL CAR PARKING.
9 COWPER STREET - REDUCE SPEED ENVIRONMENT OF THE ROAD AND INCREASE SAFE MOVEMENT OF PEDESTRIANS.
10 INVESTIGATE OPPORTUNITIES FOR ADDITIONAL CAR PARKING SUBJECT TO FUTURE DEMAND.
wollongong
city of innovation
KING GEORGE V PARK
DRAFT RECREATION MASTER PLAN
MILITARY ROAD PORT KEMBLA
DHARAWAL COUNTRY
ISSUE FOR COUNCIL BRIEFING
PREPARED BY: WCC LANDSCAPE SECTION
DRAWN: NDR SCALE: 1:1000@A1 DATE: MAY 2021
TR-795 DWG NO. 6862/SK03 Issue 3
NORTH

File: CCL-160.25.001 Doc: IC21/713

ITEM 12 ITEM LAID ON TABLE - ORDINARY MEETING OF COUNCIL 28 JUNE 2021 - POLICY REVIEW: GRAFFITI MANAGEMENT COUNCIL POLICY

The Graffiti Management Council Policy (Policy) has been revised as part of the Council policy review process. The Policy remains relevant with changes limited to formatting, minor edits and the recognition of additional divisions of Council currently undertaking roles in either prevention, management or removal of graffiti.

The revised Graffiti Management Council Policy is presented to Council for adoption.

RECOMMENDATION

Council adopt the revised Graffiti Management Council Policy.

REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Cultural + Economic Development
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Draft Graffiti Management Council Policy

BACKGROUND

The purpose of the Graffiti Management Council Policy is to provide a clear and consistent framework for managing graffiti, so that we are a healthy community in a liveable city.

Through the Policy, Council recognises the significant community impact of graffiti and will minimise and manage the impacts of graffiti through the implementation of its Graffiti Prevention and Management Program.

In June 2018, a revised Graffiti Management Council Policy was presented to Council for adoption. An extensive review process was undertaken to inform proposed changes to the previous policy. Changes included revised timeframes for the removal of graffiti on Council assets, removed ambiguity over the circumstances as to how and when Council removes graffiti from private property and outlined the responsibilities of Council divisions involved with graffiti prevention, management and removal.

In March 2021, a benchmarking exercise was undertaken with Blacktown, Penrith and Sutherland Councils. Comparisons were made against the timeframes for the removal of offensive graffiti/non-offensive graffiti on Council assets, the method of reporting graffiti to Council and the types of graffiti prevention programs. The data obtained from the benchmarking exercise was used to inform the policy review.

A review of the existing policy has been undertaken. Changes proposed to the removal timeframes being:

Type 1 Graffiti removed within two working days from when it is reported, and
Type 2 Graffiti removed within 20 working days.

Other changes include formatting, minor edits and recognition of additional divisions of Council currently undertaking roles in either prevention, management or removal of graffiti.

PROPOSAL

The reviewed Graffiti Management Council Policy be adopted.

CONSULTATION AND COMMUNICATION

Consultation was undertaken with:

- Community Safety Reference Group
- Infrastructure Strategy and Planning Division
- City Works and Services Division
- Governance and Information Division, including Legal Services
- Project Delivery
- City Strategy
- Development Assessment and Certification.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 5 “We have a healthy community in a liveable city”. It specifically delivers on the following:

Community Strategic Plan		Delivery Program 2018-2022		Operational Plan 2020-21
Strategy		4 Year Action		Annual Deliverables
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 the current and future Communities.	Coordinate and undertake Graffiti Prevention actions on Council assets and deliver the Community Partnership program to remove graffiti from non-Council assets.

The Policy supports the delivery of the Wollongong Community Safety Plan 2021-2025.

FINANCIAL IMPLICATIONS

There is a current budget for the implementation of graffiti removal, prevention and management strategies.

CONCLUSION

The revised Graffiti Management Council Policy provides Council with a framework for the effective management of graffiti in the Wollongong Local Government Area.

GRAFFITI MANAGEMENT COUNCIL POLICY

ADOPTED BY COUNCIL: : [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

The purpose of this Policy is to provide a framework for managing graffiti so that we are a healthy community in a liveable city.

POLICY INTENT

Council recognises the significant community impact of graffiti and will minimise and manage the impacts of graffiti through the implementation of the Graffiti Prevention and Management Program.

The main objectives of this policy are to:

1. Minimise the incidence of graffiti on public and private property
2. Reduce the impact of graffiti on residents and business operators
3. Increase quality of community life in relation to personal safety and security
4. Reduce the financial impact of responding to graffiti.

WOLLONGONG 2028 OBJECTIVES

The Policy contributes to the delivery of Our Wollongong 2028 goal "We have a healthy community in a liveable city". It specifically contributes to the delivery of Objective 5.5 "The public domain is maintained to a high standard".

POLICY

Council's approach to graffiti management is based on the following principles:

- Prevention
- Detection and reporting
- Prompt removal
- Criteria for prioritisation of removal work
- Enforcement of legal sanctions
- Community information and education
- Data collection and analysis
- Ongoing program evaluation and research
- Facilitation of legal avenues for expression.

Council will respond to graffiti within the Wollongong Local Government Area via the following strategies:

Reporting Graffiti

Promotion of Council's Graffiti Reporting Line and Graffiti Removal Services will encourage the community to report incidents of graffiti in the Local Government Area. The Council Graffiti Reporting Line will be the central point for the collation and allocation of graffiti removal jobs for the Local Government Area. Ownership of the property affected by graffiti (Council assets, private property or owned by another government authority) will determine action or referral. The Graffiti Reporting Line phone number and website will be displayed on Council assets for easy reporting of graffiti.

GRAFFITI MANAGEMENT | COUNCIL POLICY

Prioritisation of Graffiti Removal on Council Assets

Removal of graffiti on Council assets is prioritised based on the type of graffiti, with priority given to the removal of offensive, racist or defamatory graffiti and/or graffiti on prominent sites or sites of significance within the community. The following table outlines the graffiti removal timelines on Council assets depending on the type of the graffiti.

TYPE OF GRAFFITI	PRIORITY REMOVAL TIME
Type 1 Racist, defamatory, offensive graffiti on Council assets and/or prominent sites or sites of significance.	Within 2 working days from when it is reported.
Type 2 All non-offensive or other types of graffiti.	Within 20 working days in accordance with Council's asset routine maintenance schedule.

NOTE: Based on conditions and weather permitting.

Graffiti Prevention Program

The Graffiti Prevention Program aims to reduce graffiti from Council assets and non-Council assets through a community development approach that engages the community and partners with other levels of government and business. This includes actions such as maintaining community partnerships which remove graffiti from non-Council assets, completing community prevention murals to reduce graffiti costs on Council assets which also act to improve amenity in the area and conducting community education prevention programs such as Graffiti Removal Day.

Support for Removal of Graffiti on Private Property

Council does not remove graffiti from private property (subject to *Graffiti Control Act* 2008). Council will only remove graffiti from Council owned assets. Council will provide information regarding the removal or prevention of graffiti using Crime Prevention Through Environmental Design (CPTED) principles, incorporating situational prevention, activating spaces and community development to reduce graffiti on private property. Council provides free graffiti removal kits for residents.

Access for Graffiti Removal on Private/Commercial Properties

The *Graffiti Control Act* 2008 provides Councils with the power to remove graffiti where the graffiti can be seen and accessed from a public place. The removal of graffiti from private property is set out in Part 4 Sections 10, 11 and 12 of the *Graffiti Control Act* 2008.

The Act states that local Councils, by agreement with the owner/occupier of any private land, can remove graffiti on the land.

Council has also been given the authority to remove graffiti without agreement from the owner/occupier if:

- Graffiti removal can only occur from a public place
- Graffiti is visible from a public place
- Council must cover the cost of graffiti removal
- Council must, within a reasonable time, inform in writing the owner/occupier of the work that has occurred at that property
- If any damage is caused by Council while removing the graffiti, Council must pay compensation.

The *Graffiti Control Act* 2008 states that if a local Council is carrying out work on private property it must keep a register of graffiti removal work including location, the nature of the graffiti, and cost for the work for each incident.

GRAFFITI MANAGEMENT | COUNCIL POLICY

Community Participation and Prevention of Graffiti

Council's Graffiti Management Action Plan includes a range of strategies for community participation and prevention. Community education programs will focus on primary and high schools and link to key local activities such as festivals and social events.

Partnerships have been developed to work with Council on the removal of graffiti from private/commercial property. Council supplies the material and equipment so that our partners can remove and paint over graffiti on Council's behalf.

Encouraging participation in community development activities such as community murals, is intended to encourage a shift away from illegal graffiti activities. Key groups within the community will be targeted for engagement in planning community murals and participation in all aspects of the projects.

LEGISLATIVE REQUIREMENTS

Graffiti Control Act 2008.

REVIEW

This Policy will be reviewed every two years from the date of each adoption of the policy, or more frequently as required.

REPORTING

As part of the *Graffiti Control Act* 2008 - section 13, Council must keep a register of graffiti removal work carried out. The register is available on Council's web page and updated regularly.

The register must specify the:

- Graffiti removal work carried out
- Location address of the graffiti
- Nature of the work carried out
- Cost of carrying out the work
- Actual cost of the graffiti removal by Council.

Council will record and analyse data regarding frequency of graffiti, location, reported details and cost of removal. This information will be utilised to inform Council in its ongoing approach to the management of graffiti. Council will continue to review the effectiveness of its prevention activities and assess other models of intervention that may be applicable to the Wollongong Local Government Area.

ROLES AND RESPONSIBILITIES

Community Cultural and Economic Development Division

The Graffiti Prevention Program will be coordinated and delivered by the Community Cultural and Economic Development Division.

Governance and Information Division

Customer Service receives all enquires relating to graffiti (including Council and non-Council assets) that come through Council's dedicated Graffiti Reporting Line and directs the enquiry to the appropriate Council Division for action or advice.

GRAFFITI MANAGEMENT	COUNCIL POLICY

Infrastructure, Strategy and Planning Division

Incorporate graffiti removal requirements and industry standards as stated in the Graffiti Management Policy into the Service Level Agreements with City Works for the delivery of maintenance and graffiti removal programs from Council assets. The Division considers projects to incorporate CEPTD principles in design and opportunities to manage assets that discourage graffiti.

City Works Division

Graffiti removal on Council assets in accordance with the Graffiti Management Policy and the Service Level Agreement/s.

Project Delivery Division

Development of Technical Manuals (eg West Dapto Open Space and Technical Manuals and Public Doman Technical Manual) and design projects that integrate CPTED principles.

Development Assessment and Certification Division

Undertake assessment of development applications incorporating CPTED principles.

City Strategy Division

Preparation of town and village plans, incorporating CPTED principles. Preparation of Council planning policies (eg Wollongong Development Control Plan, Chapter E2 Crime Prevention Through Environmental Design), in reviewing Neighbourhood Plans, incorporate CPTED principles.

APPROVAL AND REVIEW		
Responsible Division	Community, Cultural + Economic Development	
Date/s adopted	*EMC* [updated by policy owner]	*Council* [To be inserted by Governance]
Date/s of previous adoptions	25 June 2018 25 November 2013 11 March 2009	
Date of next review	June 2023	

File: CCL-160.25.001 Doc: IC21/714

ITEM 13 ITEM LAID ON TABLE - ORDINARY MEETING OF COUNCIL 28 JUNE 2021 - POLICY REVIEW: CRIME PREVENTION COUNCIL POLICY

The Crime Prevention Council Policy (Policy) has been revised as part of the Council policy review process. The Policy remains current with changes being only minor edits and formatting.

The revised Crime Prevention Council Policy is presented to Council for adoption.

RECOMMENDATION

Council adopt the revised Crime Prevention Council Policy.

REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Cultural + Economic Development
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Draft Crime Prevention Council Policy

BACKGROUND

The current Crime Prevention Council Policy was adopted on 11 December 2017. The policy provides a framework for Council's role in crime prevention to enhance community safety for the residents of the Wollongong Local Government Area (LGA). The Policy outlines our strategic approaches used to improve community safety and refers to the role of Council's Community Safety Reference Group.

The Policy supports Council's Wollongong Community Safety Plan 2021-2025 approach in reducing crime and increasing the perception of safety in our community.

The strategic approach Council uses to prevent crime and improve community safety includes situational crime prevention and social strategies.

Specifically, community development strategies include:

- Developing community partnerships to implement the Community Safety Plan 2021-2025
- Assessment, monitoring, planning and maintenance of Alcohol-Free Zones and Alcohol Prohibited Zones
- Developing projects that improve safety for vulnerable communities
- Conducting community safety audits of public spaces as requested by residents, businesses and other Council divisions
- Coordination and resourcing of Council's Community Safety Reference Group
- Providing advice on development assessments in regard to community safety issues, including liquor licence applications
- Conducting community safety research to understand factors which increase or decrease safety in the community
- Maintain current crime statistics.

The Policy has been reviewed and remains current with the only changes being minor edits and formatting.

PROPOSAL

The reviewed Crime Prevention Council Policy be adopted.

CONSULTATION AND COMMUNICATION

The Policy was presented to Council's Community Safety Reference Group for review and feedback. The Reference Group includes representatives from Wollongong Local Area Command and Lake Illawarra Local Area Command, organisations and community representatives.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 5 "We have a healthy community in a liveable city". It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2020-21
Strategy	4 Year Action	Annual Deliverables
5.4.1 Partnerships continue to strengthen and achieve a safe accessible community	5.4.1.2 Facilitate a range of partnerships and networks to develop community safety initiatives	Contribute to a range of community based safety initiatives in conjunction with community partners
5.4.2 Local crime continues to be prevented and levels of crime reduced	5.4.2.1 Deliver projects and programs to reduce crime in the Wollongong Local Government Area	Provide Crime Prevention Through Environmental Design (CPTED) advice in Development Assessments and Planning
		Monitor and maintain Alcohol Free Zones including new assessments as required
		Continue to liaise with Local Area Commands on key initiatives and crime reduction strategies
		Complete and finalise Safety Audits and relevant reports

The Policy supports the delivery of the Wollongong Community Safety Plan 2021-2025.

FINANCIAL IMPLICATIONS

The Policy will be delivered within existing operational budget.

CONCLUSION

The Crime Prevention Council Policy provides guidance for Council, key stakeholders, community partners and residents on Council's position regarding strategies and support for a safe community.

CRIME PREVENTION COUNCIL POLICY

ADOPTED BY COUNCIL: : [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

To provide a framework for Council's role in crime prevention to enhance community safety for the residents of the Wollongong Local Government Area (LGA).

POLICY INTENT

The main objectives of this policy are to:

1. Detail Council's role in crime prevention
2. Demonstrate Council's commitment to creating a safe community.

WOLLONGONG 2028 OBJECTIVES

The Policy contributes to the delivery of Our Wollongong 2028 goal "We have a healthy community in a liveable city". It specifically contributes to the delivery of Objective 5.4 "Community safety and community perception of safety is improved".

POLICY

Responsibility for a safe community does not reside with any one particular agency or body, rather, it is the responsibility of the community as a whole. While Council is not solely responsible for crime prevention it is well placed to assist the community to address issues of concern. It is close to the community and can influence many of the factors which determine how people live. Therefore, Council has a central leadership role to play in bringing together, identifying and driving the development of specific strategies to improve and enhance community safety.

It is important to note that Council's role does not involve the provision of law enforcement. Some Council Officers may be involved in regulation compliance, but this is not to be confused with a law enforcement role. Law enforcement remains the responsibility of the NSW Police and other law enforcement agencies.

Council participates in the prevention of crime and the creation of a safe community through two key strategic approaches:

Situational Crime Prevention

Situational crime prevention makes crime more difficult to commit and less rewarding. It is used to enhance the physical environment and help improve how safe people feel. Situational crime prevention minimises opportunities for crime to occur and increases the risk to the offender of being caught. Examples of situational crime prevention include trimming trees to create clear sightlines, cleaning off graffiti, providing additional lighting, planting green screening to prevent graffiti, planting trees to enhance the look and feel of a place, organising activities to encourage higher visitation, and incorporating structures such as public art to attract people to an area. The term Crime Prevention Through Environmental Design (CPTED) is used when implementing principles to reduce opportunities for crime to occur. This can also be referred to as First Generation CPTED principles.

Social Strategies

Social strategies are designed to improve underlying social conditions such as income, access to housing, employment opportunities, education and training, leisure and recreational opportunities and available community services. Improving these underlying social conditions helps to prevent crime from occurring and thus contribute to enhanced community safety. It works through strengthening communities and social

infrastructure. It involves all levels of government, families, individuals and community organisations in a partnership approach. It recognises that crime is a complex social problem that is closely related to unemployment, substance abuse and family breakdown. These approaches which look beyond the built environment are also referred to as Second Generation CPTED principles.

STATEMENT OF PROCEDURES

1. Wollongong City Council will approach crime prevention and the development of safe communities through the operations of its Community Safety Reference Group. Recognising however that crime prevention and creating a safe community does not rest alone with the Community Safety Reference Group, but is a whole of Council responsibility.
2. The Community Safety Officer will use a community development approach to address issues of crime prevention.
3. The Community Safety Reference Group will work in partnership with the NSW Police, local, state and federal government agencies, non-government agencies and the community to:
    - Develop and implement short and long term strategies that broadly encompass the key strategic approaches of situational and social crime prevention so people will feel safe in Wollongong Local Government Area (LGA).
    - Identify and analyse the extent of crime and community concern about safety in Wollongong LGA.
    - Encourage the development of policies by local government and other appropriate authorities on crime prevention through the provision of information, best practice and analysis, so that agencies can operate in a consistent manner with consistent information. This will ensure there is policy interaction and support between agencies.
    - Identify and analyse issues raised by the community and other groups, using crime statistics provided by Police and information sharing between agencies, to assist those communities and groups with the provision of skills, knowledge and resources to participate in making Wollongong LGA a safer place. Make recommendations and regular representations to local, state and federal governments on ongoing issues of community safety. These recommendations and representations should be based on information, analysis and identification of issues of ongoing concern in the Wollongong LGA and should support both the key strategic approaches of situational and social crime prevention.
4. The Community Safety Reference Group should be consulted by all Divisions of Council regarding crime prevention and community safety, particularly in relation to the use of public space.
5. Wollongong City Council and the Community Safety Reference Group will not endorse any security product or service.

REVIEW

This Policy will be reviewed every two years from the date of each adoption of the policy, or more frequently as required.

ROLES AND RESPONSIBILITIES

Crime Prevention and Community Safety actions will be coordinated by the Community Cultural and Economic Development Division.

CRIME PREVENTION POLICY — COUNCIL POLICY

APPROVAL AND REVIEW		
Responsible Division	Community, Cultural + Economic Development	
Date/s adopted	*EMC* [updated by policy owner]	*Council* [To be inserted by Governance]
Date/s of previous adoptions	11 December 2017 25 November 2013 21 February 2000	
Date of next review	June 2023	

File: GCS-80.06.02.01.026 Doc: IC21/715

ITEM 14 ITEM LAID ON TABLE - ORDINARY MEETING OF COUNCIL 28 JUNE 2021 - NOTICE OF MOTION - COUNCILLOR CAMERON WALTERS - THE REVITALISATION OF THE CBD - CROWN STREET MALL INVESTIGATION

Councillor Cameron Walters has submitted the following Notice of Motion –

"I formally move that –

1 Council notes the rapid changes in retail shopping patterns across our city centre and the need for a more flexible environment to revitalise the Crown Street Mall precinct.

2 Council notes the findings of the CIVITAS report 'City Centre Urban Design Directions Paper, May 2021' (CIVITAS Report) commissioned by Martin, Morris & Jones Pty Ltd on behalf of community and industry stakeholders in response to the Wollongong City Centre Planning Review.

3 Council acknowledges that action must be taken in light of the CIVITAS Report findings and recommendations.

4 Having regard to the high level of retail vacancies within the Crown Street Mall precinct, and as outlined in the CIVITAS Report, Council investigates options for the reopening of Crown Street Mall for vehicular traffic between Keira Street, Church Street and/or Kembla Street as part of the Wollongong City Centre Access and People Movement Strategy and in this investigation include -

a Engagement with CIVITAS.

b Options for parking and a dedicated cycleway.

c How the reopening of Crown Street Mall to vehicular traffic can be safely integrated into existing vehicular and pedestrian movement within the precinct.

d The flexibility to close sections of road for special events.

e Any external documents and reports that outline the impact of changes to the Crown Street Mall precinct.

4 The findings are brought back to Councillors by the end of October 2021."

File: GCS-80.06.02.01.026 Doc: IC21/716

ITEM 15 ITEM LAID ON TABLE - ORDINARY MEETING OF COUNCIL 28 JUNE 2021 - NOTICE OF MOTION - COUNCILLOR DOM FIGLIOMENI - EMISSIONS REDUCTION

Councillor Dom Figliomeni has submitted the following Notice of Motion –

"I formally move that Council –

1 Discuss with Remondis the possibility of acquiring electric or hydrogen powered garbage trucks at the next replacement opportunity.

2 Management consider replacing future vehicles and trucks with hybrid, electric or hydrogen powered vehicles subject to operations not being compromised.

3 A report be delivered back to Council on the outcomes of these discussions."

Background provided by Councillor Dom Figliomeni:

Council has made many commitments regarding achieving net zero emissions by 2050, this motion will put into effect the objectives of those commitments.

Further, there are a number of councils across Australia that are trialling the use of electric trucks for sanitation purposes and it is important that Wollongong progress this opportunity to ensure that current best practice in waste management is employed.

File: CO-910.01.011 Doc: IC21/717

ITEM 16 ITEM LAID ON TABLE - ORDINARY MEETING OF COUNCIL 28 JUNE 2021 - NOTICE OF MOTION - COUNCILLOR JANICE KERSHAW - GUIDELINES FOR WORKING BENEATH COUNCIL ASSETS

Councillor Janice Kershaw has submitted the following Notice of Motion –

"I formally move that –

1 Council establish a working group to develop a set of guidelines for the process to be followed when utilities or the RMS need to undertake work beneath Council assets. The guidelines should cover but not be limited to –

   a Advanced communication be provided to Council including the scope, date and time of the proposed work.

   b Council officers must be onsite and oversee the removal of the surface covering.

   c Council officers retain the removed material for reuse if possible.

   d Council repair the asset if it is in a location that impacts the surrounding landscaping.

2 Council write to the appropriate Ministers responsible for the various utilities that run under the footpaths and roads that Council is responsible for construction and maintenance, to nominate a representative to be a member of the working group. This person should have the discretion and delegation to contribute and sign off on the final guidelines."

Background provided by Councillor Janice Kershaw:

Council has had the ongoing issue of utilities undertaking work under Council assets such as footpaths and roads. Often this occurs in areas that Council has spent a considerable of money enhancing the space.

Currently the utility is only required to repair the surface to a base standard, which is usually bitumen. This activity detracts from the work that Council has undertaken and the amenity of the area.

File: CO-910.01.008 Doc: IC21/724

ITEM 17 NOTICE OF MOTION - COUNCILLOR JOHN DORAHY AND COUNCILLOR CAMERON WALTERS - WOLLONGONG VACCINATION HUB AND COVID-19 SUPPORT FOR BUSINESSES AND RESIDENTS

Councillor John Dorahy and Councillor Cameron Walters have submitted the following Notice of Motion –

"We formally move that –

1 Wollongong City Council welcomes the announcement by the NSW Government to erect a COVID-19 vaccination hub here in Wollongong CBD.

2 From 1 August 2021 to 1 January 2022, to assist with vaccination roll-out and support local businesses, Council –

   a turns off all parking meters in the Wollongong CBD area, with time limits still applying

   b suspends all outdoor dining fees that are applicable to businesses

   c works with local businesses to expand their outdoor dining areas where possible

   d defers council rates for businesses and residents that have applied for a NSW Government Small Business COVID-19 support grant or Commonwealth COVID-19 assistance grant, or meet the requirements of Wollongong City Council's hardship policy, with interest on these deferred rates waived.

3 Council reports back to the first Briefing of the 'new' Council term for Councillors by the end of October with more short-term options to help local businesses and residents in the Wollongong community.

4 Council collects statistical data and conducts community engagement during the free parking period with businesses and residents for future parking options."