



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6:00 PM on

Monday 16 June 2025

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

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

Order of Business

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

Members

Lord Mayor –
Councillor Tania Brown (Chair)
Deputy Lord Mayor –
Councillor Linda Campbell
Councillor Andrew Anthony
Councillor David Brown
Councillor Kit Docker
Councillor Dan Hayes
Councillor Ann Martin
Councillor Richard Martin
Councillor Ryan Morris
Councillor Tiana Myers
Councillor Thomas Quinn
Councillor Deidre Stuart
Councillor Jess Whittaker

QUORUM – 7 MEMBERS TO BE PRESENT

Statement of Ethical Obligations

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

OATH OR AFFIRMATION OF OFFICE

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

CONFLICTS OF INTEREST

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

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

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

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

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6:00 PM

Monday 26 May 2025

Present

Lord Mayor – Councillor Tania Brown (in the Chair)
Deputy Lord Mayor – Councillor Linda Campbell
Councillor Andrew Anthony
Councillor David Brown
Councillor Kit Docker
Councillor Dan Hayes
Councillor Ann Martin

Councillor Richard Martin
Councillor Ryan Morris
Councillor Thomas Quinn
Councillor Deidre Stuart
Councillor Jess Whittaker

In Attendance

General Manager
Director Infrastructure + Works, Connectivity Assets + Liveable City
Director Planning + Environment, Future City + Neighbourhoods
Director Corporate Services, Connected + Engaged City
Director Community Services, Creative + Innovative City
Chief Financial Officer
Manager Customer + Business Integrity
Manager Sport + Recreation
Manager Commercial Operations + Property (Acting)
Manager City Strategy
Manager Project Delivery (Acting)
Manager City Works (Acting)
Manager Infrastructure Strategy + Planning
Manager Open Space + Environmental Services
Manager Community Culture + Engagement
Manager Libraries + Community Facilities
Senior Manager People + Culture
Land Use Planning Manager

Greg Doyle
Joanne Page
Linda Davis
Renee Campbell
Kerry Hunt
Brian Jenkins
Todd Hopwood
Mark Berriman
Roisin OSullivan
Chris Stewart
Jeremy Morgan
Greg Knight
Nathan McBriarty
Paul Tracey
Sue Savage
Sarah Taylor
Renee Whiteside
David Green

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

Apologies

Min No.

59 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Quinn that the apology tendered on behalf of Councillor Myers be accepted and that leave of absence be granted.

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CONFLICTS OF INTERESTS

Councillor Ann Martin declared a not-significant, non-pecuniary interest in Item 4 - Public Exhibition - Planning Proposal - Review of Council Owned Land and Item 7 – Post Exhibition - Forest Reach, Horsley and Huntley Planning Proposal PP-2024/2, due to her employment at the Department of Planning and Environment. As she is not involved in planning matters related to the Wollongong LGA, Councillor A Martin advised she would remain in the meeting during debate and voting on the items.

Councillor Ann Martin declared a not-significant, non-pecuniary, interest in Item 4 - Public Exhibition - Planning Proposal - Review of Council Owned Land as she lives near an address listed in the report. Councillor A Martin advised she would remain in the meeting during debate and voting on the item.

Councillor Campbell declared a not-significant, non-Pecuniary interest in Item 4 - Public Exhibition - Planning Proposal - Review of Council Owned Land, as both she, and family members live near separate addresses listed in the report. Councillor Campbell advised she would remain in the meeting during debate and voting on the item.

Councillor Quinn declared a pecuniary interest in Item 17 - Notice of Motion - Councillor Jess Whittaker - Call to End the Job Cuts at UOW, as he is employed by the University of Wollongong. Councillor Quinn advised he would depart the meeting during debate and voting on the item, and the Public Access presentation addressing Item 17.

Councillor Hayes declared a pecuniary interest in Item 17 - Notice of Motion - Councillor Jess Whittaker - Call to End the Job Cuts at UOW, as he is employed by the University of Wollongong. Councillor Hayes advised he would depart the meeting during debate and voting on the item, and the Public Access presentation addressing Item 17.

Councillor Morris declared a significant, non-pecuniary interest in Item 14 - Tender T1000191 - Port Kembla Beach Stormwater Quality Improvement Device due to a familial relation to the Director of one the tenderers. Councillor Morris advised he would depart the meeting during debate and voting on the item.

Lord Mayor Councillor Tania Brown declared a not-significant, non-pecuniary interest in Item 9 - Grant of Lease of Atchison/Auburn Streets Carpark Wollongong to Transport for NSW due to a familial relation being employed by Transport for NSW. As the relation is not involved in activities related to this matter, Councillor T Brown advised she would remain in the meeting during debate and voting on the item.

Lord Mayor Councillor Tania Brown declared a significant, non-pecuniary interest in Item 17 - Notice of Motion - Councillor Jess Whittaker - Call to End the Job Cuts at UOW, due to a familial relation being potentially impacted by the proposed job cuts. Councillor T Brown advised she would depart the meeting during debate and voting on the item, and the Public Access presentation addressing Item 17.

PETITIONS – SAVE GORRELL STREET PARK AND ROSEDALE AVENUE PEDESTRIAN SAFETY

Councillor Stuart tabled a petition from 428 residents regarding 'Save Gorrell Street Park' in Cringila.

Councillor David Brown tabled a petition from 16 residents from Rosedale Avenue, Keiraville, regarding pedestrian and traffic safety in the street due to impaired sight lines caused by parked cars.

PRESENTATIONS

The Lord Mayor, Councillor Tania Brown, presented a book to be received by Wollongong Library, celebrating Coniston Football Club's 70th Anniversary, presented to the Lord Mayor at the recent anniversary gala dinner. The Lord Mayor also acknowledged and thanked outgoing President of Coniston FC, John Karayiannis, for 15 years' service to the club in the role.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 5 MAY 2025

- 60 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the Minutes of the Ordinary Meeting of Council held on Monday, 5 May 2025 (a copy having been circulated to Councillors) be taken as read and confirmed.

DEPARTURE OF COUNCILLORS

Due to a disclosed conflict of interest, Councillors T Brown, Quinn and Hayes departed the meeting at 6:18 pm and were not present for the Public Access presentation on Item 17. Councillors T Brown, Quinn and Hayes returned to the meeting at 6:24 pm at the conclusion of Item 17. The Deputy Lord Mayor, Councillor Linda Campbell assumed the chair.

PUBLIC ACCESS FORUM

ITEM NO	TITLE	NAME OF SPEAKER
NON-AGENDA ITEM	POST YOURS & OWLS FESTIVAL THANKS, ACKNOWLEDGMENTS, AND HIGHLIGHTS	BEN TILLMAN – YOURS & OWLS
17	NOTICE OF MOTION - COUNCILLOR JESS WHITTAKER - CALL TO END THE JOB CUTS AT UOW	DR THOMAS GRIFFITHS - NATIONAL TERTIARY EDUCATION UNION UOW BRANCH FOR RECOMMENDATION
18	NOTICE OF RESCISSION - COUNCILLOR DEIDRE STUART, COUNCILLOR KIT DOCKER AND COUNCILLOR JESS WHITTAKER - DISPOSAL OF LOT 331 DP 16051, 28 LAKE AVENUE CRINGILA	PAULA LOUSTOS FOR RECOMMENDATION
19	NOTICE OF MOTION TO ALTER RESOLUTION - COUNCILLOR ANN MARTIN, COUNCILLOR LINDA CAMPBELL AND COUNCILLOR TIANA MYERS - DISPOSAL OF LOT 331 DP 16051, 28 LAKE AVENUE, CRINGILA	LOUIS PARNIS AGAINST RECOMMENDATION
NON-AGENDA ITEM	RECENT APPROVAL OF AGED CARE FACILITY IN FIGTREE	ANGELIA KAMBOURIS
NON-AGENDA ITEM	REFERENCE TO THE ENVIRONMENT IN COMMUNITY STRATEGIC PLAN VISION AND GOALS	ROWAN HUXTABLE

A PROCEDURAL MOTION was MOVED by Councillor Anthony seconded Councillor Quinn that speaker Angelia Kambouris be granted an additional 1 minute to address the meeting as part of the Public Access Forum.

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

CALL OF THE AGENDA

- 62 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that the staff recommendations for Items 5 to 8 inclusive then 10 to 13 inclusive, then 15 and 16 be adopted as a block.

SUSPENSION OF STANDING ORDERS

- 63 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Hayes that Item 18 be considered as the next item of business under Suspension of Standing Orders.

ITEM 18 - NOTICE OF RESCISSION - COUNCILLOR DEIDRE STUART, COUNCILLOR KIT DOCKER AND COUNCILLOR JESS WHITTAKER- DISPOSAL OF LOT 331 DP 16051, 28 LAKE AVENUE CRINGILA

- 64 **COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor Stuart seconded Councillor Morris that Council's resolution of 5 May 2025, Minute Number 48 in relation to Disposal of Lot 331 DP 16051, 28 Lake Avenue Cringila be rescinded.

The rescinded resolution being that -

- 1 Council authorise the sale of Lot 331 DP 16051 being 28 Lake Avenue, Cringila, on the open market.
- 2 The General Manager be authorised to approve the sale strategy and finalise the sale price and the terms of the sale.
- 3 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

Councillors R Martin, Quinn, D Brown, A Martin, Campbell, Anthony, Whittaker, Docker, Stuart, Morris and T Brown

In favour

Against Councillor Hayes

- 65 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor A Martin seconded Councillor Morris that -

- 1 That council conduct community consultation on enhancing the streetscape, pedestrian safety, amenity (including street tree planting) and precinct facilities such as seating and tables at Lake Avenue, Cringila.
- 2 That the consultation include reviewing the current access to and facilities within the grounds of the Cringila Community Centre.
- 3 That the consultation include options to re-zone and re-classify Lot-331 DP 16051, 28 Lake Avenue Cringila.

At this time, the Lord Mayor ruled Item 19 - Notice of Motion to Alter Resolution - Councillor Ann Martin, Councillor Linda Campbell and Councillor Tiana Myers - Disposal of Lot 331 DP 16051, 28 Lake Avenue, Cringila out of order.

ITEM 1 - DRAFT QUARTERLY REVIEW STATEMENT MARCH 2025

- 66 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Campbell that the draft Quarterly Review Statement March 2025 be adopted.

ITEM 2 - LAKE ILLAWARRA ENTRANCE OPTIONS STUDY (NEXT STEPS)

67 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Campbell seconded Councillor A Martin that Council -

- 1 Wollongong City Council continues to partner with Shellharbour City Council to -
 - a Write to the NSW Government requesting that it resource and undertake a Strategic Business Case to deliver a long-term management solution for the Lake Illawarra entrance (action EC1), with participation from both Wollongong and Shellharbour City Councils. The Strategic Business Case is to consider Option 4 and Option 5 or variations thereof from the *Lake Illawarra Entrance Channel: Management Options Assessment* report against a 'Leave as is' base case.
 - b Continue to collaborate with the NSW Government to prioritise the delivery of key informing studies under the Lake Illawarra Coastal Management Program (CMP) and the Floodplain Management Program, to inform the Strategic Business Case. These studies include Cultural Values and Threats (action CH1), Floodplain Risk Management Study and Plan, and further documentation on the 'Leave as is' scenario, including confirmation of asset management and maintenance responsibilities for infrastructure (actions RA1, PM4).
 - c Further engage with the community to keep them informed of progress, and that future options consider community knowledge and feedback.
- 2 Continue investigations into short and medium-term foreshore protection works along the Windang foreshore to assess technical viability and assurance that impacts will not be exacerbated, overall cost-effectiveness, approval pathways, alignment with CMP objectives and delivery responsibilities.

ITEM 3 - LAKE ILLAWARRA COASTAL MANAGEMENT PROGRAM IMPLEMENTATION GROUP - APPOINTMENT OF COMMUNITY REPRESENTATIVES AND INDEPENDENT SCIENTIFIC ADVISOR

68 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Stuart seconded Councillor Hayes that Council endorse appointment of the following representatives to the Lake Illawarra Coastal Management Program Implementation Group -

- a Rebekah Lambert and Alexander Sherley as primary community representatives
- b Tracy Baron, Emma Rooksby, and Colin La Flamme as alternate community representatives and that they be encouraged to engage with management of the Lake, including by attending Implementation Group meetings as observers with the endorsement of the Chair
- c Professor Kerry Lee Rogers as the independent scientific advisor, and
- d Professor Brian Jones as the alternate independent scientific advisor.

ITEM 4 - PUBLIC EXHIBITION - PLANNING PROPOSAL - REVIEW OF COUNCIL OWNED LAND

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

- 1 The following Council owned properties be reclassified under section 33 of the *Local Government Act 1993* from Operational Land to Community land to reflect their continued community use, as outlined in Attachment 4 (a Planning Proposal is not required):
 - i Lot 40 DP 29499 32 Chalmers Street, Balgownie
 - ii Lot 46 DP 234711 National Avenue, Bulli
 - iii Lot 186 DP 228539 23 Alanson Avenue, Bulli

- iv Lots 252 & 253 DP 9943 4-8 Lake Parade, East Corrimal
 - v Lot 136 DP 1154307 37 Turner Esplanade, East Corrimal
 - vi Lot 3 DP 714844 Corrimal Beach Park Lake Parade, East Corrimal
 - vii Lot 216 DP 822230 Lot 216 Chellow Dene Avenue, Stanwell Park
 - viii Lot X DP 412274 75 George Street, Thirroul
 - ix Lot 78 DP 35806 79 Thompson Street, Woonona
 - x Lot 350 DP 263444 Derribong Drive, Cordeaux Heights
 - xi Lot 1557 DP 807879 Cordeaux Road, Cordeaux Heights
 - xii Lot 451 DP 708415 Marril Circuit, Cordeaux Heights
 - xiii Lot 51 DP 525720 58 Preston Street, Figtree
 - xiv Lot 22 DP 26909 42 Preston Street, Figtree
 - xv Lots 1 & 2 DP 563298 64-66 Murphys Avenue, Keiraville
 - xvi Lot 999 DP 473349 10 Stewards Drive, Stream Hill
- 2 The Planning Proposal be prepared to amend the Wollongong LEP 2009 (as outlined in Attachment 3), as follows -
- a Rezone 234 Council owned properties (or part) currently zoned R2 Low Density Residential to RE1 Public Recreation, and amend the associated principal development standards, as detailed in Attachments 3 and 4.
 - b Rezone 15 Council owned properties (or part) currently zoned R2 Low Density Residential to C3 Environmental Management, and amend the associated principal development standards, as detailed in Attachments 3 and 4.
 - c Rezone Part Lot 5000 DP 1065958 Forestview Way, Woonona currently zoned R2 Low Density Residential, C3 Environmental Management and C2 Environmental Conservation to part RE1 Public Recreation, part C3 Environmental Management and part C2 Environmental Conservation, and amend the associated principal development standards, as detailed in Attachments 3 and 4.
 - d Rezone four Council owned properties (or part) currently zoned R3 Medium Density Residential to RE1 Public Recreation, and amend the associated principal development standards, as detailed in Attachments 3 and 4.
 - e Rezone the following three Council owned properties (or part) currently zoned E1 Local Centre to RE1 Public Recreation, and amend the associated principal development standards, as detailed in Attachment 4:
 - i the northern part of Lot 1156 DP 200706, Berkeley Pool, 2 Winnima Way, Berkeley
 - ii Lots 1 DP 31756 and Lot 56 DP 1114225 Strachan Park, 382-390 Princes Highway, Woonona
 - f Rezone a small part of the Council owned Port Kembla Senior Citizens Hall site (lot 336 DP 881103, Kembla Street Port Kembla) from R2 Low Density Residential to E1 Local Centre with the associated development standard, consistent with the rest of the property, to remove the split zone and development standards
 - g Rezone the Council owned Lot 16 DP 206479 Willow Grove Park, Corrimal, currently zoned RE1 Public Recreation to R2 Low Density Residential, and amend the associated principal development standards. The reclassification of this site is also required as specified below.

- h Rezone the Council owned Lots 11-12 Section 4 DP 8703, part of the former NES Hall site, Keira Street, Port Kembla, currently zoned RE1 Public Recreation to R2 Low Density Residential, and apply a floor space ratio of 1.2:1, maximum building height of 12m and minimum lot size of 300m² over Lots 11-14 Section 4 DP 8703. The reclassification of part of this site is also required as specified below.
- i Rezone part of the Council owned Lot 403 DP 1128781 1A Denison Street, Wollongong, currently zoned RE1 Public Recreation to MU1 Mixed Use, and reclassify to Operational land, and amend the associated principal development standards. The reclassification of this site is also required as specified below.
- j Rezone the following non-council owned properties and amend the associated principal development standards (Attachment 4):
 - i Lot 3 DP 231244 Lot 3 Point Street, Bulli – from part RE1 Public Recreation to R2 Low Density Residential, with a floor space ratio of 0.5:1, building height of 9m and minimum lot size of 449m², consistent with the adjoining land
 - ii Lot 60 DP 242668 30 Galong Crescent, Koonawarra from RE1 Public Recreation to R2 Low Density Residential, with a floor space ratio of 0.5:1, building height of 9m and minimum lot size of 449m², consistent with the adjoining land
 - iii Part of Lot 5 DP 1259855 Blacket Street, North Wollongong from part RE1 Public Recreation to R1 General Residential, with a base floor space ratio of 1.5:1, building height of 16m and minimum lot size of 449m², consistent with the adjoining land.
 - iv Rezone Lots 260 and 261 DP 15174, Nos. 6 and 8 Grand View Parade, Lake Heights from R2 Low Density Residential to RE1 Public Recreation and remove the floor space ratio, to facilitate proposed dedication to Council as the properties contain a heritage listed fig tree.
- k Reclassify the following Council owned from Community land to Operational land, through a Planning Proposal as required by section 30 of the *Local Government Act 1993*, as detailed in Attachment 4:
 - i Lot 16 DP 206479 Willow Grove Park, Corrimal
 - ii Lot 11 DP 707453 Public Reserve Wonson Avenue, Coniston
 - iii Lot 139 DP 740156 Rickard Road Reserve, Cordeaux Heights
 - iv Lot 65 DP 806321 Public Reserve Halyard Street, Berkeley
 - v Lot 66 DP 806321 Public Reserve Pennant Crescent, Berkeley
 - vi Lot 18 DP 233592 Lot 18 Brown Avenue, Dapto
 - vii Lot 239 DP 203414 Scott Road Park Laver Road, Dapto
 - viii Lot 2021 DP 850609 Public Reserve Honeyeater Close, Farmborough Heights
 - ix Part Lot 416 DP 1439 Illawarra Street Park, Illawarra Street corner Cowper Street, Port Kembla
 - x Lots 11, 12 and 14 Sec 4 DP 8703 part of former NES Hall site Keira Street, Port Kembla
 - xi Part of Lot 403 DP 1128781 1A Denison Street, Wollongong
- 3 The Planning Proposal be forwarded to the NSW Department of Planning, Housing and Infrastructure (DPHI) seeking a Gateway Determination to enable public exhibition.
- 4 Following the Gateway Determination, the Planning Proposal and Zoning Review be exhibited for a minimum 6 weeks to enable a comprehensive community consultation

process.

- 5 A public hearing be held as part of the consultation process for the sites proposed to be reclassified to Operational Land.
- 6 The exhibition and public hearing include advice that, subject to the reclassification and/or rezoning being finalised, Council could consider selling or disposing Operational Land properties, subject to additional Council reports being considered by Council.
- 7 The NSW Department of Planning, Housing and Infrastructure be advised that Council does not wish to utilise its plan-making delegation, as Council is the owner of the majority of the properties included in the Planning Proposal and the reclassifications may need approval by the State Executive and Governor.

An AMENDMENT was MOVED by Councillor Stuart seconded Councillor Docker that -

- 1 The following Council owned properties be reclassified under section 33 of the *Local Government Act 1993* from Operational Land to Community land to reflect their continued community use, as outlined in Attachment 4 (a Planning Proposal is not required):
 - i Lot 40 DP 29499 32 Chalmers Street, Balgownie
 - ii Lot 46 DP 234711 National Avenue, Bulli
 - iii Lot 186 DP 228539 23 Alanson Avenue, Bulli
 - iv Lots 252 & 253 DP 9943 4-8 Lake Parade, East Corrimal
 - v Lot 136 DP 1154307 37 Turner Esplanade, East Corrimal
 - vi Lot 3 DP 714844 Corrimal Beach Park Lake Parade, East Corrimal
 - vii Lot 216 DP 822230 Lot 216 Chellow Dene Avenue, Stanwell Park
 - viii Lot X DP 412274 75 George Street, Thirroul
 - ix Lot 78 DP 35806 79 Thompson Street, Woonona
 - x Lot 350 DP 263444 Derribong Drive, Cordeaux Heights
 - xi Lot 1557 DP 807879 Cordeaux Road, Cordeaux Heights
 - xii Lot 451 DP 708415 Marril Circuit, Cordeaux Heights
 - xiii Lot 51 DP 525720 58 Preston Street, Figtree
 - xiv Lot 22 DP 26909 42 Preston Street, Figtree
 - xv Lots 1 & 2 DP 563298 64-66 Murphys Avenue, Keiraville
 - xvi Lot 999 DP 473349 10 Stewards Drive, Stream Hill
 - xvii Lots 1-4 DP 578492 1-7 Auburn Parade, Cringila
- 2 The Planning Proposal be prepared to amend the Wollongong LEP 2009 (as outlined in Attachment 3), as follows -
 - a Rezone 234 Council owned properties (or part) currently zoned R2 Low Density Residential to RE1 Public Recreation, and amend the associated principal development standards, as detailed in Attachments 3 and 4 including lots 1-4 DP 578492 1-7 Auburn Parade, Cringila.
 - b Rezone 15 Council owned properties (or part) currently zoned R2 Low Density Residential to C3 Environmental Management, and amend the associated principal development standards, as detailed in Attachments 3 and 4.
 - c Rezone Part Lot 5000 DP 1065958 Forestview Way, Woonona currently zoned R2 Low Density Residential, C3 Environmental Management and C2 Environmental Conservation to part RE1 Public Recreation, part C3 Environmental Management

and part C2 Environmental Conservation, and amend the associated principal development standards, as detailed in Attachments 3 and 4.

- d Rezone four Council owned properties (or part) currently zoned R3 Medium Density Residential to RE1 Public Recreation, and amend the associated principal development standards, as detailed in Attachments 3 and 4.
- e Rezone the following three Council owned properties (or part) currently zoned E1 Local Centre to RE1 Public Recreation, and amend the associated principal development standards, as detailed in Attachment 4:
 - i the northern part of Lot 1156 DP 200706, Berkeley Pool, 2 Winnima Way, Berkeley
 - ii Lots 1 DP 31756 and Lot 56 DP 1114225 Strachan Park, 382-390 Princes Highway, Woonona
- f Rezone a small part of the Council owned Port Kembla Senior Citizens Hall site (lot 336 DP 881103, Kembla Street Port Kembla) from R2 Low Density Residential to E1 Local Centre with the associated development standard, consistent with the rest of the property, to remove the split zone and development standards
- g Rezone the Council owned Lot 16 DP 206479 Willow Grove Park, Corrimal, currently zoned RE1 Public Recreation to R2 Low Density Residential and amend the associated principal development standards. The reclassification of this site is also required as specified below.
- h Rezone part of the Council owned Lot 403 DP 1128781 1A Denison Street, Wollongong, currently zoned RE1 Public Recreation to MU1 Mixed Use, and reclassify to Operational land, and amend the associated principal development standards. The reclassification of this site is also required as specified below.
- i Rezone the following non-council owned properties and amend the associated principal development standards (Attachment 4):
 - i Lot 3 DP 231244 Lot 3 Point Street, Bulli – from part RE1 Public Recreation to R2 Low Density Residential, with a floor space ratio of 0:5:1, building height of 9m and minimum lot size of 449m², consistent with the adjoining land
 - ii Lot 60 DP 242668 30 Galong Crescent, Koonawarra from RE1 Public Recreation to R2 Low Density Residential, with a floor space ratio of 0:5:1, building height of 9m and minimum lot size of 449m², consistent with the adjoining land
 - iii Part of Lot 5 DP 1259855 Blacket Street, North Wollongong from part RE1 Public Recreation to R1 General Residential, with a base floor space ratio of 1:5:1, building height of 16m and minimum lot size of 449m², consistent with the adjoining land.
 - iv Rezone Lots 260 and 261 DP 15174, Nos. 6 and 8 Grand View Parade, Lake Heights from R2 Low Density Residential to RE1 Public Recreation and remove the floor space ratio, to facilitate proposed dedication to Council as the properties contain a heritage listed fig tree.
- k Reclassify the following Council owned from Community land to Operational land, through a Planning Proposal as required by section 30 of the *Local Government Act 1993*, as detailed in Attachment 4:
 - i Lot 16 DP 206479 Willow Grove Park, Corrimal
 - ii Lot 11 DP 707453 Public Reserve Wonson Avenue, Coniston
 - iii Lot 139 DP 740156 Rickard Road Reserve, Cordeaux Heights
 - iv Lot 65 DP 806321 Public Reserve Halyard Street, Berkeley

- v Lot 66 DP 806321 Public Reserve Pennant Crescent, Berkeley
 - vi Lot 18 DP 233592 Lot 18 Brown Avenue, Dapto
 - vii Lot 239 DP 203414 Scott Road Park Laver Road, Dapto
 - viii Lot 2021 DP 850609 Public Reserve Honeyeater Close, Farmborough Heights
 - ix Part Lot 416 DP 1439 Illawarra Street Park, Illawarra Street corner Cowper Street, Port Kembla
 - x Lot 14 Sec 4 DP 8703 part of former NES Hall site Keira Street, Port Kembla
 - xi Part of Lot 403 DP 1128781 1A Denison Street, Wollongong
- 3 Council undertake a proactive letterbox drop to residents within 1 km radius of the NES Reserve site to inform them of the potential zoning/classification of Lots 13 and 14 and potential for sale, to inform them of the consultation process and how they might have their say.
 - 4 The Planning Proposal be forwarded to the NSW Department of Planning, Housing and Infrastructure (DPHI) seeking a Gateway Determination to enable public exhibition.
 - 5 Following the Gateway Determination, the Planning Proposal and Zoning Review be exhibited for a minimum 6 weeks to enable a comprehensive community consultation process.
 - 6 A public hearing be held as part of the consultation process for the sites proposed to be reclassified to Operational Land.
 - 7 The exhibition and public hearing include advice that, subject to the reclassification and/or rezoning being finalised, Council could consider selling or disposing Operational Land properties, subject to additional Council reports being considered by Council.
 - 8 The NSW Department of Planning, Housing and Infrastructure be advised that Council does not wish to utilise its plan-making delegation, as Council is the owner of the majority of the properties included in the Planning Proposal and the reclassifications may need approval by the State Executive and Governor.

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

In favour Councillors Whittaker, Docker and Stuart

Against Councillors Hayes, R Martin, Quinn, D Brown, A Martin, Campbell, Anthony, Morris and T Brown

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

ITEM 5 - POST EXHIBITION - CLEVELAND ROAD EAST PRECINCT NEIGHBOURHOOD PLAN

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that the revised Cleveland Road East Neighbourhood Plan (Attachment 2) be adopted as an amendment to the Wollongong Development Control Plan – Chapter D16 West Dapto Release Area and a notice appear in the Public Notices advising of the adoption.

ITEM 6 - POST EXHIBITION - DUCK CREEK AND MARSHALL VALE PRECINCTS NEIGHBOURHOOD PLAN, MARSHALL MOUNT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Martin that the Duck Creek and Marshall Vale Neighbourhood Plan (Attachment 2) be adopted as an amendment to the Wollongong Development Control Plan – Chapter D16 West Dapto Release Area, and a notice appear in the Public Notices advising of the adoption.

ITEM 7 - POST EXHIBITION - FOREST REACH, HORSLEY AND HUNTLEY PLANNING PROPOSAL PP-2024/2

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

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

- 1 The Planning Proposal for Forest Reach, Horsley and Huntley, be finalised for the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009.
- 2 The General Manager proceed to exercise delegation as issued by the NSW Department of Planning, Housing and Infrastructure under Section 3.36 of the *Environmental Planning & Assessment Act 1979* (NSW), in relation to the final proposal.

ITEM 8 - POST EXHIBITION - REVIEW OF WOLLONGONG DCP 2009: CHAPTER E3 CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that the Wollongong Development Control Plan 2009 Chapter E3 Car Parking, Access, Servicing/Loading Facilities and Traffic Management (Attachment 2) be adopted and a notice be placed on Council's website advising of the adoption.

ITEM 9 - GRANT OF LEASE OF ATCHISON/AUBURN STREETS CARPARK WOLLONGONG TO TRANSPORT FOR NSW

70 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Quinn seconded Councillor Hayes that -

- 1 Council approves the granting of a lease to Transport for NSW for the carpark at Atchison and Auburn Streets, Wollongong for an initial term of five (5) years, with two (2) options to extend of five (5) years each.
- 2 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council on the lease and any other documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

ITEM 10 - PROPOSED LICENCE AGREEMENT - ILLAWARRA STINGRAYS FOOTBALL CLUB INC - LAKELANDS OVAL BEING PART LOT 112 DP 30882

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

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

- 1 Pursuant to Section 47 of the *Local Government Act 1993*, Council authorises the grant of a licence in respect of community land for a term of twenty-one (21) years to the Illawarra Stingrays Football Club Inc for part Lot 112 DP 30882, Lakelands Oval, Lakelands Drive Dapto NSW.
- 2 Pursuant to Section 47 of the *Local Government Act 1993*, as the licence does not exceed 21 years, Council can grant the licence under delegation to the General Manager.
- 4 The General Manager be authorised to sign any documentation necessary to complete the above matters.
- 5 Authority be granted to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the *Local Government Act 1993* to the licence documents.

ITEM 11 - LOCAL GOVERNMENT REMUNERATION TRIBUNAL - ANNUAL FEES PAYABLE TO LORD MAYOR AND COUNCILLORS 1 JULY 2025 TO 30 JUNE 2026

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that the annual fees payable for the period 1 July 2025 to 30 June 2026 be -

- 1 \$36,690 for each Councillor including the Lord Mayor, and
- 2 \$114,300 additional fee for the Lord Mayor.

ITEM 12 - TENDER T1000150 - ROAD RESURFACING, PATCHING AND MAINTENANCE - PRIMARY SUPPLIERS (MAINTENANCE SERVICES ONLY)

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

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

- 1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tender of:
 - a State Asphalt Services Pty Ltd, and NA Group Pty Ltd for Spray sealing services under a schedule of rates for Spray Sealing Services. Nominating State Asphalt Services Pty Ltd as Primary Supplier and NA Group Pty Ltd as Secondary Supplier.
 - b Supersealing Pty Ltd, and Fulton Hogan Industries Pty Ltd for Crack sealing services under a schedule of rates for Crack Sealing Services. Nominating Supersealing Pty Ltd as a Primary Supplier and Fulton Hogan Industries Pty Ltd as Secondary Supplier.
 - c Colas Solutions Pty Ltd, and Supersealing Pty Ltd for Rejuvenation services. Nominating Colas Solutions Pty Ltd as Primary Supplier, and Supersealing Pty Ltd as Secondary Supplier.

- d Fulton Hogan Industries Pty Ltd and ANJ Paving Pty Ltd for Pothole repair services. Nominating Fulton Hogan Industries Pty Ltd as Primary Supplier and ANJ Paving Pty Ltd as Secondary Supplier.
- 2 The contract be awarded for an initial term of 5 years, with five (5) optional extensions of one (1) year/s each for a maximum term of ten (10) years. Any such extensions being exercised at the sole discretion of Council.
- 3 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 4 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 13 - TENDER T1000170 - DAPTO RIBBONWOOD LIFT REPLACEMENT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

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

- 1 In accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021*, Council decline to accept any of the tenders received for T1000170 – Dapto Ribbonwood Lift Replacement.
- 2 In accordance with clause 178(3)(e) of the *Local Government (General) Regulation 2021*, the reason for Council hereby resolving to enter into negotiations with one or all of the tenderers and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those tenderers.
- 3 In accordance with Section 178(4) of the *Local Government (General) Regulation 2021*, the reason for Council declining to invite fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who have demonstrated a capacity and ability to undertake the works.
- 4 Council delegate to the General Manager the authority to undertake and finalise the negotiations with the tenderers, with a view to entering into a contract in relation to the subject matter of the tender.
- 5 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.

DEPARTURE OF COUNCILLOR

Due to a disclosed conflict of interest, Councillor Morris departed the meeting at 8:05 and was not present for the debate nor voting on Item 14. Councillor Morris returned to the meeting at 8:08 at the conclusion of Item 14.

ITEM 14 - TENDER T1000191 - PORT KEMBLA BEACH STORMWATER QUALITY IMPROVEMENT DEVICE

71 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Hayes seconded Councillor Quinn that -

- 1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tender of Cadifern Pty Ltd for works under Contract T1000191 Port Kembla Beach stormwater quality improvement device, in the sum of \$736,136.66, including GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 15 - APRIL 2025 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that the financials be received and noted.

ITEM 16 - STATEMENT OF INVESTMENT - APRIL 2025

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 62).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that Council receive the Statement of Investment for April 2025.

DEPARTURE OF COUNCILLOR

Due to a disclosed conflict of interest, Councillors, T Brown, Quinn and Hayes departed the meeting at 8:07 and were not present for the debate nor voting on Item 17. Councillors T Brown, Quinn and Hayes did not return to the meeting. The Deputy Lord Mayor, Councillor Linda Campbell assumed the chair.

ITEM 17 - NOTICE OF MOTION - COUNCILLOR JESS WHITTAKER - CALL TO END THE JOB CUTS AT UOW

72 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Whittaker seconded Councillor Docker that Council -

- 1 Urgently write to University of Wollongong (UOW) management regarding their plan to cut another 181 positions and staff from our local public university noting -
 - a UOW is the second largest single local employer in the Illawarra and the proposed cuts, on top of at least 91 Academic staff roles lost in early 2025, constitutes an approximate 10% reduction in the UOW workforce in 2025. This could see our community and economy over \$45 million in good, secure jobs from the Wollongong LGA.
 - b That UOW staff in support teaching, library, research and community engagement roles are now being asked to bear the brunt of cost cutting, due to the universities challenging financial position.
- 2 Call upon the university management to stop the job cuts plan now and instead engage directly with the staff doing the day-to-day work of supporting teaching, research and community engagement at UOW. Talk to staff to find alternative savings or revenue, rather than job cuts as the first option.

ITEM 19 - NOTICE OF MOTION TO ALTER RESOLUTION - COUNCILLOR ANN MARTIN, COUNCILLOR LINDA CAMPBELL AND COUNCILLOR TIANA MYERS - DISPOSAL OF LOT 331 DP 16051, 28 LAKE AVENUE, CRINGILA

With the passing of the rescission motion at minute number 64, the Lord Mayor ruled the Motion to Alter Resolution out of order.

THE MEETING CONCLUDED AT 8:21 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 16 June 2025.

Chairperson

ITEM A

LORD MAYORAL MINUTE - KEMBLA GRANGE LEVEL CROSSING - NORTHCLIFFE DRIVE EXTENSION

Wollongong City Council estimates the West Dapto Urban Release Area will provide about 19,500 dwellings and an additional population of about 56,500 people once fully developed over 50-plus years.

The planned Northcliffe Drive Extension and West Dapto Ring Road will be the main north-south arterial road through the urban release area connecting the proposed new town centres in West Dapto. It is a regionally significant transport project that will provide flood reliable connection to the M1.

The proposed Northcliffe Drive Extension will enable the closure of the high-risk railway level crossing at Kembla Grange. The existing level crossing is a significant safety concern and may impact housing supply in West Dapto if not addressed.

RECOMMENDATION

Wollongong City Council write to the NSW Minister for Transport and Local Members to highlight concerns associated with the high-risk railway level crossing at Kembla Grange.

ATTACHMENTS

There are no attachments for this report.

ITEM B LORD MAYORAL MINUTE - PROJECT BUCEPHALUS

The Project Bucephalus robotics team was recently awarded the Championship Impact Award at the FIRST Robotics Competition held in the United States of America. This award is the single highest award in the global FIRST program and is awarded to the team that best embodies the mission of FIRST through education, innovation and lasting impact.

As part of this competition the team designed and built a robot to compete against approximately 600 teams from around the world. Their efforts were guided by a group of volunteers led by Andrew and Lyndell Clark. The team was also required to prepare other materials, such as presentations and videos.

As well as being awarded the Championship FIRST Impact Award, the team also joined the FIRST Hall of Fame. It was only the fourth time a team outside the United States has been recognised with this award.

RECOMMENDATION

Wollongong City Council formally recognise the achievements of the Project Bucephalus team through the Lord Mayor's 'Local Heroes' Recognition platform.

ATTACHMENTS

There are no attachments for this report.

ITEM 1 PUBLIC EXHIBITION - PLANNING PROPOSAL 190 MILITARY ROAD, PORT KEMBLA

On 12 February 2025, a Planning Proposal request was lodged for Lot 1 Section 5 DP 978082, 190 Military Road, Port Kembla seeking the additional use of “restaurant or café” on the property. Part of the property is occupied by a café trading as Cakes by Rach. The Planning Proposal request has received support through the preliminary notification process and advice from the Wollongong Local Planning Panel.

It is recommended that Council resolve to prepare a Planning Proposal to progress a site-specific amendment to the Wollongong Local Environmental Plan 2009 to permit the additional land use of “restaurant or café” on the property.

RECOMMENDATION

- 1 A Planning Proposal be prepared for Lot 1 Section 5 DP 978082, 190 Military Road, Port Kembla to permit the additional land use of “restaurant or café” on the site, with a maximum gross floor area of 150m², and submitted to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.
- 2 If a Gateway Determination is issued, the Planning Proposal be exhibited for a minimum period of 28 days.
- 3 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its delegations to finalise the Planning Proposal.

REPORT AUTHORISATIONS

Report of: David Green, Land Use Planning Manager
 Authorised by: Chris Stewart, Manager City Strategy

ATTACHMENTS

- 1 Site Location and Zoning
- 2 Context Map
- 3 Wollongong Local Planning Panel advice
- 4 Summary of Submissions

ACRONYMS USED IN REPORT

Abbreviation	Meaning
LEP	Wollongong Local Environmental Plan 2009
LGA	Local Government Area
WLPP	Wollongong Local Planning Panel

BACKGROUND

The subject site at 190 Military Road Port Kembla (Lot 1 Section 5 DP 978082) is located on the corner of Military Road and Gloucester Boulevard. The site has an area of approximately 752m² and is zoned R2 Low Density Residential (Attachment 1).

The site adjoins residential zoned land to the north and south. The Five Islands Secondary College on the eastern side of the site is also zoned R2 Low Density Residential. The site is opposite the King George V Oval. The Oval and much of the foreshore that wraps around the residential precinct is zoned RE1 Public Recreation. Military Road provides access to Port Kembla Town Centre and Hill 60. Gloucester Boulevard provides access to Fishermans Beach, MM Beach, Port Kembla Public School and Port Kembla Heritage Park. Olympic Boulevard and Cowper Street provides access to Port Kembla Pool, Beach and Surf Club (Attachment 2).

The subject site contains a dwelling and a café. The café use is approximately 140m² in floor area with an attached timber deck which is 62m² in area. There is one car parking space for the café, although at times it is occupied by tables and chairs.

The current business commenced operation in late-2022. At the time Council received concern from the community that the business use was unlawful in the residential zone and Council communicated this concern to the business operator and landowner. The enforcement of compliance action commenced by Council has been held in abeyance and the proponent given an opportunity to explore planning approval pathways.

Table 1: Historical Business Operations and Land Use Approvals related to the site -

Timeline	Comments
1965 - 2005	Development Consent DA-1965/116 was granted for a General Store with a floor area of 31.5m ² .
1977	Development Consent DA-1977/154 was granted to enable the enlargement of the store to 140m ² .
2005	Development Consent DA-2005/1442 was granted for a timber deck in front of the existing shop bringing the total site footprint to 202.7m ² .
2008 - 2019	The site operated as a Spanish Restaurant
2022 - 2025	The site has operated as a café (Cakes by Rach)
2024	Development Application DA-2024/330 seeking approval for a food and drink premises (café) was refused.
2025	A determination review application DA-2024/330/A was not supported.
2025	A Planning Proposal request lodged seeking to amend the Wollongong LEP and add "restaurant or café" as a permissible land use on the subject site.

In terms of the recent Development Application and Review request, Council officers determined that the site is not able to rely upon existing use rights provisions to change the use to a food and drink premises. The General Store use was lawfully approved and remains permissible through the Neighbourhood Shop land use.

Preliminary notification of the Planning Proposal request was conducted from 11 March 2025 to 31 March 2025. The feedback received and Council staff response to the matters raised is discussed in the Consultation and Communication section of this report.

PROPOSAL

This Planning Proposal request seeks to amend the Wollongong LEP 2009 by including the Additional Permitted Use of "restaurant or café" on the site.

The Planning Proposal request was supported by a Planning Consultant report and 25 attachments which can be viewed on-line on Council's engagement website: [Planning Proposal - Preliminary Notification - 190 Military Road, Port Kembla | Our Wollongong](#).

An additional use provision in Schedule 1 Additional Permitted Uses could read -

XX Use of certain land at 190 Military Road, Port Kembla

- (1) *This clause applies to the following land at 190 Military Road, Port Kembla, being Lot 1 Section 5 DP 978082.*
- (2) *Development for the purposes of a restaurant or cafe of less than 150m² in gross floor area is permitted with development consent.*

Restaurant or café is a land use defined in the LEP as -

restaurant or café means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or

not liquor, take away meals and drinks or entertainment are also provided, but does not include the preparation and serving of food and drink to people that occurs as part of -

- (a) an artisan food and drink industry, or*
- (b) farm gate premises.*

The intended outcome of the LEP amendment is to facilitate the on-going use of the current café. It is noted that an external deck would not be included as part of the gross floor areas limitation of 150m². If the Planning Proposal is supported and LEP amendment finalised, a development application is required to be lodged, assessed and determined for the café use.

No change to the built form controls (height of buildings, floor space ratio etc) are proposed.

Wollongong Local Environmental Plan 2009

The “restaurant or café” land use is currently permissible development in the following zones -

- Zone E1 Local Centre.
- Zone E2 Commercial Centre.
- Zone MU1 Mixed Use.
- Zone SP3 Tourist.
- Zone SP1 Special Activities (certain precincts only - the Innovation Campus and Wollongong Hospital).
- Zone RE1 Public Recreation.
- Zone RE2 Private Recreation.

From a spatial perspective the subject site is located approximately 840m from the E1 Local Centre zoned land at Port Kembla town centre. The RE1 Public Recreation zone which also permits “restaurant or café” use, is in much closer proximity to the site, including the King George V Oval and Port Kembla pool and beach.

Wollongong LEP 2009 also contains provisions relating to the appropriate gross floor area for land uses of a commercial or business nature. The restriction on floor area serves to protect the amenity of an area and ongoing viability of commercial centres.

Specifically, clause 5.4 of the Wollongong LEP restricts the floor area for Home Businesses (30m²), Home industries (50m²), and Neighbourhood shops (100m²) which are all permitted in R2 Low Density Residential zoned land.

Schedule 1 of the LEP also contains floor space restrictions for the former Corrimall Coke Works site including Neighbourhood shops (150m²), Food and drink premises (250m²) and Neighbourhood supermarket (500m²).

Wollongong Local Planning Panel

On 12 May 2025, the Planning Proposal request was considered by the Wollongong Local Planning Panel (Attachment 3). The Panel advised -

- 1 *The Panel advises that the Planning Proposal request for an additional use provision for this site under the LEP is considered appropriate and is the most efficient mechanism to resolve this planning anomaly to enable the ongoing use as a café.*
- 2 *The Planning Proposal request has site specific merit. It should be progressed through the necessary planning processes.*
- 3 *The Panel notes the community support, through the public submissions, for the use as a café and the role the café has in the community. The Panel considers that the Planning Proposal request is in the public interest.*
- 4 *The Panel advises Council to implement appropriate mechanisms to expedite the process.*

- 5 *In general, the Panel considers that a café use should be permissible with consent in the R2 Low Density Residential zone. This anomaly may occur in other situations in the Wollongong Local Government Area (LGA) and it may be appropriate for Council to consider a LGA-wide mechanism to avoid the need to review other anomalies.*

This report considers the site-specific proposal for 190 Military Road, Port Kembla (points 1-4 of the Panel's advice). Point 5 of the Panel's advice will be considered as part of the broader implementation of the Retail and Business Centres project.

CONSULTATION AND COMMUNICATION

Following determination of the Development Application and Review request, the proponent initiated the preparation of a Planning Proposal request following the steps outlined in the NSW LEP Making Guideline 2023.

In accordance with the Guideline, the proponent submitted a Scoping Report in late 2024. On 4 December 2024, Council advised that a preliminary review of the provided documentation had been completed, and Council officers deemed it sufficient to proceed to lodgement of the Planning Proposal request.

On 12 February 2025, the Planning Proposal request was lodged, seeking the additional use of "restaurant or café" on the site.

A preliminary (non-statutory) notification of the Planning Proposal request was conducted from 11 March 2025 to 31 March 2025. The draft Planning Proposal request was notified on the Wollongong City Council engagement website and letters sent to adjoining and surrounding landowners.

Table 2: Feedback Received Following Preliminary Notification Process

	Support	Object	Comment	Total
On-line comments	114	5	1	120
Emails / letters	4	2	0	6
Form letters	259	0	0	259
Total	377	7	1	385

An outline of the submissions received is provided in Attachment 4 of this report. A high-level summary of the key issues raised in submissions and staff response is provided in Table 3 below.

Table 3: Summary of key issues and staff responses

Submission	Response
The LEP amendment will support a long-established local business site and café.	Noted.
The business provides a great service to the local community, vibrant local hub.	Noted. This sentiment is reflected in the 377 submissions in support.
The existing business should be allowed to continue to operate.	Noted.
Keep the R2 Low Density Residential zoning and allow the café.	The recommendation of this report seeks to maintain the current residential zone with an additional permitted use for the site.
The planning rules were known and ignored when the café use commenced.	The landowner and business operator have pursued available planning approval pathways to formalise the lawful use of the site.

Submission	Response
Out-of-town centre location has an impact on businesses within Port Kembla Town Centre.	Various businesses have operated at the property since 1965. The continued operation as a café is not expected to have a significant detrimental impact upon the Port Kembla town centre.
No parking on-site and use will increase parking problems on a busy intersection.	The provision of car parking spaces is a merit issue to be considered at Development Application stage. The application will need to address Chapter E3 of the Wollongong DCP 2009.
Some concerns about hours of operation. Any extension of the current hours would be damaging to the local residents.	The business operating hours is a merit issue to be considered at Development Application stage.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Community Strategic Plan Objective 1 “We value and protect our environment”. It specifically delivers on the following -

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	Land Use Planning

The rezoning of the site is not specifically mentioned in any State, regional or local planning strategy.

The Planning Proposal request is generally consistent with the intent of -

- Our Wollongong Our Future 2032 - Wollongong Community Strategic Plan (2022).
- Economic Development Strategy (2019).
- Retail and Business Centres Strategy (2023) – The Strategy identifies several sites where the approved retail use and current zoning are misaligned and recommends that a Planning Proposal be prepared to consider the planning setting for these sites. The subject property is not one of the identified sites.

The Planning Proposal request is not inconsistent with -

- The Ministerial Directions under 9.1 of the *Environmental Planning and Assessment Act (1979)*.
- Illawarra Shoalhaven Regional Plan 2041 (2021).
- Wollongong Local Strategic Planning Statement (2020).
- Council’s Planning Proposal Policy (2022) – Council’s preference is to review the planning controls for precincts, rather than site-by-site requests.

The Planning Proposal request has site-specific merit as the site has been used for retail purposes since 1965 and was approved as a general store. The nature of retail uses on-site and more broadly has changed over the years. Local shops have been replaced by larger centralised supermarkets (eg Warrawong Plaza). Coffee shops and cafes have established in town centres and out of centre locations.

SUSTAINABILITY IMPLICATIONS

The Planning Proposal request if supported by Council will potentially result in a land use which contributes positively to the liveability of our city. The cafe provides a service for locals and persons attending the adjoining public school, sporting field, ocean pool and beach. It also has the potential to support active transport activities including cycling and walking.

RISK MANAGEMENT

The proposed Planning Proposal request relates to the land use of a particular site. It is not expected to raise any significant risk management issues for Council.

FINANCIAL IMPLICATIONS

The Planning Proposal request has been lodged with the required assessment fee in accordance with Council's adopted Fees and Charges. The request has been assessed predominantly by the Land Use Planning Team utilising Council's current resourcing budget.

CONCLUSION

The Planning Proposal request has received strong support through the preliminary notification process and advice from the Wollongong Local Planning Panel.

It is recommended that Council resolve to prepare a Planning Proposal to progress a site-specific amendment to the Wollongong Local Environmental Plan 2009 to permit the additional land use of "restaurant or café" on the property.



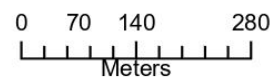


190 Military Rd Port Kembla



190 Military Rd Port Kembla

- | | |
|----------------------------|----------------------------|
| Environmental Conservation | Medium Density Residential |
| Local Centre | Public Recreation |
| General Industrial | Private Recreation |
| Low Density Residential | Infrastructure |



ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	12/5/25
PANEL MEMBERS	Julie Savet Ward (Chair), Tony Tribe (Expert Panel Member), Marjorie Ferguson (Expert Panel Member)

Meeting held at Wollongong City Council, 41 Burelli Street, Wollongong on 12/5/25 opened at 12.45pm and closed at 4pm.

MATTER DETERMINED

Item 2 - Planning Proposal – 190 Military Road, Port Kembla

PUBLIC SUBMISSIONS

The Panel heard from:

- Manevski (owner)
- Rachel Weekes (café operator)
- Council officers



PANEL CONSIDERATION

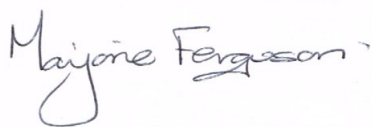
The Panel considered the Council officers' report, the site inspection, the planning proposal request and associated information, and the discussion with the owner and business operator at the meeting.

PANEL ADVICE

1. The Panel advises that the Planning Proposal request for an additional use provision for this site under the LEP is considered appropriate and is the most efficient mechanism to resolve this planning anomaly to enable the ongoing use as a café.
2. The Planning Proposal request has site specific merit. It should be progressed through the necessary planning processes.
3. The Panel notes the community support, through the public submissions, for the use as a café and the role the café has in the community. The Panel considers that the Planning Proposal request is in the public interest.
4. The Panel advises Council to implement appropriate mechanisms to expedite the process.
5. In general, the Panel considers that a café use should be permissible with consent in the R2 Low Density Residential zone. This anomaly may occur in other situations in the Wollongong Local Government Area (LGA) and it may be appropriate for Council to consider a LGA-wide mechanism to avoid the need to review other anomalies.

The advice was unanimous.

PANEL MEMBERS	
 Julie Savet Ward (Chair)	 Tony Tribe

 Marjorie Ferguson	
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Preliminary Notification Feedback – 190 Military Road, Port Kembla

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Our Wollongong Comments

No.	Comment	Age Range	Suburb
1	I believe this planning proposal could set a precedent for other businesses to trade in this way and disregard the existing planning controls set in place to protect residential areas, and then work to become compliant. The cafe has done a great job assisting in the continued revitalisation of the eastern, residential and beach area of Port Kembla, however with its location away from the town centre of Port Kembla, I think it draws away opportunities away from Wentworth Street. If this planning proposal were to be accepted by Council, I think there would need to be consideration given to ensuring this wouldn't set a precedent and give rise to the possibility of this happening in other residential areas in the LGA.	1990-1999	PORT KEMBLA
2	Cakes by Rach is a cornerstone of Port Kembla. It provides a much needed space for community to meet and enjoy delicious drinks and beverages. There are limited food and drink options near the Port Kembla and MM beaches and Cakes by Rach provides a vital source of employment in the area. The community have already demonstrated their support as evidenced by the petition, so I hope Council give their approval to a much loved and well supported local business.	1980-1989	PORT KEMBLA
3	Great to have businesses like this in Port! Lots of community engagement, productivity and effective use of the site. Hope there's no barriers to having Cakes by Rach continue to operate! We love them	1980-1989	PORT KEMBLA
4	Fabulous idea to continue operating as Cakes By Rach in its current form. The venue is an asset to the region and should be encouraged to keep providing a great service as it has done for some years now.	1960-1969	PORT KEMBLA

No.	Comment	Age Range	Suburb
5	Approve. A cafe there serves the community and a "dead" area of the suburb without cafes or amenities (excluding the pool cafe which isn't always open). I would love to see this space remain open for commercial use and therefore community access.	1990-1999	PORT KEMBLA
6	Very much in support of this location remaining a cafe/ restaurant.	1990-1999	PORT KEMBLA
7	I support any changes that allow the current restaurant to remain. Cakes by Rach is a community asset and should be allowed to continue to operate.	1970-1979	PORT KEMBLA
8	Cakes by Rach is an excellent and much loved and needed small business of our beloved PK community! It is crazy planning to not allow them to stay and trade on such a perfect position for beach goers and those using the nearby ovals and park. We are so lucky to have Cakes By Rach operating in our neighbourhood and Council would be doing Port Kembla residents and visitors to our area a total disservice if this awesome cafe was forced to close.	1970-1979	PORT KEMBLA
9	I would like to support this business to stay open . It's the best thing that has come to that area for the community.	1970-1979	Warrawong
10	Completely agree. Cakes by Rach is one of the only cafes in port Kembla!! They need to stay! We regular attend here for work meetings and the staff and venue are amazing.	1990-1999	Oak Flats
11	Leave it there, the cafe brings life to the little village behind the steelworks. 100% support it from a local neighbour!	1970-1979	PORT KEMBLA
12	The Cafe is an asset to Port Kembla. It serves as a meeting place and fosters a sense of community.	1970-1979	WINDANG
13	100% Support this proposal. The cafe is a positive for the local area.	1970-1979	OAK FLATS
14	One of the best cafe shops in Port Kembla. Rachel serves nothing but the best service, support and guidance for the community and staff. It's in her nature to be generous, smart and capable, she is determined to make your. Community better and proud. Grant her the planning proposal because she is a fighter and cares about everyone and has maintained her professionalism throughout this process	1970-1979	BAULKHAM HILLS
15	Please keep it open Wollongong council	1960-1969	Lake Heights
16	I've visited Cakes by Rach Cafe on many occasions and coming from out of the area it is obvious to see it is a great community hub The support Rachel and her staff have	1970-1979	ALBION PARK

No.	Comment	Age Range	Suburb
	from the community should be obvious to any decision makers how valuable this business is to the area Please do the right thing and approve this planning proposal		
17	Please keep this wonderful cafe open. We love it!	1970-1979	PORT KEMBLA
18	This is a great cafe for the local area. Please allow them to trade as a fully fledged cafe!	1960-1969	PORT KEMBLA
19	100% in favour of the proposal. Great for the local community.	1970-1979	WINDANG
20	I support the use of this site as a cafe.	1990-1999	PORT KEMBLA
21	Let them be a cafe. They are a fantastic organisation and it's a beautiful little Cafe in the Illawarra. We live in Dapto but make the drive to Port Kembla to enjoy their coffee and food. I also work in Port Kembla and am thankful for a great coffee place to get me through my workday. They give back so much to our community and should be allowed to continue to operate a successful business.	1970-1979	DAPTO
22	Of course it should continue as Restaurant/Cafe. Ideal for a coffee break for parents after dropping kids off at school nearby or for lunch break after spending the morning at Port Kembla Beach. It's really convenient and they have a really helpful customer service ethic.	1950-1959	??
23	Fantastic for our local community. I fully support this change	1970-1979	PORT KEMBLA
24	Wholeheartedly support this change, allow Rach to continue providing a fantastic space for residents and visitors to Port Kembla to eat and gather.	1980-1989	MOUNT OUSLEY
25	This cafe should be allowed to continue trading. The cafe has been running for years now and has the support of the community. Wollongong Council should be supporting local business and employment instead of hiding behind old bureaucratic outdated policies to rob people of their livelihoods and a community of their beloved cafe.	1970-1979	FIGTREE
26	I think it's a great idea for a cafe to continue to trade there. Very convenient location and great for the local community.	1970-1979	FIGTREE
27	I fully support the proposal to keep this small business operational. It not only provides local jobs but also an inviting place for people to meet, enjoy good food and time together. If the cafe was forced to close it would leave a huge void in the community.	1970-1979	FIGTREE
28	Why close a good cafe that supports the community.	1970-1979	PRIMBEE

No.	Comment	Age Range	Suburb
29	The site has operated commercially for over 50 years, reflecting its role as a small-scale business hub within the residential area. The café has already been well-integrated into the community, demonstrating local support and demand for such an establishment. Allowing the café/restaurant use will formalise a long-standing practice rather than introducing an entirely new function to the area. Supporting local businesses like Cakes by Rach encourages economic growth, job creation, and entrepreneurship in Port Kembla. The café enhances neighbourhood vibrancy, serving as a community meeting point and attracting visitors to the area. The café has already been operating in a way that is respectful to its residential surroundings, with no significant complaints or disruptions reported. Encouraging walkable, community-oriented businesses aligns with urban sustainability principles and reduces car dependency. The proposal is consistent with the Illawarra Shoalhaven Regional Plan, which supports local economic diversification and small business development. Many councils are recognising the value of small-scale commercial activity within residential zones to enhance liveability and convenience.	1980-1989	PORT KEMBLA
30	Cakes by Rach cafe is an icon in the community. Never have I seen so many people, not only locals but tourists as well at the cafe. It's one of the only cafes in the region and I rely on it for my coffee and other amazing items, and I'm sure others do as well.	1960-1969	PORT KEMBLA
31	Please keep our local cafe	1980-1989	PORT KEMBLA
32	I believe planning should be changed to allow a cafe food and drink service to operate from this location	1960-1969	BRADBURY
33	I strongly support the planning proposal. I have witnessed over several years the positive contribution this business makes to the life of the local community. I believe the business itself, and importantly, the surrounding community are well served by allowing Cakes by Rach to continue to trade exactly where they are. The hours this business trades in have no adverse impact on surrounding residents, but the business does add significantly to the community by providing employment and a focal point for socialising and building community connection.	1960-1969	UNANDERRA
34	Fully supportive of this proposal	1970-1979	MOUNT WARRIGAL
35	100% Supportive	1960-1969	CLONTARF

No.	Comment	Age Range	Suburb
36	Great to see council working with the community to get the right outcome. I support this proposal. This is a great location for a cafe and the community gets a lot of value from having this here. It's a great meeting place, with good views over the park. It's always been used for commercial purposes and makes sense to keep it as such.	1980-1989	PORT KEMBLA
37	Please allow cakes by Rach to stay open as it is a centrepiece for the community and the only cafe in the area so it's good for everybody.	1990-1999	PORT KEMBLA
38	The venue has been serving food for as long as I can remember. It's a part of Port Kembla and one that many people in Port Kembla will be angered if it isn't approved	1980-1989	PORT KEMBLA
39	This Cafe is such a great thing for Port Kembla! It provides a place for the locals to eat, within walking distance to the beaches, parks etc. It has no negative impact on any of the surrounding houses or community members. It would be a real shame to see this Cafe be shut down, Port Kembla Beach area has no other options!	1980-1989	CORDEAUX HEIGHTS
40	The Council's decision to close Cake's By Rach is deeply disappointing and ignores the strong community support for this much-loved local business. The café is more than just a place to grab a coffee—it is a vital social hub where residents connect, support local suppliers, and contribute to the area's character. Its closure would impact the owners and staff and disrupt the sense of community it has.	2000-2009	MANGERTON
41	A wonderful meeting place and great food and service, there has been a business here for over 60 years, see no reason why they can't continue	1940-1949	PRIMBEE
42	I love this cafe. I think it is a great location to be able to provide food and drink (and yummy desserts) to locals and those visiting especially being close to the beach and pools it encourages spending as the Port Kembla beach is a great attraction and helps the community by providing amenities and encourage spending.	1980-1989	WOLLONGONG
43	This site has always been a store of some kind since I was a kid. Having a cafe/restaurant there greatly benefits the community and culture off the area. With the beach, pool and cricket field nearby there are no other real service options for visitors and the cafe is a great fit.	1970-1979	BARRACK HEIGHTS
44	Cakes by Rach is a wonderful business employing plenty of locals, giving local school kids their first jobs. It is wonderful meeting place for cyclists, mums dropping their kids at school, and out of towners like myself who come from Campbelltown to enjoy this wonderful spot	1960-1969	BRADBURY

No.	Comment	Age Range	Suburb
	for breakfast. I have spoken with locals and they have said how much Cakes by Rach mean to them- I mean look around there are not many places in the local go to. How does a council let someone spend money to set up a business, get a massive clientele, has wonderful food and coffee all served with a smile and then turn around and say oops sorry not zoned for a cafe when a restaurant was on the same location for over 2 years.		
45	Extremely supportive of this application as it has a significant lifestyle benefit and positive community impact. It would be a loss to the community and its revitalisation if this is rejected.	1990-1999	PORT KEMBLA
46	Its great cafe to have and it brings in more people to the area.	2000-2009	EAST CORRIMAL
47	The cafe is fantastic. It brings a community together and promotes an environment that everyone can enjoy. The cafe hasn't caused any harm, but has provided the people of Port Kembla great food, coffee and a wonderful place to soak in such a beautiful area.	2000-2009	MANGERTON
48	I am supportive of cafe Rachs Cakes" continuing to operate at this address	1970-1979	MOUNT SAINT THOMAS
49	I agree with the proposal and believe that this change will be a great benefit to our local community and surrounding communities.	1980-1989	PORT KEMBLA
50	This business is a great asset to the local community. It supports the ideology of small independent businesses succeeding and putting value back into the local economy. Not to mention creating jobs and showcasing the beauty of the Port Kembla seaside area. I travel from another suburb to support this cafe and support local. It would also reflect positively on council to show that they can work in conjunction with small business to achieve their objectives. I fully support letting this cafe continue their operation in Port Kembla.	1970-1979	DAPTO
51	The cafe needs to stay. It is a vibrant community cafe that employs many local youth. When visiting the cafe, it is always full with customers and the sound of live music at times brings a lovely atmosphere to the weekend coffee stop.	1970-1979	WOLLONGONG
52	Port Kembla needs this cafe. Do not close it down. This site has always had a restaurant trading. Living in Port Kembla for over 60 years.	1960-1969	PORT KEMBLA

No.	Comment	Age Range	Suburb
53	I give my full support to the continued operation of cakes by Rach at 190 Military Road. It is a fantastic business that provides a place for the local and wider community to gather.	1990-1999	Stream Hill
54	Nice to have a cafe in the area. Was always needed and keeps the community together	1980-1989	PORT KEMBLA
55	Great cafe and beneficial for the community	1980-1989	FARMBOROUGH HEIGHTS
56	The planning proposal for cakes by Rach premises SHOULD be approved.	1960-1969	PRIMBEE
57	Fully support the planning proposal to allow the cafe to keep operating.	1970-1979	BERKELEY
58	Go for it. Sensible density near a large employer	1990-1999	NORTH WOLLONGONG
59	I totally agree with the proposed planning proposal for 190 Military Rd, Port Kembla.	1950-1959	??
60	Fully in support. The changes are key to the future of Illawarra and homes for all. Looking forward to the revitalisation of the area	1980-1989	GWYNNEVILLE
61	I think the planned proposal should be approved I have lived in the Port Kembla area majority of my life having only spent 8 years outside the area, in that time this site has always operated as a food outlet in some form or another, I still regularly travel to Port Kembla to spend time with my elderly father who lives there and we often will have a coffee from cakes by Rach. I think it is utter stupidity on councils part to deny the right for this facility to operate under zoning restrictions when this same council has been collecting Food Safety certificate fees for this site for many years and allowing other businesses to operate out of it doing the same thing, as a matter of fact it may be considered corrupt conduct to collect fees knowing the site was not zoned for it. However the difference this facility has made to the community is astounding, it has brought people from all political background on to the same side, it has provided the young people of port Kembla a place to obtain work, it sponsors local sporting associations and has a serviceable crowd in which to provide its trade, I have seen people lined out the door for a chance to use be a client of cakes by each, yet our council still considers to be not necessary and not beneficial to the community. This proposal needs to be approved and supported it is the will of the people of Port Kembla that this shop	1980-1989	MOUNT SAINT THOMAS

No.	Comment	Age Range	Suburb
	continues to operate as it provides a vital service to our community. Failure for this proposal to be approved would constitute a failing to represent the constituents of Port Kembla.		
62	Please adopt the proposal. There has been an eatery on that site for decades. It is a wonderful member of the Port Kembla community.	1950-1959	??
63	The Cafe has been an amazing addition to the community. It has become a meeting point for locals and tourists and offers a great variety of foods and drinks. It's the perfect spot to sit outside and enjoy a coffee or meal on the weekends where a lot of other cafes in port Kembla are closed (on Sundays). Parking is easy (compared to Wentworth st) and it's also in walking distance from many homes. It provides a great employment opportunity for local youths as well. We need to support local entrepreneurs that want to open or invest in local businesses instead of big international franchises. I used to live on Reservoir St right behind the cafe and I never had any issues with noise or unruly patrons. The cafe must stay in place!	1980-1989	PORT KEMBLA
64	I support the Planning Proposal that seeks to retain the existing R2 Low Density Residential zone and permit the additional use of 'Restaurant or Café' on the site. Cakes By Rach bring so much to the local community. It serves as a meeting point for friends and families who want to grab a bite to eat before/after the beach - and it's so nice walking or driving past and seeing the area buzzing with happy people. Connection is incredibly important for mental health and we should be championing a local business that fosters connection. The staff are always so kind and lovely. Most of them are young, hard-working teenagers and I strongly support them keeping their jobs, especially in the midst of a cost of living crisis.	1990-1999	PORT KEMBLA
65	As a worker in the area and a frequent user of the cafe I am supporting the application	1960-1969	FARMBOROUGH HEIGHTS
66	I support the planning proposal as it has already demonstrated via its operation over the past 2 years, that the cafe is a wonderful addition to the local Port Kembla community - bringing people together, providing a much needed space for gathering over food and coffee in this side of Port Kembla, and providing the young locals employment opportunities.	1960-1969	PORT KEMBLA
67	I support the proposal to allow this site to be used for cafe/restaurant operations. It provides another option for residents and visitors close to the beach and has been used as such for a long time already.	1980-1989	PORT KEMBLA

No.	Comment	Age Range	Suburb
68	We always knew it as a restaurant and food service, the cafe hires many people, brings others to enjoy our area and in the absence of a place to bring community together such as a club for locals to meet along their morning walk I can't fathom any independent reason for closing it. Let's be clear, this adds to Port Kembla, they support local groups, run a highly desired destination business and those immediately near them aren't complaining? I am in full support and ask that the neighbors underlining reasoning be considered. If it is due to conflicts of interest they should be dismissed. In Australia we should support hard work, not tear it down. As small businesses employ more people collectively than big corporations, yet more and more are falling insolvent putting employment at risk, I also question how on earth can the council reject this proposal to keep a successful small business in operation, that benefits the community far and wide. I recall a time when I did some work with Destination Wollongong and the question was asked - how do we get people to visit our beach areas outside summer periods? Cakes by Rach gain visitors year round and bring people during off season and shoulder seasons. The Google reviews and people signing petitions show this further to be true. Just give the landlords, and the business the right to trade with the correct rezoning or planning. You could also review how another business was allowed to trade there for so long? This news of not being correctly zoned was a surprise to every local that valued that location as a commercial one.	1980-1989	PORT KEMBLA
69	I support permitting the additional use of 'Restaurant or Café' on the site	1950-1959	THIRROUL
70	I would like to see this proceed as it is a much utilised business in the community. The location is great and if it closed would leave all year service gap in the community. I use the cafe once a week.	1950-1959	LAKE HEIGHTS
71	Some concerns about hours of operation - Whilst the current daytime cafe operating hours in a residential neighbourhood are acceptable, any extension of this would be damaging to the local residents. Traffic congestion and parking can also be a minor concern in the busy summer months and would recommend council and transport for NSW complete a review to ensure ongoing safety for residents and patrons.	1980-1989	PORT KEMBLA

No.	Comment	Age Range	Suburb
72	Question: Did the owner of Cakes by Rach investigate the type of Approval required before commencing their current trade? Yes - then they acted without permission and should not be allowed to proceed. No - then the responsibility is on the owner to fully understand their position before commencing trade. Therefore, they are at fault. Were the owners advised by the property owner they could operate as they currently are? Then they are both at fault. Approval should not be given If approval is given, what of all the previous business in the area who have had applications refused or denied? Will they all be reviewed, or will this only gain approval because Rach was able to stir up a media frenzy?	1970-1979	PORT KEMBLA
73	I support this application. Working in Port Kembla I have seen 1st hand that this venue provides a much needed affordable and quality service to the area. Cakes by Rach actively supports the local community with sponsorship of local teams.	1960-1969	AUSTINMER
74	Allow to continue use as a Cafe/Restaurant	1980-1989	PORT KEMBLA
75	Cakes by Rach has been aggressively preaching local planning controls since 2022 by operating a cafe at this location when it is clearly not permitted. Council should reject this application to send a strong message that law breakers will not be tolerated.	2000-2009	DAPTO
76	We support amending existing planning controls to permit the operation of a café/ restaurant at the site of 190 Military Road, Port Kembla. The cafe/restaurant is well placed as a social connector providing strong social value to people that live in the community as well as visitors. Additionally the cafe provides jobs for young people in the area. There are many social and economic reasons the cafe should stay. It would be a loss for not only the business owner but the community and visitors to the area more broadly.	1990-1999	WINDANG
77	As a Port Kembla resident the use of this property as a cafe is needed for the area as there is have limited options for food and drinks near the beach. There is plenty of parking near the cafe that does not effect near by neighbours. The cafe capacity is not excessive and noise is at a respectful level. This property has mostly been used as a business is some form. Rezone it and let move on.	1980-1989	PORT KEMBLA

No.	Comment	Age Range	Suburb
78	This cafe brings joy to many. I went and sat just outside the cafe to see what impact removing it would be. I witnessed many families walking and stopping at the cafe to either have breakfast or a coffee. This small establishment is bringing locals in the community together. Many elderly people were also visiting which is great to see. If this establishment was moved these people would have to go elsewhere which would incorporate getting in the car and driving to another shop for there get together. A lot of locals also met up here. Being as far out of portable Main Street. This area needs this type of establishment so enable the local community get together.	1970-1979	PRIMBEE
79	I attend the cafe regularly. It is also a stop on the way home from picking up my school age so. I am in full support of approving this amendment	1980-1989	PORT KEMBLA
80	This needs to be changed so that the integral part of our community can continue to operate and bring joy(coffee) to everyone that visits. Cakes by Rach has only been opened for a few years and is already a Port institution, a very clean and welcoming business which is what Port Kembla needs more of.	1980-1989	LAKE HEIGHTS
81	Let them continue business! This is the best thing in a long time for Port Kembla. You're only hurting the community by removing this awesome business.	1980-1989	PORT KEMBLA
82	I cannot see why this proposal is such an issue. The building has been used as some sort of commercial enterprise for so many years, and now there is a successful business in its place that has brought life to that area of the community and is a place to congregate and enjoy the atmosphere that Port Kembla has to offer. I'm all for allowing the business to continue to trade and have the correct planning permission. So long as all other requirements have been satisfied such as grease traps, venting, etc, there is no reason in my opinion to disallow.	1970-1979	PORT KEMBLA
83	Should have been approved years ago. Brings great growth to the area and WCC have shown shocking form on there response and have shown how out of touch they are.	1990-1999	PORT KEMBLA
84	The proposal should go forth. The community engagement and belonging this business and any business in the future on this property provides has been	1980-1989	BERKELEY

No.	Comment	Age Range	Suburb
	clearly demonstrated. It would be a loss to the local area to not approve this proposal. It is wonderful to have this business in that location as it draws people to the area and invites them to connect with each other and explore the area. If council is so concerned about the area they should be looking to put funding and work with the other businesses in Wentworth Street. Also having investigating council members regarding conflict of interest (Port Kembla business owners) who although state they have no input are social media vocal about this business should be a concern.		
85	<p>I am writing to express my strong support for the approval of the Development Application (DA) submitted by Cakes By Rach for the continued operation of their café at 190 Military Road, Port Kembla. This establishment has been an integral part of our community, contributing positively both economically and socially. Historical Commercial Use: The premises at 190 Military Road have a longstanding history of commercial use, operating as a café under various names for over two decades. Cakes By Rach began its operations in June 2021, continuing this tradition of service to the Port Kembla community. our.wollongong.nsw.gov.au Community and Economic Impact: Cakes By Rach has become a cherished local business, providing a welcoming space for residents and visitors alike. The café not only offers quality food and beverages but also fosters social interaction and community engagement. Its presence supports local employment and contributes to the vibrancy of the Port Kembla area. Regulatory Compliance and Safety: The operators of Cakes By Rach have demonstrated a commitment to adhering to regulatory standards, including food business licensing and registration. Their proactive approach to compliance underscores their dedication to maintaining a safe and reputable establishment. Addressing the Complaint: While it is understood that a complaint has been lodged regarding the operation of the café, it is important to consider the broader context. The longstanding commercial use of this property and the significant benefits it brings to the community suggest that the continuation of the café is in the public interest. Conclusion: In light of the property's extensive history of commercial activity, the positive impact of Cakes By Rach on the community, and the operators' commitment to compliance and safety, I respectfully urge the Council to approve the Development Application. Supporting this application will not only preserve a valued local business but also</p>	1970-1979	WARRAWONG

No.	Comment	Age Range	Suburb
	uphold the vitality and character of the Port Kembla community.		
86	This is absolutely disgusting behaviour by Wollongong Council. It should have been highlighted when the cakes by Rach began trading. Just another government money spinner and wasting of funds that could be used to many other improvements in our area This business is very sort after in the area, and very well supported	1950-1959	WONGAWILLI
87	Fully support the proposal. It's great for the area, community, jobs etc.	1990-1999	PORT KEMBLA
88	This is an excellent addition to the Port community and provides such a valuable space for members of the community to connect and gather in our wonderful part of the world. As a Port local I'm very supportive of this proposal.	1990-1999	PORT KEMBLA, NSW
89	It should be used as a restaurant and cafe!	1990-1999	PORT KEMBLA, NSW
90	As a Port Kembla resident for the past 8 years I value the great cafe service and location that Cakes by Rach brings to our local community. I have grown up in Wollongong and feel that this is in line with long term use of this site and enhances the amenity of the area. I wholeheartedly support this proposed change to allow this cafe to continue to operate	1960-1969	PORT KEMBLA, NSW
91	Would love to see the cafe stay open. My friends and I visit there 2 or 3 times a week after our walk. It is always busy and employees a number of locals.	1950-1959	PORT KEMBLA, NSW
92	The thousands of locals who have rallied to support Cakes by Rach can't be wrong. There is no other business as strategically located in Port, being opposite the college and the cricket and soccer grounds, within 200 metres of 3 beaches, and just down the hill from the new Hill 60 lookout. No one wants to drive to the dying Warrawong shopping centre for a coffee, or to Wentworth Street to stare at the sad street. I was born and raised in Port, and I know that his cafe site has been commercial since the 1960's: corner store cafe, Portside Milk Bar, Spanish restaurant. Rachel and her amazing team have embraced the Port community. They provide a beautiful friendly relaxed place for locals and visitors to the Illawarra they and generously support local sporting teams and charities. Wollongong City Council needs to listen to the community and to grant the zoning changes required to allow Cakes by Rach to stay, so that they can continue to be a vital member of the Port Kembla community.	1950-1959	PORT KEMBLA, NSW

No.	Comment	Age Range	Suburb
93	<p>The thousands of locals have rallied to support Cakes by Rach. There is no other business as strategically located in Port, being opposite the college and the cricket and soccer grounds, within 200 metres of 3 beaches, and just down the hill from the new Hill 60 lookout. No one wants to drive to the dying Warrawong shopping centre for a coffee, or to Wentworth Street to stare at the sad street. I was born and raised in Port, and I know that this cafe site has been commercial since the 1960's: corner store cafe, Portside Milk Bar, Spanish restaurant. Rachel and her amazing team have embraced the Port community. They provide a beautiful friendly relaxed place for locals and visitors to the Illawarra they and generously support local sporting teams and charities. Wollongong City Council needs to listen to the community and to grant the zoning changes required to allow Cakes by Rach to stay, so that they can continue to be a vital member of the Port Kembla community.</p>	1950-1959	PORT KEMBLA, NSW
94	<p>Cakes by Rach is a popular hub for the community. It provides a place where the community can get together all year round and is pivotal for the great community spirit that exists. I fully support for this business and its' location.</p> <p>After reading all the documentation supplied, this DA should be approved. By precedent, the council have acknowledged for their approval by way of charging commercial council rates for many years, and for allowing this property to be utilised as a commercial business since 2011.</p> <p>The negative views of a very few do not support the larger majority's positive views for this business to remain, and in its' current location.</p>	1960-1969	HORSLEY, NSW
95	<p>Cakes by Rach has become a wonderful addition to the local community. It is a great meeting place to socialise and enjoy the pleasant vibes and food, as well as the friendly staff and atmosphere. It would be a huge loss to not only the local community, but also the broader community if Cakes by Rach were forced to close their doors.</p>	1940-1949	PRIMBEE, NSW
96	<p>I wholeheartedly approve of the Cafe operating in this space. It employs local people and gives the community a place to gather and eat food and coffee. It is frustrating that this is even an issue as there has always been food places here.</p> <p>I vote to rezone the area and keep the current Cafe Cakes by Rach operating.</p>	1980-1989	PORT KEMBLA, NSW

No.	Comment	Age Range	Suburb
97	<p>I am writing to express my strong support for the proposed Development Application (DA) by Cakes By Rach. As a resident of Port Kembla, I recognise the importance of enhancing our local amenities and believe that this business does and will significantly contribute to our community's vibrancy and accessibility.</p> <p>Cakes By Rach aims to provide a welcoming space for residents and visitors alike. In an area where public amenities are limited, this proposal is a much-needed addition that will foster community engagement and provide a gathering spot for families, friends, and individuals. Continuing a local venue that encourages social interaction is essential for the overall well-being of our community.</p> <p>Furthermore, I would like to emphasise that the proposed development aims to minimise its impact on the surrounding area. I am sure that business operations will adhere to all regulatory requirements, ensuring that noise, traffic, and any potential disruptions are kept to a minimum. Cakes By Rach has a proven track record of operating responsibly, and I am confident that they will continue to prioritise the needs and comfort of our community.</p> <p>In conclusion, I urge the Wollongong City Council to approve the DA for Cakes By Rach. This development represents an opportunity to enhance our community's public amenity, support local business, and create a space that brings people together. Let us invest in the future of Wollongong by supporting initiatives that enrich our lives and strengthen our community ties.</p>	1980-1989	PORT KEMBLA, NSW
98	I support the proposal to allow Cakes by Rach to trade from these premises. Lots of local support and obviously treasured by the community	1960-1969	PORT KEMBLA, NSW
99	I am very keen for the planning proposal to go ahead so Cakes by Rach can continue trading. The cafe is a wonderful asset to our community & great meeting point for so many, it would be such a shame to close.	1960-1969	PORT KEMBLA, NSW
100	I agree with the proposal put forth by Cakes By Rach. I frequent this lovely cafe and would be quite put out if my local council were to hinder the efforts of an individual wanting to make a living. I can only hope that council will see reason and afford this enterprise the ability to continue to provide a very good service to the local community and beyond.	1960-1969	WARRAWONG, NSW
101	As a local resident I fully support that Cakes By Rach should continue to trade at the current premises.	1960-1969	PORT KEMBLA, NSW

No.	Comment	Age Range	Suburb
	<p>It is a local meeting place for a lot of residents and tourists alike.</p> <p>As there is nothing else in the immediate area to go to, especially in the winter months when the Port Kembla Beach Canteen is closed, it will cause local residents to travel to Warrawong or Wollongong, just to meet up, going to other places would not have the same atmosphere provided at the cafe.</p> <p>The cafe is an asset for tourists and other Wollongong Residents heading to the beaches or Hill 60</p>		
102	We love cakes by Rach and visit a couple times a month. Don't close it down	1970-1979	PORT KEMBLA, NSW
103	<p>Cakes by Rach opened up after a different cafe couldn't be opened due to these restrictions.</p> <p>Even after instructed by council not to open, CBR opened anyway.</p> <p>The sheer arrogance of CBR and willingness to operate without a permit is just pathetic.</p> <p>Instead of going down the right paths, CBR has opted with a sob story and pressure campaign to guilt WC on backing down.</p> <p>I think it's a great spot for a cafe, although zoning regulations exist for a reason.</p> <p>CBR have actively and knowingly did the wrong thing from the beginning, which makes it even more disappointing, especially to other businesses around the area.</p> <p>If this does get through, I could only hope that a business with integrity and respect of rules and regulations would take over the premises.</p>	1980-1989	PORT KEMBLA, NSW
104	<p>Objection to Continued Operation of "Cakes by Rach" at Military Road, Port Kembla - Zoning Violation.</p> <p>I am writing to formally object to the proposition to allow the continued operation of the cafe "Cakes by Rach" at Military road, which is also the street I reside on. My primary concern stems from the fact that this establishment is operating within a residential area and does not meet the necessary zoning requirements for a commercial business.</p> <p>It is my understanding that "Cakes by Rach" knowingly commenced operations despite these zoning restrictions, a fact underscored by the previous inability of another cafe to open at this same location due to these very regulations. Furthermore, I am aware that Council instructed "Cakes by Rach" not to open, yet the business proceeded to do so regardless.</p>	1980-1989	PORT KEMBLA, NSW

No.	Comment	Age Range	Suburb
	<p>This blatant disregard for established planning regulations is deeply concerning. Allowing this operation to continue would set a detrimental precedent, potentially signalling that businesses can disregard zoning laws and subsequently pressure the Council into acquiescence. This undermines the integrity of our planning processes and could lead to a situation where any business feels entitled to operate in any location, simply by challenging the Council's decisions. Beyond the immediate zoning violation, I am also concerned about the potential impact on our community and the broader economic goals for Port Kembla. The Wollongong City Council has invested significant resources in revitalizing the central business district of Port Kembla. Allowing a commercial operation to flourish outside of this designated area directly undermines these efforts and could detract from the vibrancy and economic activity within the intended business precinct.</p> <p>The decision by "Cakes by Rach" to proceed without the necessary permits and then resort to what I perceive as a pressure campaign and "sob story" to sway the Council is disappointing. While the location may be suitable for a cafe, zoning regulations exist for a reason, and it is imperative that all businesses, regardless of perceived merit, adhere to these rules.</p> <p>The actions of "Cakes by Rach" are particularly disheartening for other businesses in the area who diligently comply with regulations and have invested in operating within appropriate zones. Allowing this breach of regulations to be condoned would be unfair to those businesses that have followed the correct procedures. In conclusion, I urge the Wollongong City Council to uphold its zoning regulations and reject the proposition to allow "Cakes by Rach" to continue operating at its current location. It is crucial to protect the integrity of our planning system, support the investment in Port Kembla's central business district, and ensure fairness for all businesses within our community.</p> <p>Post script/ I should also note that parking and noise are a concern to many residents along military road since cakes by each started trading but am sure someone else has elaborated on that already.</p>		
105	I think this block is an excellent location for a cafe and provides a cozy, coastal, community feel to the area.	1990-1999	BERKELEY, NSW
106	Definitely keep zoning but allow cafe or restaurant	1960-1969	FIGTREE, NSW
107	I strongly support Council approval of this proposal. Cakes by Rach has proven to be a popular, well run and	1940-1949	TOWRADGI, NSW

No.	Comment	Age Range	Suburb
	much needed cafe in the area. Other cafes in the vicinity are either seasonal or are not open every day of the week. It's a vital drawcard not only for local residents, but visitors to the area including and especially the many cyclists, walkers and sightseers who drop in for coffee and something to eat. The cafe is ideally located on the north-south shared path and close to Hill 60. The staff are always friendly and are particularly welcoming to cyclists.		
108	I strongly support the proposal. This location offers great support to our community and offers a place to see community grow. Rejecting this proposal would be extremely harmful to the port kembla community.	1990-1999	PORT KEMBLA, NSW
109	This cafe is crucial in providing a great place to meet, chat and grow with the wider community. Often supports upcoming artists and local sports groups. Please ensure this continues. I strongly support the proposal to keep Cakes by Rach running	1980-1989	WARRAWONG, NSW
110	I believe the cakes by Rach cafe at 190 Military Road in Port Kembla is a great addition to the community and should remain open and trading. Since the cafe has opened it and traded it has filled a much needed role in the Port Kembla community. Bringing people together and creating a great vibe for all. If the cafe was to close majority of the people would move back to Wollongong for their morning coffees and walks etc as that is the next closest cafe close to the beach and the shops at Port Kembla close by aren't the same community vibe. This cafe gives people of Port Kembla and surrounding areas a want to get outdoors and live a healthy active lifestyle when planning to build community in a town I think this is just as important as street lighting at night for safety on walks etc. Please approve the development and keep them trading.	1990-1999	WARRAWONG, NSW
111	The cafe at 190 Military Road, Port Kembla provides a much sought after service to the local community, schools and tourists within the area.	1970-1979	SHELLHARBOUR, NSW
112	Raches cafe must stay.	1950-1959	WARRAWONG, NSW
113	I strongly support this proposal. I have been to the cafe many times on my way to the beach, it is a good place, and convenient to meet friends. The council should also waive their fees - more businesses should be encouraged or at least permitted to establish organically to respond to demand just like Cakes By Rach. The council cant always get their zoning right. It is an outrage this expensive and risky planning proposal needs to be imposed on our struggling businesses.	1990-1999	WOONONA EAST, NSW

No.	Comment	Age Range	Suburb
114	I grew up in Port Kembla & went to the High School across the road from Cakes by Rachel's. More recently have visited Rachel's many times with y NDIS clients. Rachel's is by far the best business at the location - it's a wonderful cafe with delicious food & coffee but their team is building a friendly community spirit. The next nearest cafe is the ordinary one at Port Kembla pool or Lo Stretto at Port Boat ramp. Please do your best to support this local employer to remain open.	1960-1969	MANGERTON, NSW
115	Port Kembla is one of the most beautiful places on the coast. Its engaged community is very proud of its piece of paradise with pristine beaches & a strong community vibe. Locals enjoy daily active lifestyles where it is common to grab a coffee or a bite to eat, after a beach walk, surf or run & then unwind and gather at the local Cafe. This is actually typical of many towns coastal or not. Gorgeous local Cafes where you're greeted by a familiar face, you grab a coffee & a treat & get on with your day. It's great to see this at Port Kembla & why not? A hub activated with families, kids & pets in toe, enjoying a chat & hanging out just like any other innovative, progressive town seems like a fabulous scenario. It is very evident that this Cafe serves a significant role in this location by connecting & enriching the lives of the Port Kembla community, especially residents local to the Cafe. It is a destination that the community has rallied to save with petitions & heartfelt support because they have a sense of belonging & need for such a Cafe to exist. I believe that not approving the proposal would be punishing a community for no reason at all. The space has for many years brought people together over food & hasn't caused any harm. In my eyes the planning is a simple yes for approval. Whilst Port Kembla is made up of another integral hub it is important to recognize that a little cafe is not detrimental to any other business. It is the very opposite. Critical mass creates destinations and offers choice for all parts of the day & for Port Kembla to thrive overall. Locals will eat, drink & play in their backyard and tourism will see a town that offers breakfast, day & evening options & a fabulous destination that has a bit of everything. I do support yes for the usage to be approved. It would be a huge loss to loose the usage.	1970-1979	WARRAWONG, NSW
116	I support the planning proposal to add the additional permitted use as a cafe, this cafe has provided this side of Port Kembla with a space of good vibes, food and community. and the opportunity for further employment of the local youth within Port Kembla.	2000-2009	PORT KEMBLA, NSW

No.	Comment	Age Range	Suburb
117	very good customer service and make a really good coffee and it's a very convenient spot for a cafe	2000-2009	PORT KEMBLA, NSW
118	best cafe ever!!	2000-2009	LAKE HEIGHTS, NSW
119	Cakes by Rach is located in such a great location, it brings the community together. great customer service!	2000-2009	PORT KEMBLA, NSW
120	Great memories of having a family owned corner shop near by. Corporation s and shopping centres have taken over. Quality of life includes being able to have lunch or dinner in your neighbourhood. I strongly support having cakes by Rachel operate in Port Kembla.	1960-1969	WEST WOLLONGONG, NSW
121	<p>I am writing to express my strong support for Planning Proposal PP-2025/1 – 190 Military Road, Port Kembla, which is currently under preliminary exhibition notification.</p> <p>This proposal is an important step in preserving the long-standing cafe at the site that has served the community for decades. The site serves as a key venue and meeting place for the local Port Kembla and broader Wollongong community.</p> <p>By allowing for appropriate additional permitted use as a cafe, this proposal will reinforce this vibrant local hub, and ensure that future generations can continue to enjoy its value as a community essential food service and focal point.</p> <p>I encourage Wollongong City Council to approve this amendment to the Wollongong LEP 2009 and recognise the continued benefits it will bring in fostering a strong sense of community and respecting the historical importance of this location delivering food options for the community.</p> <p>Thank you for considering my submission. I look forward to a positive outcome that supports Port Kembla and Wollongong more broadly.</p>	2000-2009	PORT KEMBLA, NSW

(Note: some submissions did not include a comment)

Suburb Summary Table

Row Labels	Count of What Suburb do you live in?
ALBION PARK	1
AUSTINMER	1
BARRACK HEIGHTS	3
BAULKHAM HILLS	1
BELLAMBI	1
BERKELEY	4
BRADBURY	2
CLONTARF	1
CORDEAUX HEIGHTS	1
CORRIMAL	2
CRINGILA	1
DAPTO	3
EAST CORRIMAL	1
FARMBOROUGH HEIGHTS	3
FIGTREE	6
HORSLEY	2
LAKE HEIGHTS	4
MANGERTON	3
MOUNT KEIRA	1
MOUNT OUSLEY	1
MOUNT SAINT THOMAS	2
MOUNT WARRIGAL	1
OAK FLATS	2
PORT KEMBLA	64
PRIMBEE	5
SHELLHARBOUR	1
STREAM HILL	1
THIRROUL	1
TOWRADGI	1
TULLIMBAR	1
UNANDERRA	1
WARRAWONG	8
WEST WOLLONGONG	1
WINDANG	4
WOLLONGONG WEST	1
WOLLONGONG	2
WONGAWILLI	1
WOONONA EAST	1
Total	140

(Note: some submissions did not include a suburb)

Age Range Summary

Row Labels	Count of In which year range were you born?
1940-1949	3
1950-1959	16
1960-1969	28
1970-1979	33
1980-1989	31
1990-1999	21
2000-2009	13
Grand Total	145

(Note: some submissions did not include a age range)

Letter and Emails

No.	Name	Comment
122	Resident	<p>I am writing to express my strong support for Planning Proposal PP-202511 — 190 Military Road, Port Kembla, which is currently under preliminary exhibition notification.</p> <p>This proposal is an important step in preserving the long-standing cafe at the site that has served the community for decades. The site serves as a key venue and meeting place for the local Port Kembla and broader Wollongong community.</p> <p>I live in Dapto, work in Warrawong and surf and walk regularly at Port Kembla and MM Beaches. Cakes by Rache has been a favourite venue of mine since opening. They serve great food including healthy options and cater to customers with dietary restrictions. It has been a place to build and maintain friendships and is one of the few places in the Illawarra where I experience a genuine sense of community and belonging. It is also a place I bring my clients to (who are experiencing mental health challenges). It is a safe, pleasant, neutral meeting place. My grandkids also love it here after our visits to the beach or pool.</p> <p>By allowing for appropriate additional permitted use as a cafe, this proposal will reinforce this vibrant local hub, and ensure that future generations can continue to enjoy its value as a community essential food service and focal point.</p> <p>I encourage Wollongong City Council to approve this amendment to the Wollongong LEP 2009 and recognise the continued benefits it will bring in fostering a strong sense of community and respecting the historical importance of this location delivering food options for the community.</p> <p>Thank you for considering my submission. I look forward to a positive outcome that supports Port Kembla and Wollongong more broadly.</p>

No.	Name	Comment
123	Resident	<p>The cafe/restaurant on 190 Military rd. Port Kembla.</p> <p>It has been a blessing for the locals and tourists.</p> <p>This are is like a village most of us know each other.</p> <p>Cafe is like our local meeting spot.</p> <p>Parking is never a problem and there is lots of room for cyclists to rest their bikes.</p> <p>It's always busy and a great spot to invite friends to Port Kembla.</p> <p>My neighbours and I would be very disappointed if it was shut down.</p>
124	Resident	<p>I am writing to formally object to the ongoing operation of Cakes by Rach at 190 Military Rd, specifically regarding the significant traffic safety concerns arising from the obstruction of vision at the busy intersection of Olympic Blvd, Military Rd, and Gloucester Blvd.</p> <p>The primary issue pertains to the parked vehicles of patrons frequenting the cafe, which regularly block the line of sight for both motorists and pedestrians at this already hazardous location. Given the high volume of traffic at this intersection, the inability of drivers to clearly see oncoming vehicles, cyclists, and pedestrians significantly increases the risk of accidents.</p> <p>The obstruction is particularly problematic during peak hours (especially summer), when multiple vehicles are parked along the roadside opposite the café, on Military Road blocks the view of traffic heading north along Olympic Blvd, making a right hand turn to head up Military Rd, their vision is obscured by vehicles, especially SUV's, they cannot see what is coming southeast down Military Rd.</p> <p>The second area of concern is parked vehicles on Gloucester Blvd impede the view of drivers heading south down Gloucester Blvd and making a right hand turn onto Military Rd, this condition is exacerbated when the café is receiving a delivery of goods and the Pantech truck/van parks across the pathway (the driveway leading up the side of the café) and completely obscures the drivers view of Military Rd.</p> <p>Note most of the patrons are not locals and drive to the venue.</p> <p>This situation not only affects private vehicles but also poses a danger to emergency services and public transport (school buses), which rely on clear visibility to navigate safely through the intersection.</p> <p>I urge the council to review the impact of this cafe's operations on road safety and consider measures such as -</p> <ul style="list-style-type: none"> ➤ Conducting a traffic safety assessment, at peak times. ➤ Restricting parking in the immediate vicinity of the café, areas A and B, that is no parking; (possibly not feasible as parking is a premium, especially summer). ➤ Constructing a roundabout at the intersection to give better flow control of traffic and a safer method for pedestrians to cross the road.

No.	Name	Comment
		<ul style="list-style-type: none"> ➤ Imposing conditions on the cafe's operation to mitigate traffic hazards, limit numbers, possibly difficult to enforce. ➤ Providing a mobile arrangement/café/caravan (council or vendor) up on the top of Hill 60 where there is ample parking, out of the way and pleasant views for the patrons. If council provides it should be at a reasonable rent, no extra cost burden on rate payers. <p>I trust that the council will take this matter seriously and prioritise the safety of all road users.</p>
125	Resident	<p>I am writing to express my strong support for the planning proposal (PP-2025/1) seeking to amend planning controls to enable 190 Military Road, Port Kembla, to continue operating as a café/restaurant. The current business, Cakes by Rach, has become a valued part of our community, contributing significantly to both the local economy and social cohesion.</p> <p>Cakes by Rach has provided a welcoming space where people from all walks of life can come together, strengthening the sense of community in Port Kembla. Whether it's friends catching up over coffee, families enjoying a meal, or local businesses holding informal meetings, the café has created a hub for connection and belonging.</p> <p>Beyond its role as a gathering place, this café has also generated local job opportunities, supporting employment within our area. Small businesses like this are essential in providing work for residents, particularly young people and those looking for flexible employment. Keeping it operational will help sustain these opportunities and contribute to Port Kembla's economic growth.</p> <p>Furthermore, Rachel, the proprietor, is well known for her generosity and commitment to giving back. She has supported numerous charities, community events, and fundraisers, offering donations, sponsorships, and her time to help those in need. This level of community engagement is rare and invaluable, making a meaningful difference in many people's lives.</p> <p>Given the site's long history of commercial use and the significant positive impact this café has had on our community, I strongly urge the Council to approve the planning proposal. Allowing Cakes by Rach to continue operating legally will ensure that Port Kembla retains a thriving, inclusive, and generous local business that benefits us all.</p> <p>Thank you for considering my support for this proposal. I look forward to seeing our community continue to flourish with the presence of this wonderful café.</p>
126	Illawarra Ramblers Inc Resident	<p>On behalf of the Illawarra Ramblers, a leisure focussed organisation of 250 members mainly resident within Wollongong & Shellharbour local government areas.</p> <p>We are responding to support the planning proposal which includes retention of 'Restaurant or Cafe' at 190 Military Road Port Kembla.</p>

No.	Name	Comment
		<p>Our club activities are Walking, Paddling and Cycling taking place 5 or 6 days per week usually within the above local government boundaries. Almost all our activities have a coffee/refreshment component.</p> <p>Cakes by Rach has become a landmark in the Port Kembla/Warrawong areas for walkers and cyclists and on rarer occasions, our paddlers. The premises can accommodate our largish groups, indoors or out, sun or shade, can provide safe areas for bicycle parking and provide plenty of parking for our cars when laden with kayaks. The refreshment experience within is always well above average. Loss of this facility would harm our planning of events within the local area.</p> <p>Please tick the box confirming our support for the planning proposal request (PP-2025/1). This, we hope will allow us to continue enjoying the valuable service, this establishment provides.</p>
127	Port Kembla Pollution Committee (PKPC)	<p>The Port Kembla Pollution Committee (PKPC) would like to lodge a firm objection to the Planning Proposal Request referred to as PP-2025/1.</p> <p>The PKPC firmly object to ANY alteration of ANY current zoning particularly when it involves residential R2, Low Density Residential zoning.</p> <p>Our primary concerns are -</p> <p>1 Illegal Past Operations -</p> <p>The past operations on the proposed site as a cafe were conducted illegally and should have been shut down as soon as council became aware of the illegal operations.</p> <p>Permitting the continued illegal operations to be conducted sends a message to the community that illegal operations are permitted provided council is comfortable with the operation.</p> <p>Furthermore, because council failed to recognise that the prior illegal operations of Spanish restaurant and general store were being conducted, does not indicate that the operations were acceptable. It means council failed in their duty to the community to enforce the law.</p> <p>Previous compliance failures should not be considered a precedent for rezoning.</p> <p>Legal compliance is a fundamental requirement of any development application and past illegal activities should not influence current planning decisions or provide support for the promotion of any argument that suggests otherwise.</p> <p>The seriousness of the illegality of the current operation is abjectly displayed by -</p> <ul style="list-style-type: none"> a The illegal parking around the café. b The congestion of what should be residential streets. c The dangerous situations pedestrians are confronted with when using the crossing.

No.	Name	Comment
		<p>d The illegal U Turns by patrons wanting a particular parking space.</p> <p>e The danger to cyclists by car doors being flung open.</p> <p>f The illegal deck out the front.</p> <p>g The probably lack of complying fire protection for patrons sitting inside the café.</p> <p>h If the owner was serious about operating legally she would have previously submitted the business to complying food, health and safety inspections by relevant authorities. This has probably not occurred. If this is the case it speaks volumes about the integrity of the operator.</p> <p>i The probable lack of most compliance instructions that apply to any other restaurant/cafe that is operating legally in Wollongong or Wentworth Street Port Kembla.</p> <p>The most glaring affront to any attempt to permit additional use (rezone) the property is the fact that the owner knew fully well that she was operating illegally from the very day she commenced trading. This is evidenced by the fact that other potential operators withdrew their interest after discovering that the residence could not be used as a cafe.</p> <p>The fact the cafe/restaurant has operated illegally for four years makes a complete mockery of Wollongong City Council, zoning restrictions and regulation compliance.</p> <p>2 Community sentiment and current success -</p> <p>While there may be community sentiment and current success associated with the cafe, these factors do not outweigh and override the current zoning regulations. Community wants and the success of illegal operations do not justify a change in zoning laws.</p> <p>To extend this concept; imagine if someone commenced illegally selling home brew beer from their front veranda and it became very popular. Would community sentiment and apparent success be enough to permit an alteration to use or rezoning.</p> <p>Furthermore, we note that most of the community support for the cafe has come from people who do not live in Port Kembla. This proposal predominantly affects Port Kembla residents and as such support from anyone outside the 2505 post code should be discarded.</p> <p>3 Comparative rezoning -</p> <p>Other rezoning in Port Kembla such as the Old Port Kembla Public School site (rezoned as a result of a suspicious fire) and the suspected towers in Quarry Street Port Kembla are false precedents and should not be used as justification for the alteration of zoning or rezoning of this site or any part of this proposal or in fact any proposal in Port Kembla.</p>

No.	Name	Comment
		<p>Each case should be evaluated on its merit or lack of merit and past poor rezoning decisions should not set a precedent for further spot rezoning.</p> <p>To use these rezoning failures as a precedent fully illustrates the argument that this proposal should be rejected because it opens the door to any other obnoxious proposal that might not “fit” in Port Kembla.</p> <p>4 Parking Issues -</p> <p>The introduction of a cafe/restaurant in residential Port Kembla will exacerbate parking problems. The current infrastructure is not equipped to handle the increased traffic and parking demands that a commercial establishment would bring.</p> <p>This is currently evidenced by the chaos and near misses demonstrated on the adjacent intersection on any current busy day.</p> <p>The proposal would fail the basic parking requirement for a cafe given the dangerous intersection it is located on and the bus stop and pedestrian crossing located outside the front door.</p> <p>5 Rubbish on Streets -</p> <p>The operation of a cafe will lead to an increase in rubbish on the streets around the cafe. This is already problematic for local residents who have to continually clean the streets of used nappies, coffee cups and plastic lids, food containers etc.</p> <p>This has already negatively impacted the cleanliness and aesthetic appeal of the residential area.</p> <p>6 Potential for further “spot” rezoning -</p> <p>Approving this alteration of activities or rezoning proposal will set a dangerous precedent for further spot rezoning throughout Port Kembla.</p> <p>This “thin edge of the wedge” approach will lead to a gradual erosion of residential zoning protections, resulting in a patchwork of commercial and residential areas that disrupts community cohesion and planning integrity.</p> <p>If this proposal is permitted; it is not a giant leap to imagine brothels or needle exchange houses or micro pubs or any other non residential operation to take up roots amongst homes.</p> <p>People have bought into a residential area not a semi commercial area that has grown out of Wollongong Councils ineptitude to regulate illegally operating businesses.</p> <p>There are families that have been in Port Kembla for 80 years or more who did not choose to live in a semi commercial area. Theirs were houses away from the industry that offered sanctuary from the commercial aspect of the town.</p> <p>7 WCC’s letter states the operation is NOT PERMISSIBLE -</p> <p>WCC has openly admitted in their letter to residents that “Despite the sites history, the current cafe is not permissible”</p>

No.	Name	Comment
		<p>The residents therefore have a right to ask “Why is this even a proposal that warrants consideration and response by the public?”.</p> <p>If WCC are fully aware that the operation is not permissible why is the cafe still operating.</p> <p>The fact that the cafe continues to operate fully sanctioned by WCC sends a very dangerous message to the public.</p> <p>8 The alteration to the Zoning is not permitted under NSW legislation -</p> <p>The NSW legislation that deals with zoning regulations - particularly R2 - does not permit a restaurant of cafe. The extract from NSW legislation (below) explicitly excludes restaurants and cafes.</p> <p>This request for an alteration to R2 zoning will have implications that extend to the NSW Department of Planning, Housing and infrastructure planning rules and regulations and subsequently NSW legislation.</p> <p>Wollongong City Council will be asking the NSW Government to set a precedent that will change statewide planning rules and developments.</p> <p>All this as a result of an illegal operation.</p> <p>We strongly urge the planning committee to reject this alteration/ addition/ rezoning proposal.</p> <p>The integrity of our residential zoning laws must be upheld to ensure the long term well being and orderly development of our residential community.</p>
128	Resident	<p>Email objecting to the submission from Port Kembla Pollution Committee claiming that the use of the Committee letterhead is misleading, and the submission has bypassed past active committee members. The Committee was formed over 30 ago to battle for clean air – not to battle against a much loved café.</p>
129	260 Form letters	<p>I am writing to express my strong support for Planning Proposal PP-2025/1 - 190 Military Road, Port Kembla, which is currently under preliminary exhibition notification.</p> <p>This proposal is an important step in preserving the long-standing cafe at the site that has served the community for decades. The site serves as a key venue and meeting place for the local Port Kembla and broader Wollongong community.</p> <p>By allowing for appropriate additional permitted use as a cafe, this proposal will reinforce this vibrant local hub, and ensure that future generations can continue to enjoy its value as a community essential food service and focal point.</p> <p>I encourage Wollongong City Council to approve this amendment to the Wollongong LEP 2009 and recognise the continued benefits it will bring in fostering a strong sense of community and respecting</p>

No.	Name	Comment
		<p>the historical importance of this location delivering food options for the community.</p> <p>Thank you for considering my submission. I look forward to a positive outcome that supports Port Kembla and Wollongong more broadly.</p>

ITEM 2 PLANNING PROPOSAL PP-2024/6 - 365 MARSHALL MOUNT ROAD, MARSHALL MOUNT

A Planning Proposal request has been submitted for Lot 8 DP 626078, 365 Marshall Mount Road, Marshall Mount. The draft Planning Proposal request is seeking an increased residential lot yield on the periphery of Stage 5 of the West Dapto Urban Release Area by reducing the minimum lot size within the C4 Environmental Living zone from 4,999 to 999sqm.

An assessment of the Planning Proposal request has identified several shortcomings as the proposal lacks strategic and site-specific merit, does not consider the precinct holistically and seeks to reduce lot sizes in an area not identified or suitable for the proposed increase in residential density.

Based upon the staff assessment and advice from the Wollongong Local Planning Panel, it is recommended that Council not support the Planning Proposal request as submitted. The submission of a revised new Planning Proposal request that better addresses the site constraints has been raised by the Wollongong Local Planning Panel as a possible option for the proponent.

RECOMMENDATION

- 1 The Planning Proposal request for Lot 8 DP 626078, 365 Marshall Mount Road, Marshall Mount not be progressed as the proposal lacks strategic and site-specific merit.

REPORT AUTHORISATIONS

Report of: David Green, Land Use Planning Manager
 Authorised by: Chris Stewart, Manager City Strategy

ATTACHMENTS

- 1 Location Plan
- 2 Concept Lot Layout Plan
- 3 Planning Proposal Map
- 4 Submission from the Proponent to the WLPP - 9 May 2025
- 5 Zoning and Minimum Lot Size Context Plans
- 6 Wollongong Local Planning Panel advice

ACRONYMS USED IN REPORT

Abbreviation	Meaning
ACHAR	Aboriginal Cultural Heritage Assessment Report
AHIMS	Aboriginal Heritage Information Management System
APZ	Asset Protection Zones
DEECCW	Department of Climate Change, Energy, the Environment and Water
ISRP	Illawarra Shoalhaven Regional Plan 2041
LEP	Wollongong Local Environmental Plan 2009
MLS	Minimum Lot Size
RAPs	Registered Aboriginal Parties
RFS	NSW Rural Fire Service
SES	NSW State Emergency Service
TfNSW	Transport for New South Wales
TIA	Traffic Impact Assessment
WDURA	West Dapto Urban Release Area
WLPP	Wollongong Local Planning Panel

BACKGROUND

The site at Lot 8 DP 626078, 365 Marshall Mount Road, Marshall Mount has an area of approximately 36 hectares (Attachment 1). Approximately 12 hectares of the site is subject to the Planning Proposal request to change the Minimum Lot Size (MLS) Map from 4,999sqm to 999sqm. The site is currently used for rural purposes with grazing paddocks and vegetation.

The property is within Stage 5 of the West Dapto Urban Release Area (WDURA) which was rezoned in June 2018 for urban purposes and conservation.

The western portion of the property (located between Marshall Mount Road and the proposed bypass road) is zoned R2 Low Density Residential and is part of the adopted Iowna Neighbourhood Plan precinct.

The eastern portion of the property is zoned C4 Environmental Living with MLS of 4,999sqm, which would enable an estimated 15-20 large lots on the subject site. This part of the site and adjoining properties are within the Timber Glades Neighbourhood precinct. The Yallah Marshall Mount Vision (2015) and West Dapto Vision (2018) indicate that the intended character of the precinct is 'transition' between the surrounding conservation land and the housed urban areas.

In September 2023, a Scoping Proposal was submitted to Council proposing a reduction in the MLS from 4,999 to 999sqm. On 28 November 2023, a pre-lodgement meeting was held. Council officers advised that the proposal was inconsistent with Council's vision for Marshall Mount, had concerns about servicing, and did not support spot rezonings / Planning Proposal requests.

On 17 December 2024, a Planning Proposal request was lodged seeking amendment to the Wollongong LEP 2009 to enable increased residential density on the site.

Preliminary (non-statutory) notification was undertaken from 10 February to 10 March 2025, including State agency consultation. The feedback received by from the preliminary notification is summarised in the Consultation and Communication section of this report.

PROPOSAL

The Planning Proposal request seeks to amend the Minimum Lot Size (MLS) Map for the C4 Environmental Living part of the property from 4,999 to 999sqm.

The Planning Proposal request was lodged with a conceptual lot layout plan (Attachment 2) and the following supporting reports –

- Aboriginal Cultural Heritage Assessment Report (Biosis)
- Archaeological Report (Biosis)
- Heritage Report (Artefact)
- Bush Fire Assessment Report (Building Code & Bushfire Hazard Solutions)
- Civil Engineering Plans (Maker)
- Concept Plan (DSB Landscape Architects)
- Ecological Report (Lodge Environmental)
- Landscape and Visual Character (Distinctive)
- Preliminary Site Investigation Report (Environment & Natural Resource Solutions)
- Traffic Report (Amber)
- Utilities Investigation (Maker)
- Water Cycle Management (Maker)

The proposed LEP amendments are shown in Attachment 3 of this report. The concept plan suggests that if approved, and subject to development consent, the proposal would allow up to 72 residential lots on the subject site, an increase yield of 52-57 lots.

Strategic Context

The site is located within Stage 5 of the WDURA. It was initially proposed to be rezoned in 2006-8, but Stages 3, 4 and 5 were deferred following a review by the Growth Centres Commission in 2008. The review related to the viability and affordability of the release area, cost and timing of infrastructure, staging, access, flooding and riparian issues.

The rezoning of Stage 5 occurred in June 2018 as a result of extensive land use studies and planning undertaken following the Growth Centres Commission review and included preparation of Yallah-Marshall Mount Vision 2015. The planning controls in the Wollongong LEP 2009 for this precinct reflect the strategic planning work undertaken by Council and endorsed under the NSW Government planning framework.

Planning Considerations

This report recommends that the Planning Proposal request not be supported for the reasons outlined below -

- The proposed change to the MLS clause does not achieve the intended development outcomes and precinct character outlined in the Yallah-Marshall Mount Vision 2015 and the West Dapto Vision 2018. The adopted Structure Plan in the West Dapto Vision 2018 nominates the site as 'transition' surrounded by 'conservation' lands. Principle 5 of the Vision's Housing Principles seeks to 'reduce housing density on the fringe of the urban release area to provide delineation to the housed urban areas and a buffer to the Escarpment and important environmental features'.
- The proposal would increase residential densities on the periphery of the urban release area, isolated from the rest of the Yallah-Marshall Mount precinct. The Yallah-Marshall Mount Vision seeks to have densities concentrated around the town centre and public transport routes. The proposal would increase lot densities in an isolated area with unplanned public transport and poor active transport connectivity. The precinct will be heavily reliant upon private vehicles to meet the transportation needs of future residents.
- The site is isolated and has only one access point to the proposed Marshall Mount bypass road which will be limited to a left-in left-out intersection only. NSW SES has raised concern with the single access point. TfNSW notes that public transport along the bypass road is not planned with public transport routes proposed to focus on Marshall Mount Road. The vehicle access arrangements are likely to be staged given the unknown timing for delivery of the proposed Marshall Mount bypass road.
- Smaller lot sizes will mean that the bushfire Asset Protection Zone (APZ) requirements will reduce the building envelopes for lots adjoining the C2 Environmental Conservation zoned land.
- The planned rural-residential style lots within the precinct (MLS of 4,999sqm) are intended to provide stewardship for the adjoining C2 Environmental Conservation zoned lands. The proposal does not indicate how the proposed lots (which would change the area to be more large-lot residential style development) will provide for the stewardship of environmental lands. DCCEEW has indicated that the proposal needs to be amended to include how the C2 Environmental Conservation zoned lands would be protected and managed.
- The proposal is a site-specific "spot" rezoning which does not consider the precinct holistically. The proposal does not include adjoining properties which have the same planning controls (Attachments 2 and 3). There is currently no adopted or draft Neighbourhood Plan for the Timber Glades precinct. Council's Planning Proposal Policy states that a Planning Proposal request will generally not be supported by Council if it relates to 'rezoning of single properties to increase housing density'. Considering sites in isolation, may result in future Planning Proposal requests for the adjoining land, rather than considering the precinct holistically.
- The delivery of the proposed Marshall Mount bypass road is at the 80% concept design stage. Depending upon the timing of infrastructure and development delivery, access to the site may be reliant on an interim arrangement through the northern Iowna Neighbourhood Precinct which is a sub-optimal arrangement given the proposed increase in residential density.

- The submitted Planning Proposal request is not consistent with the general advice provided by Council staff at the Scoping Proposal stage.

Wollongong Local Planning Panel

On 12 May 2025, the Planning Proposal request was considered by the Wollongong Local Planning Panel (WLPP). The proponent was notified of the staff report and recommendation. The proponent and consultants attended both the WLPP on-site inspection and subsequent meeting and provided verbal and written submissions (Attachment 4). The following justification was highlighted by the proponent's consultant team for the WLPP's consideration -

- The proposal will increase the development lot yield which is appropriate given the current housing crisis and consistent with the need to deliver housing under the National Housing Accord.
- The site is well serviced by the proposed Marshall Mount bypass road, water and sewer, as well as the amenities being delivered in the adjoining Iowna Neighbourhood Precinct. A footpath network will link the site to the proposed bypass road and broader Iowna Neighbourhood precinct.
- Despite the one access point arrangement (left in, left out design), the proposed development will provide flood free connection to a flood reliable road network. The one-way in and out does not travel through any Forest or Woodland hazards and will therefore not be compromised in times of bushfire.
- Despite the reduce MLS the proposal still provides a transition from Calderwood to the south-west (albeit not directly adjoining) towards the Yallah town centre and does not affect the buffer to the Illawarra Escarpment.
- The concept lot layout plan shows a potential subdivision layout with a range of lot areas from 999sqm and up. The same earthworks are required to deliver the development regardless of the MLS.
- Land zoned C4 Environmental Living in the nearby Duck Creek Neighbourhood precinct has MLS of 999sqm. In this regard the proponent has provided context plans showing the zoning and MLS for the area including Calderwood and precincts surrounding the proposed Marshall Mount Town Centre (Attachment 5).
- The APZ requirements largely sit with the proposed road corridor. The few lots that do not benefit from the permitter road have been made large enough and provided with building envelopes that consider the APZ requirements.

Having consider the staff report and submissions from the proponent, the WLPP advised (Attachment 6)–

- 1 *The Panel advises that the Planning Proposal request does not have sufficient strategic or site-specific merit to be progressed as submitted and assessed. The Panel considers that the Planning Proposal request does not appropriately respond to the relationship and transition between the site and other properties in the Timber Glades Precinct. The Panel broadly agrees with the main issues presented in the Council officers' report.*
- 2 *The Panel considers that an alternate Planning Proposal request for the Timber Glades Precinct may include a marginally higher density than that currently allowed, subject to a demonstrable response to the environmental capacity of the land which includes, but is not limited to, contextual constraints and opportunities, topography and minimising cut and fill, the landscape setting, visual catchments, ecological constraints and associated infrastructure provision (including public transport).*

CONSULTATION AND COMMUNICATION

Preliminary feedback

Preliminary notification was undertaken from 10 February to 10 March 2025, including State agency consultation. Council's preliminary exhibition webpage was viewed 108 times and 42 people downloaded documents.

Two community submissions were received raising no objections and supported the proposal to increase housing supply.

A summary of the State agency comments is provided as follows –

- Sydney Water want the proponent to lodge a feasibility application via the Water Servicing Coordinator. There are currently no water or wastewater services available to the development area.
- State Emergency Service (SES)
 - Raise concerns that the area is isolated and has only one access road which may be isolated by a tributary of Duck Creek. Flood resilient infrastructure should be in place prior to any development.
 - Want the impacts of climate change and the impact of bulk earthworks on downstream areas considered.
- Transport for NSW (TfNSW)
 - Public transport along the bypass road is not guaranteed, and the TIA refers to a bus service not developed or being planned. Roads would need to be bus compliant.
 - Active transport needs to be planned and proposed Road Type 6 does not enable off road cycling. The proposal would need to provide active transport connectivity between lots and enable shorter access to the town centre.
 - That the TIA refers to traffic signals that do not correlate with any signals indicated in Council's plans. Any proposed signals would require TfNSW approval.
- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
 - The ACHAR needs to be updated to include an updated AHIMS information, comments from the South Coast People Native Title Claimants and consultation with RAPs. The ACHAR needs to include additional reports on items AHIMS 104713, Site 52-5-0848 and further consideration of high significance item Site 52-50-1051. Further consideration needs to be made of cumulative impacts and impacts outside the boundaries.
 - The Planning Proposal needs to ensure the proposal assesses high environmental value lands under the ISRP 2041 and avoids development on these sites.
 - That the area is subject to the WDURA Biodiversity certification application and the development needs to be compliant. A Biodiversity Development Assessment Report may be necessary.
 - That the Planning Proposal should be amended to include how C2 zoned lands will be protected and managed as part of the proposal.
 - The proposal involves flood prone land and needs to satisfy the Local Planning Direction 4.1 and the NSW Government's Flood Prone Land Policy. DCCEEW note the site is isolated and recommends a comprehensive Flood Impact and Risk Assessment is prepared.
- Rural Fire Service (RFS)
 - The proposed development relies on a single point of access and the capacity of existing roads to deal with evacuating residents needs to be considered.
 - The bushfire report indicates a reliance of offsite APZs. It needs to be demonstrated that these can be legally created and maintained.
 - That servicing and infrastructure need to consider practicality of operation for emergency purposes. It is noted that the proposal would significantly increase lot yields in an area which is isolated and proposed to have only one access point which could be isolated by flooding or fire. This access point cannot be finalised until the proposed bypass road is completed. The connection to Marshall Mount Rd is a critical element that has not been resolved.

OPTIONS

This report recommends that Council not support progression of the current Planning Proposal request. Should Council resolve as recommended in this report, the proponent may seek a rezoning review by the Department of Planning, Housing and Infrastructure. If the rezoning review is supported, the exhibition and progression of the Planning Proposal is likely to be managed by the Department. Council could make a submission during the exhibition.

If Council resolves to support and progress the Planning Proposal request in its current form, the following alternative resolution is suggested -

- 1 *A Planning Proposal be prepared for Lot 8 DP 626078, 365 Marshall Mount Road, Marshall Mount to reduce the minimum lot size of the land zoned C4 Environmental Living from 4,99sqm to 999sqm, and be submitted to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.*
- 2 *If a Gateway Determination is issued, the Planning Proposal be exhibited for a minimum period of 28 days.*
- 3 *The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to utilise its plan-making delegations to finalise the Planning Proposal, after the consideration of the post exhibition report.*

The submission of a revised new Planning Proposal request that better addresses the site constraints has also been raised by the Wollongong Local Planning Panel as a possible option for the proponent. Any new Planning Proposal should address the landscape setting, adjoining properties, access and other issues raised in this report.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Community Strategic Plan Objectives 1 “We value and protect our environment”. It specifically delivers on the following -

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	Land Use Planning

The Planning Proposal request has been considered against the following strategic documents -

- Illawarra Shoalhaven Regional Plan 2041 (2021) – the site is within the West Dapto Release Area
- Wollongong Local Strategic Planning Statement 2020 - the site is within the West Dapto Release Area
- Council’s Planning Proposal Policy (2022) – the proposal is inconsistent with the Policy given it is a spot rezoning and does not consider neighbouring sites in the precinct.
- Council’s West Dapto Vision 2018 – inconsistent as the site is identified as a transition zone, not a housed urban area.
- Council’s Yallah-Marshall Mount Vision 2015 – inconsistent as the site is identified in the vision as having large areas of significant bushland with potential for limited rural residential development.
- Wollongong Housing Strategy (2023) – the proposal does seek to increase housing supply, however it is not in a preferred location, as nominated by the West Dapto Vision 2018 and Yallah-Marshall Mount Vision 2015.

SUSTAINABILITY IMPLICATIONS

The Planning Proposal request is inconsistent with the Yallah-Marshall Mount Vision 2015 and West Dapto Vision 2018 which seeks to locate higher density housing adjacent to public transport routes and community facilities to improve the sustainability, liveability and resilience of our city.

RISK MANAGEMENT

Maintaining consistency with the Yallah-Marshall Mount Vision 2015 and West Dapto Vision 2018 will provide improved clarity to Council, developers and the community regarding the lodgement requirements and development assessment process within the WDURA.

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 recently considered and adopted an updated West Dapto Development Contributions Plan 2025. There are no significant financial implications resulting from this report, as no change is proposed.

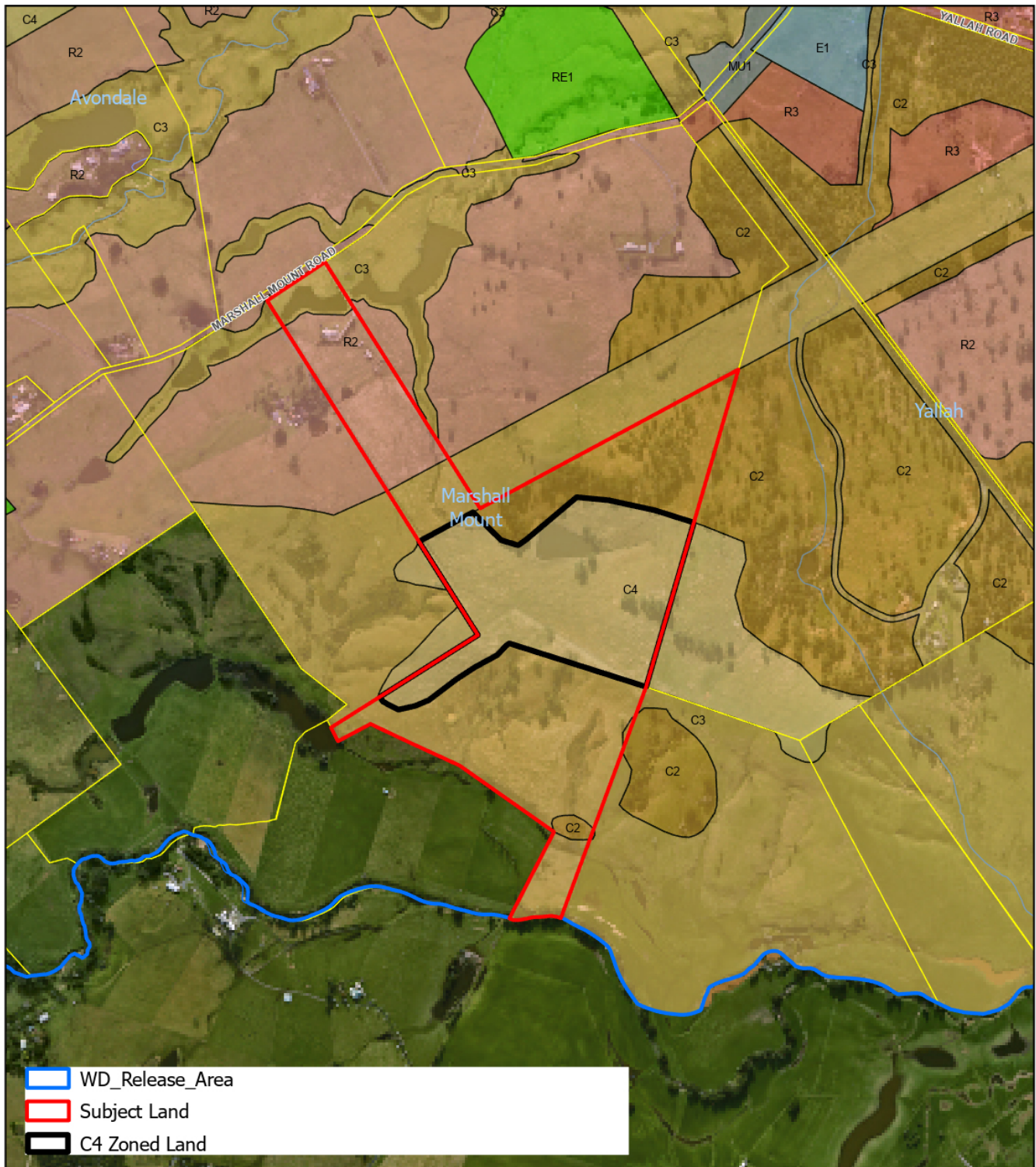
If the Planning Proposal request is progressed and a development application for subdivision approved, there would be an increase in development contributions and rates income, associated with the proposed increased number of dwellings.

CONCLUSION

The rezoning of Stage 5 of the West Dapto Urban Release Area occurred in June 2018 as a result of extensive land use studies and planning undertake following the Growth Centres Commission review and included preparation of Yallah-Marshall Mount Vision 2015.

The planning controls in the Wollongong LEP 2009 for this precinct reflect the strategic planning work undertaken by Council and endorsed under the NSW Government planning framework. The current zoning and LEP controls reflect the environmental and scenic attributes of the site and locality.

It is recommended that the submitted Planning Proposal request to reduce the minimum lot size at Lot 8 DP 626078, 365 Marshall Mount Road, Marshall Mount does not have strategic or site-specific merit and should not progress.



365 Marshall Mount Rd

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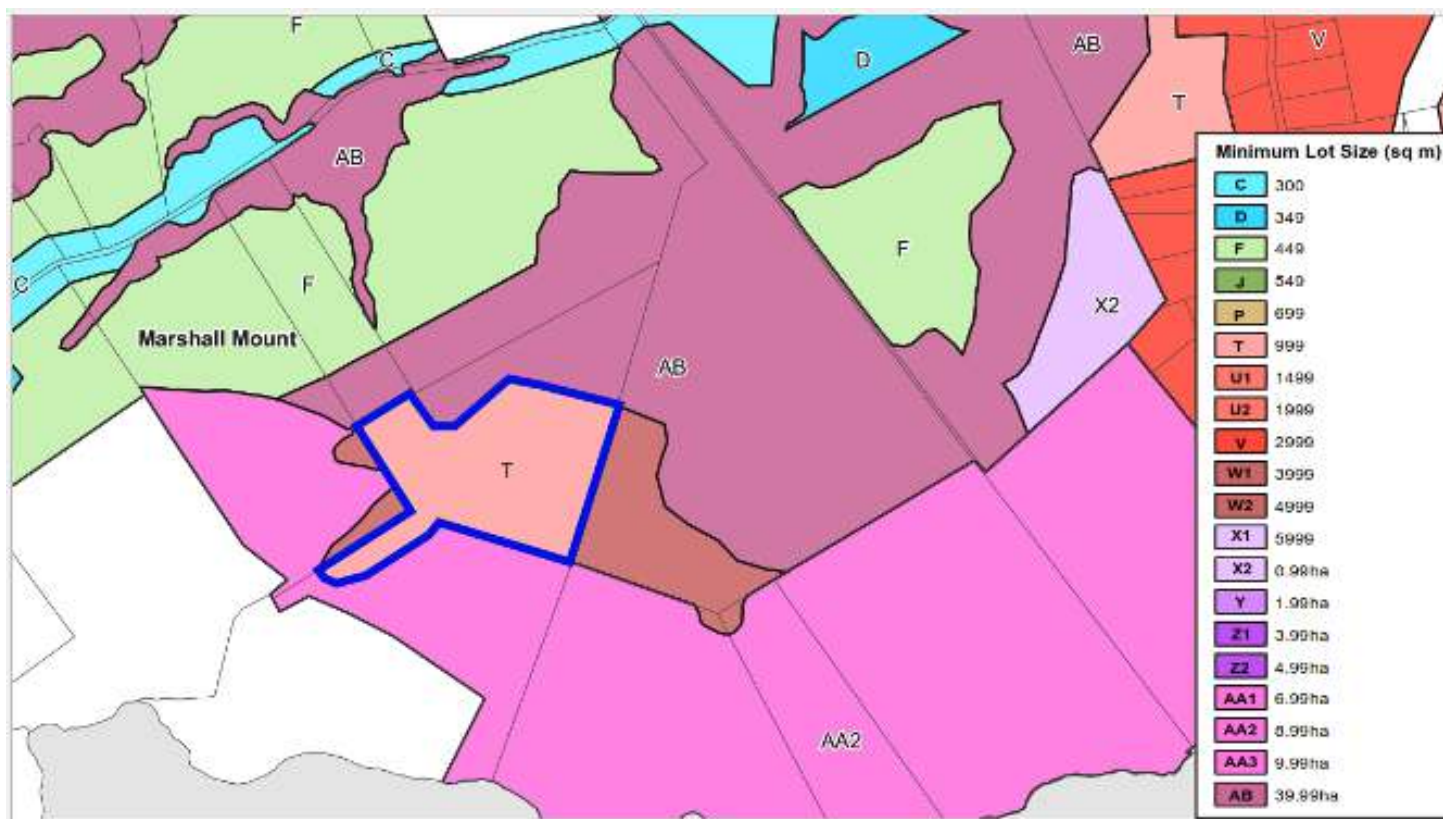
Coordinate System: GDA2020 MGA Zone 56



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Attachment 2 Planning Proposal Map





9 May 2025

2230338

Wollongong Local Planning Panel
Chairperson
City of Wollongong
41 Burelli Street
Wollongong NSW 2500

Dear Wollongong Local Planning Panel,

Local Planning Panel Meeting 12 May 2025: Item 1 - Planning Proposal: 365 Marshall Mount Road – Timber Glades lot size reduction

We write on behalf of [REDACTED] the proponent for a Planning Proposal at 365 Marshall Mount Road, Marshall Mount, within the Timber Glades Neighbourhood in the West Dapto Urban Release Area. This letter has been prepared in response to the Local Planning Panel report for the subject Planning Proposal, and provides additional clarification as required.

A Scoping Proposal was submitted to the City of Wollongong (Council) on 22 September 2023, seeking commentary on a proposed Planning Proposal to reduce the minimum lot size control applicable to the subject site from 4,999sqm to 999sqm.

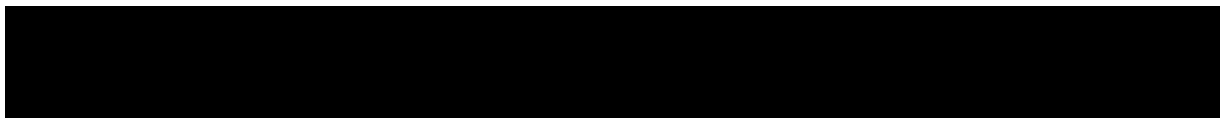
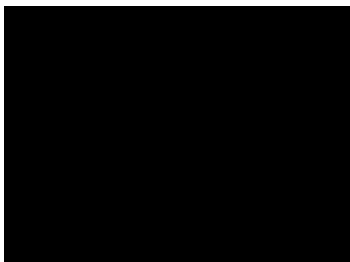
After this, a Scoping Meeting was held on 28 November, with commentary received from Council and select agencies.

The Planning Proposal was lodged on 17 December 2024, in response to Council and agency comments.

Since that time, Council have carried out an assessment of the lodged Planning Proposal and have issued a report to the Local Planning Panel.

The following Table 1 (overleaf) provides a response to the matters raised in the Council report.

We would request that the Local Planning Panel review this response prior to the meeting to be held at 12.45pm on 12 May 2025 regarding this Planning Proposal.





365 Marshall Mount Road, Marshall Mount – Response to Council Local Planning Panel Report

Table 1 Council Assessment Report

Item	Comment
Background	
In September 2023 a Scoping Proposal was submitted to Council and on 28 November 2023 a pre-lodgement meeting was held. Council officers advised that the proposal was inconsistent with Council's vision for Marshall Mount, had concerns about servicing, and did not support spot rezonings / planning proposals that didn't consider adjoining properties.	<p>Council's Pre-Lodgement Scoping Meeting were addressed in detail in Table 3 of the Planning Proposal (page 5). These comments are re-addressed below from agencies to indicate how the Proposal has addressed these matters (shown in <i>italics</i> below as summarised):</p> <ul style="list-style-type: none"> • <i>Sydney Water requiring a feasibility to be lodged.</i> <ul style="list-style-type: none"> - Sydney Water have confirmed the site forms part of their under-construction trunk drainage system based on continual liaison with Maker Consulting. • <i>SES concerns regarding site isolation and one access road.</i> <ul style="list-style-type: none"> - This is addressed below in flooding comments and in the submitted Water Cycle Management Plan, however in summary the proposed development will provide flood free connection to the flood reliable road network as the subject Site will remain flood free in all events up to Probable Maximum Flood (PMF). • <i>SES commentary around the impact of bulk earthworks on downstream areas.</i> <ul style="list-style-type: none"> - This will form part of future detailed DA design however the Water Cycle Management Plan considers this at a high level as part of the indicative concept design provided to demonstrate that any impacts are able to be appropriately managed and are not relevant to the subject PP which seeks to amend the minimum lot size only. The same earthworks would be required to provide for the ring road regardless of whether the minimum lot size is amended for the subject site. • <i>TfNSW commented on traffic matters including public transport, active transport, and traffic impacts.</i> <ul style="list-style-type: none"> - These matters have all been addressed in detail in the submitted Traffic Assessment prepared by Amber in response to these comments. <p>Internal Council comments related to the following (shown in <i>italics</i>)– which informed the documentation and assessments prepared to support the Planning Proposal:</p> <ul style="list-style-type: none"> • <i>The proposed 999sqm minimum lot size is inconsistent with desired character:</i> <ul style="list-style-type: none"> - The Planning Proposal report addresses this matter throughout and this is supported by the Landscape Visual Impact Assessment at Appendix L. • <i>Emergency access in a fire or flood:</i> <ul style="list-style-type: none"> - These matters were addressed in the Water Cycle Management Plan prepared by Maker (and as outlined above and below, the development will provide flood free connections), and the Bushfire Assessment prepared by Bushfire Hazard Solutions (which notes that the proposed access and egress routes are considered acceptable, refer page 20 of the Bushfire Assessment). • <i>Smaller lot sizes and APZs limiting building envelopes:</i>



Item	Comment
	<ul style="list-style-type: none"> - Attachment 1 of the Bushfire Assessment (page 25) indicates the required APZs overlain on the indicative lot layout – this indicates there is sufficient land for future dwellings to be positioned on each allotment outside of the required APZs. • <i>Impacts on C4 values not being adequately considered:</i> <ul style="list-style-type: none"> - The C4 Environmental Living zone objectives are considered through the Planning Proposal, noting that these zone objectives, in particular through providing low impact residential development in areas with special values, with no adverse effect. These values are addressed in the numerous supporting assessments forming part of the Planning Proposal, including the Bushfire Assessment (Appendix D), Ecological Report (Appendix E), Landscape Report (Appendix G), ACHAR (Appendix J) and the Landscape Visual Impact Assessment (Appendix L). • <i>Traffic in terms of increasing allotments with little prospect of public or active transport, with connection to Marshall Mount Road needing resolution:</i> <ul style="list-style-type: none"> - These matters have all been addressed in detail in the submitted Traffic Assessment prepared by Amber (Appendix F) in response to these comments in Table 1 (page 6 onwards). A response is provided further below. <p>The main Scoping Meeting comments related to:</p> <ul style="list-style-type: none"> • <i>Strategic merit:</i> <ul style="list-style-type: none"> - The Planning Proposal directly responds to several strategic planning objectives and priorities identified for the Site and greater area (refer Section 6.1 of the Planning Proposal report). • <i>Character:</i> <ul style="list-style-type: none"> - The proposed amendment to the minimum lot size will not result in a significantly different outcome and character as envisaged for the Site as assessed in the Landscape Visual Impact Assessment at Appendix L. • <i>Zoning:</i> <ul style="list-style-type: none"> - It is noted the proposed minimum lot size is consistent with other C4 Environmental Living zoned land with similar characteristics in the WDURA (including within the Duck Creek Neighbourhood Plan area to the north) and Wollongong LGA more broadly. The Site is strategically located near the future Marshall Mount Town Centre and satisfies the convenient access threshold of 30 minutes for jobs. With the need to deliver housing under the National Housing Accord, the Site is uniquely located to enable additional housing diversity through varying lot sizes, enabling a mix of future dwelling typologies and creating a community that will have convenient access to jobs and services, without delivering on standard low density residential, being conscious of the need to maintain a larger lot size that still enables a rural-residential character transition. • <i>Density:</i> <ul style="list-style-type: none"> - The proposed amendment to the minimum lot size does not result in a significant increase in density and remains consistent with the objectives of the C4 Environmental living zone. Importantly the proposed LEP amendment will maintain the delivery of low impact residential development in an area identified for increased housing supply. • <i>Public Transport:</i> <ul style="list-style-type: none"> - A Traffic Assessment (Appendix F) has been prepared by Amber which identifies that the proposed Marshall Mount Town Centre Bypass Road will support future bus services. Further, the provision of bus stops along the Marshall Mount Bypass road has been relied on to service a significant portion of the adjoining Iwona Neighbourhood Precinct. • <i>Access:</i> <ul style="list-style-type: none"> - Both the Traffic Assessment (Appendix F) and the Bushfire Assessment (Appendix D) provide that the road layout and access are appropriate and enable suitable access and egress to the site.

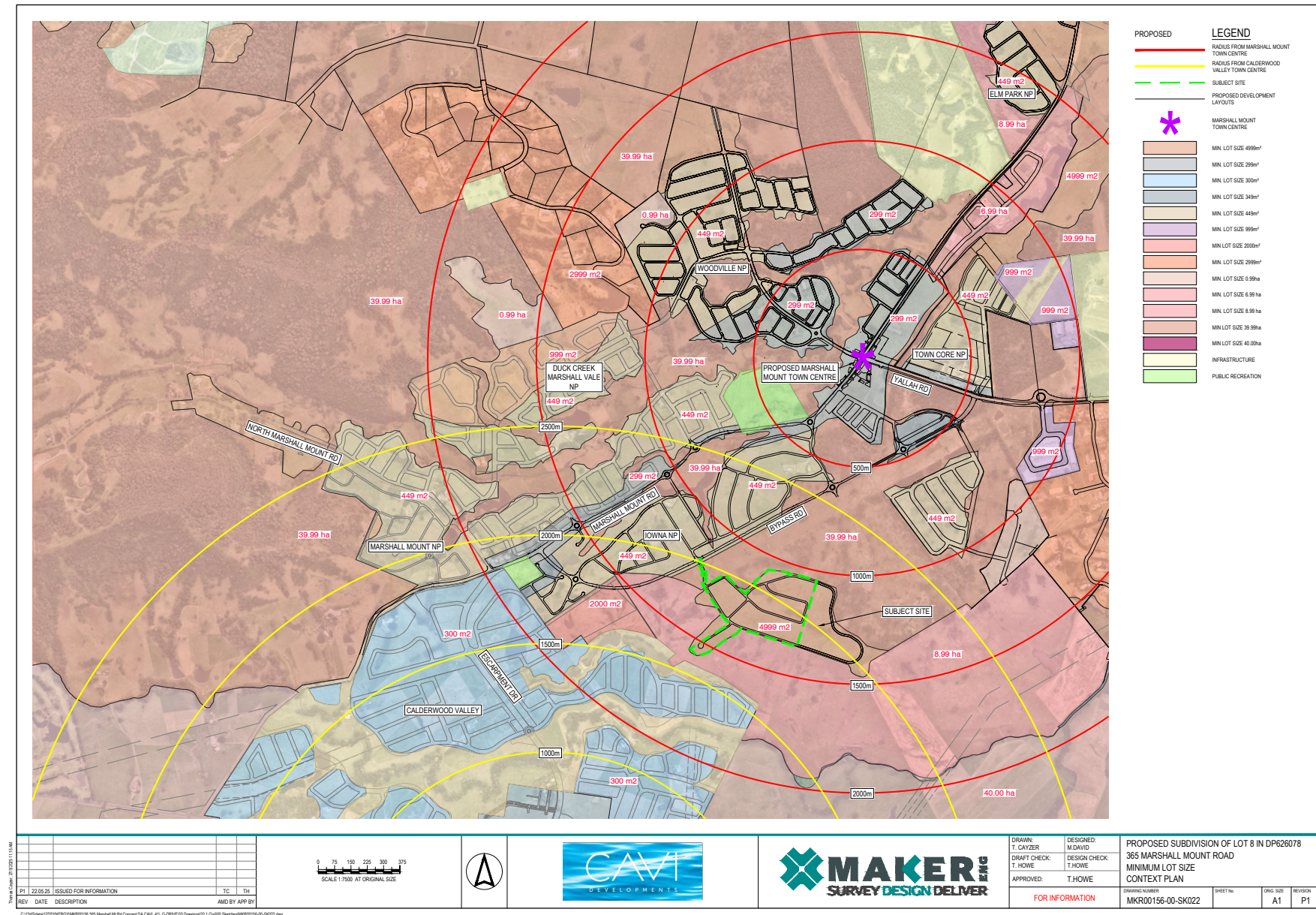
Item	Comment
	Detailed responses to each of these are provided in the Planning Proposal Table 3 (page 5) and were addressed throughout the assessments completed for the submitted Planning Proposal package.
Strategic Context	
The Planning Proposal needs to be consistent with:	Noted. Site is within the WDURA.
<ul style="list-style-type: none"> Illawarra Shoalhaven Regional Plan 2041 (2021) – the site is within the West Dapto Release Area 	
<ul style="list-style-type: none"> Wollongong Local Strategic Planning Statement 2020 - the site is within the West Dapto Release Area 	Noted. Site is within the WDURA.
<ul style="list-style-type: none"> Council's Planning Proposal Policy (2022) – inconsistent as the proposal is a spot rezoning, does not consider neighbouring sites in the precinct. 	Numerous discussions were held with adjoining landowners however they indicated no interest in being involved. This PP does not seek a rezoning and we are happy to discuss the scope of the PP further with Council should there be a desire for amendments to the minimum lot sizes to be considered over adjoining lots.
<ul style="list-style-type: none"> Council's West Dapto Release Area Vision 2018 – inconsistent as the site is identified as a transition zone, not a development zone. 	<p>The WDRAV provides per Principle 5 (Housing Transition to the Illawarra Escarpment) of Housing Principles:</p> <p><i>Reduce housing density on the fringe of the urban release area to provide delineation to the housed urban areas and a buffer to the Escarpment and important environmental features.</i></p> <p>It is noted that the site does not sit near to the Escarpment.</p> <p>The Planning Proposal contributes to enabling a larger scale transition from Calderwood to the south west (albeit not directly adjoining) towards the Yallah town centre.</p> <ul style="list-style-type: none"> The site sits only on the C4 land – this land use zoning allows for large lot residential (1,000sqm like the proposal) interspersed with rural style lots surrounding (5,000sqm) Larger lot sizes (1,000sqm) as proposed will enable the use of land to supplement housing supplier in the area, and provides for a transition from the smaller 450sqm lots found elsewhere to the south-west, through larger rural style lots (5,000sqm) before shifting again into smaller lot sizes to the north of the bypass road corridor– and this is consistent with the framing of a Transition Area in the West Dapto Vision. The existing C4 zoning is acknowledged and in itself acts as a transition – and the larger lot sizes proposed in the Planning Proposal, still provides this transition area – it creates opportunities for additional yield in areas suitable, and does not impact on, or affect, the buffer to the Escarpment (unlike other areas further north with larger lot sizes as they sit closer to the Escarpment). <p>In addition, Principle 1 (Encourage Housing Diversity) and Principle 2 (Promote Housing Affordability) of the WDRAV are also relevant:</p> <ul style="list-style-type: none"> The subject proposal would deliver additional diversity in the precinct - 'Diversity can be delivered through different products at different stages of planning by promoting and providing a range of density and lot size and shapes to offer a range of choice to better meet changing community needs.'

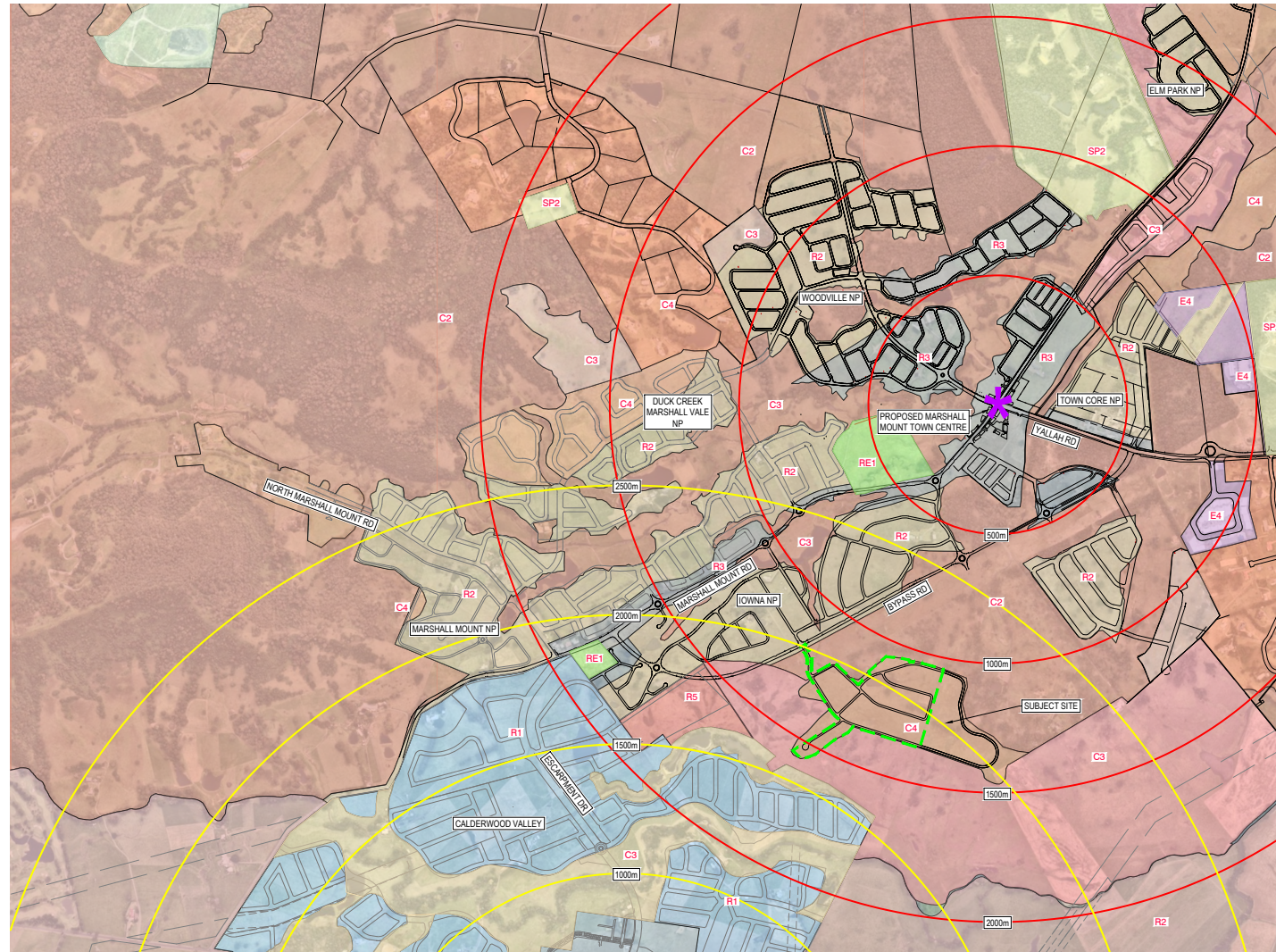
Item	Comment
	<ul style="list-style-type: none"> While it is acknowledged that the resultant lots would not contribute traditional affordable housing options, as is noted in the vision, 'Promoting housing mixture is one tool that provides opportunity for more affordable housing options and reduces housing stress.' Larger lots contribute to the diversity of housing that can be provided in the URA. <p>The site is mapped as a transition zone, the same as the C4 land within the Duck Creek precinct which has the 999sqm minimum lot size. It is unclear why there is such a difference in the minimum lot size of the subject site and the C4 land within the Duck Creek precinct. The site will be well serviced by the Marshall Mount bypass road, water and sewer, as well as the amenities being delivered in the adjoining Iowna Neighbourhood Plan.</p> <p>It must be noted that notwithstanding the proposed 999sqm minimum lot size proposed, allotments shown on the indicative concept plan range from 1,000sqm and up – to ensure a range is provided. We are happy to work with Council on refining the PP maps.</p>
<ul style="list-style-type: none"> Yallah-Marshall Mount Vision 2015 – inconsistent as the site is identified in the vision as having large areas of significant bushland with potential for limited rural residential development. = 	<p>The site the subject of the PP does not contain large areas of significant bushland, as confirmed in the supplied Ecological Constraints and Opportunities Assessment which outlines that the site contains 0.67ha of PCT3327 Illawarra Lowland Red Gum Grassy Forest in scattered trees across the site. The amount of bushland that would be disturbed for the development would be the same as for the development of the land under the existing min lot sizes as the only vegetation removal expected is due to the grading required to provide for the roads. No unnecessary earthworks are proposed. The lots will be undulating and will contain remnant vegetation where possible. It is noted that a detailed assessment would form part of any future DA submitted for the site.</p>
<ul style="list-style-type: none"> Wollongong Housing Strategy (2023) – the proposal does seek to increase housing supply, however it is not in a preferred location, as nominated by the West Dapto Release Area vision and Yallah-Marshall Mount Vision. 	<p>Noted, however the Housing Accord requires substantial numbers of new housing, and this proposal would contribute to this while also enabling more affordable lot opportunities. The proposal, as outlined above, is also consistent with the West Dapto Vision. There are no references to 'preferred locations' within either vision document. The site is identified as being within a 'transition' area in the WDRAV and 'rural residential' in the Yallah-Marshall Mount Vision document.</p>
Preliminary Feedback	
<p>Preliminary notification was undertaken from 10 February to 10 March 2025.</p> <p>Community comments – two comments were received raising no objections.</p>	<p>These two submissions indicate support for the Proposal, on the basis of additional housing, diversity in lots and affordability.</p>
Agency Comments	
<p>Shellharbour Council notes potential implications on riparian areas to the south of the site and changes from neighbourhood plans and the 80% design for the bypass road.</p>	<p>There will be no adverse impacts to riparian corridors to the south, noting that only indicative lots 14-16 (3 lots) drain to the south and the associated Road 04 would be required under the current minimum lot size.</p> <p>The Water Cycle Management Strategy at Appendix N demonstrates that the intent is for no adverse water quantity or quality impacts beyond the site in the post development scenario, while during construction this would be covered by an erosion and sediment control plan that would be prepared at DA stage.</p> <p>There is currently no Neighbourhood Plan prepared for Timber Glades, and the layout has been designed to reflect the Bypass Road design.</p>

Item	Comment
NSW State Emergency Service recommend flood resilient infrastructure is provided before development, note that the site has only a single point of access which could be isolated.	Noted. This is addressed below under bushfire and flooding comments.
Transport for NSW (TfNSW) note that bus services (such as school buses) would not be possible through roads that are not bus capable. The Transport Impact Assessment (TIA) refers to a bus route that is not proposed and is not guaranteed along the bypass road. Active transport connectivity should be considered. TfNSW also note that the TIA refers to traffic signals at the site access for the proposal which are not planned for in the contributions plan. TfNSW note that traffic signals would require TfNSW approval.	The bus route along Marshall Mount bypass road is required to service the adjoining Iowna development. The Iowna Neighbourhood Plan TIA indicates that only 50% of that site will be within 400m of a bus route should the Bypass Road not be utilised. No traffic signals are proposed. The plans show a left in, left out design. It should also be noted that the 80% design for Marshall Mount bypass road does not provide any intersection to the subject lands, which would need to be resolved regardless of whether this PP was pursued.
Department of Climate Change, Energy, the Environment and Water (DCCEEW) – Heritage – note that the Aboriginal Cultural Heritage Assessment Report (ACHAR) needs to be updated and consultation with registered Aboriginal parties needs to be included.	Updated consultation was provided to the registered Aboriginal parties in March 2025 with consultation current until September. This will continue to be updated through subsequent approval pathways.
Department of Climate Change, Energy, the Environment and Water (DCCEEW) – Biodiversity, Science and Environment recommends the proposal identify impacts on high environmental value lands, and how the E2 zoned conservation lands would be conserved/managed. DCCEEW also notes that the proposal would need to meet Direction 4.1 - Flooding. DCCEEW note the area is isolated and a Flood Impact and Risk Assessment needs to be completed.	<p>All land on site will remain in private ownership. A VMP would be prepared at the DA stage and relevant restrictions on title would be imposed to ensure ongoing management in accordance with that VMP, noting the proposed minimum lot size change will not impact the conservation or management of the C2 land.</p> <p>The submitted Water Cycle Management Strategy (Appendix N) provides a flood assessment that determines that the Site is generally removed from the floodplain with very little interaction proposed. The Site is located at the top of the catchment and proposes the removal of the upper most extents of some small 1st order watercourses, with minimal interaction with any flood prone areas. Flood modelling results at the Site further re-affirm this, with no impact to the wider floodplain as a result of the proposed works and generally results in a reduction in hazard and depth in the areas immediately downstream of the Site.</p> <p>Additionally, the proposed development will provide flood free connection to the flood reliable road network as the subject Site will remain flood free in all events up to Probable Maximum Flood (PMF). The proposed development has been designed with consideration to the 80% Bypass Road design. If the 80% Bypass Road is not delivered before the proposed development, an interim arrangement will be provided through the Northern Iowna road network. This will alleviate any concerns regarding inability to access the subject Site during flood.</p> <p>The submitted Watercycle Cycle Management Strategy demonstrates the flood conformance of the proposal, nonetheless, specific scenarios or methods of assessment can be discussed with DCCEEW.</p>
Sydney Water note that the proponent needs to register their development intent. Sydney Water	The proponent has been actively working with Sydney Water to ensure the serviceability of the subject site and consequently Sydney Water have confirmed that the proposal been considered as part of their trunk system delivery (which is currently under

Item	Comment
note that water servicing and wastewater servicing is currently not provided. The proposed mains would not be provided until late 2026. The developer would need to provide a lead-in mains from Marshall Mount Road (which would need to cross the route of the proposed bypass road).	construction). Concept sewer and water lead-in designs have been prepared and show that the infrastructure can be located under the future Bypass Road bridge (therefore not constraining the future road construction) prior to linking up with the Iowna NP trunk infrastructure to the north, which is also owned by the proponent.
NSW Rural Fire Service (RFS) note that the proposal is generally consistent, dependent on the surrounding properties providing loop roads and approval of any subsequent subdivision would be reliant on provision of through roads. RFS also note the proposal relies on one point of access, which would need to be justified.	The submitted Bushfire Report (Appendix D) provides that the concept scheme has the capacity to comply with Planning for Bushfire Protection. The subject Site has connection to Marshall Mount Road to the northwest. The Indicative Concept Scheme provides a connection to the proposed Marshall Mount Bypass Road to the northwest. The Indicative Concept Scheme also includes a perimeter road adjacent to the identified bushfire hazard and utilises through roads throughout the design, therefore satisfying the preferred design option. It has been identified that the one-way in and out does not travel through any Forest or Woodland hazards and will therefore not be compromised in the times of a bushfire.
Main Issues	
The site has been considered in a strategic context and the proposed change to the minimum lot size clause does not have merit in achieving the intended development outcomes of the Yallah-Marshall Mount Vision 2015. It would increase residential densities on the periphery, isolated from the rest of the Yallah-Marshall Mount Precinct by the future bypass road. The Yallah-Marshall Mount Vision seeks to have densities concentrated around the town centre and public transport routes. The proposal would increase lot densities in an isolated area with little prospect of public transport or active transport connectivity. This site is not the target for density and yield.	Providing a range of lot sizes throughout the broader release area will contribute to a diverse and attractive urban character. The site is well located with clear access to either the future bypass, or the existing Marshall Mount Road (via the land to the north, owned by the proponent). The proposed lot size does not imply that each lot within the site will be 1,000sqm, rather it enables the ability for a varied lot mix to be provided to meet diversity and affordability measures. Further comments are provided above with regard to the consistency of the PP with the West Dapto or the Yallah-Marshall Mount Vision documents. The site is identified as being within a 'transition' area in the WDRAP and 'rural residential' in the Yallah-Marshall Mount Vision document. The PP is consistent with both identified precincts as discussed throughout the Planning Proposal report and this letter, and with other areas of C4 land within the same precinct. The proposal provides a footpath network within all proposed roads which will link up with the Bypass Road shared path and broader Iowna network. Public transport would be a matter for a future DA stage and as the broader surrounding area develops, noting population requirements would trigger higher frequency services.
The site is isolated and has only one access point. This is to the proposed bypass road and will be limited to being a left-in left-out only intersection. NSW State Emergency Service has raised concerns with the single access point. Transport for NSW notes that public transport along the bypass road is not planned for (public transport routes are proposed to be focused on Marshall Mount Road). The timing and staging of access is reliant on the Iowna neighborhood precinct being developed	See comments above. The site is consistent with the vision, is not adjoining the escarpment or resulting in any additional impacts on important ecological features than the development of the site at the existing minimum lot size would. What is being sought is also consistent with other, similarly zoned and located precincts, arguably with greater affectation by ecological constraints. In reference to the staging of access, the proponent owns the subject Iowna NP land to the north, as such irrespective of the timing of both Iowna and the Bypass Road, an access road can be provided from the subject site to Marshall Mount Rd – again noting this is the case for the currently permissible site.

Item	Comment
and the timing of the proposed bypass road. Council's bushfire assessment raises concerns with the single point of access and dead-end roads longer than 200m.	
The proposal does not demonstrate walkable routes to the proposed town centre, recreation spaces or facilities. The proposal would result in a car-dependent community.	The road design would provide for footpaths around the estate and connecting to lowna including through the bypass road. The future town centre is also only approximately 1km from the site along future road corridors, just outside the 800m distance which is generally accepted as being walkable.
Smaller lot sizes will mean that the Asset protection Zones (APZ) requirements will reduce the building envelopes for lots adjoining the C2 zoned land.	The submitted Bushfire Assessment provided for APZ requirements that largely sit within road corridors. The few lots that do not benefit from a perimeter road have been made large enough and provided with building envelopes that consider the APZs.
The rural residential lots within the precinct are intended to provide stewardship for the C2 zoned lands. The proposal does not indicate how the reduced lots (which would change the area to be more large-lot residential) would provide for the stewardship of environmental lands. DCCEEW have noted that the proposal needs to be amended to include how the C2 zoned lands would be protected and managed as part of the proposal.	VMPs will confirm ongoing management requirements which would be included on title of relevant properties. This can be a DA stage matter to address, noting the Planning Proposal provides only an indicative concept scheme at this time.
The proposal is a site specific "spot" rezoning and does not consider the precinct holistically.	As above, adjoining landowners were approached through the preparation of this proposal. Adjustment of lot sizing on the balance of the C4 land may be supported by other landowners.
Recommendation	
It is recommended that the WLPP provide advice to Council that the Planning Proposal request does not have strategic merit or site-specific and should not be progressed. The Planning Proposal request does not consider other properties in the Timber Glades precinct, is inconsistent with Council's adopted Yallah-Marshall Mount vision.	Refer responses above. We would appreciate the Panel considering the above matters and encouraging Council to work with the proponent to resolve any outstanding issues. Following the resolution of any matters, recommending that the Planning Proposal be forwarded to the NSW Department of Planning, Housing and Infrastructure for Gateway determination.





PROPOSED		LEGEND
—	RADIUS FROM MARSHALL MOUNT TOWN CENTRE	
—	RADIUS FROM TOWN CENTRE	
—	SUBJECT SITE	
—	PROPOSED DEVELOPMENT LAYOUTS	
✱	MARSHALL MOUNT TOWN CENTRE	
C2	ENVIRONMENTAL CONSERVATION (MIN LOT SIZE 6.99ha)	
C3	ENVIRONMENTAL CONSERVATION (MIN LOT SIZE 59.99ha)	
C3	ENVIRONMENTAL MANAGEMENT (MIN LOT SIZE 9.99ha)	
C4	ENVIRONMENTAL LIVING (MIN LOT SIZE 4999m²)	
E4	GENERAL INDUSTRIAL (MIN LOT SIZE 999m²)	
SP2	INFRASTRUCTURE	
R1	GENERAL RESIDENTIAL (MIN LOT SIZE 300m²)	
R2	LOW DENSITY RESIDENTIAL (MIN LOT SIZE 400m²)	
R3	MEDIUM DENSITY RESIDENTIAL (MIN LOT SIZE 250m²)	
RE1	PUBLIC RECREATION	

PI	22.05.25	ISSUED FOR INFORMATION	TC	TH
REV	DATE	DESCRIPTION	AMD BY	APP BY
C1	15.06.2025	ISSUED FOR INFORMATION		

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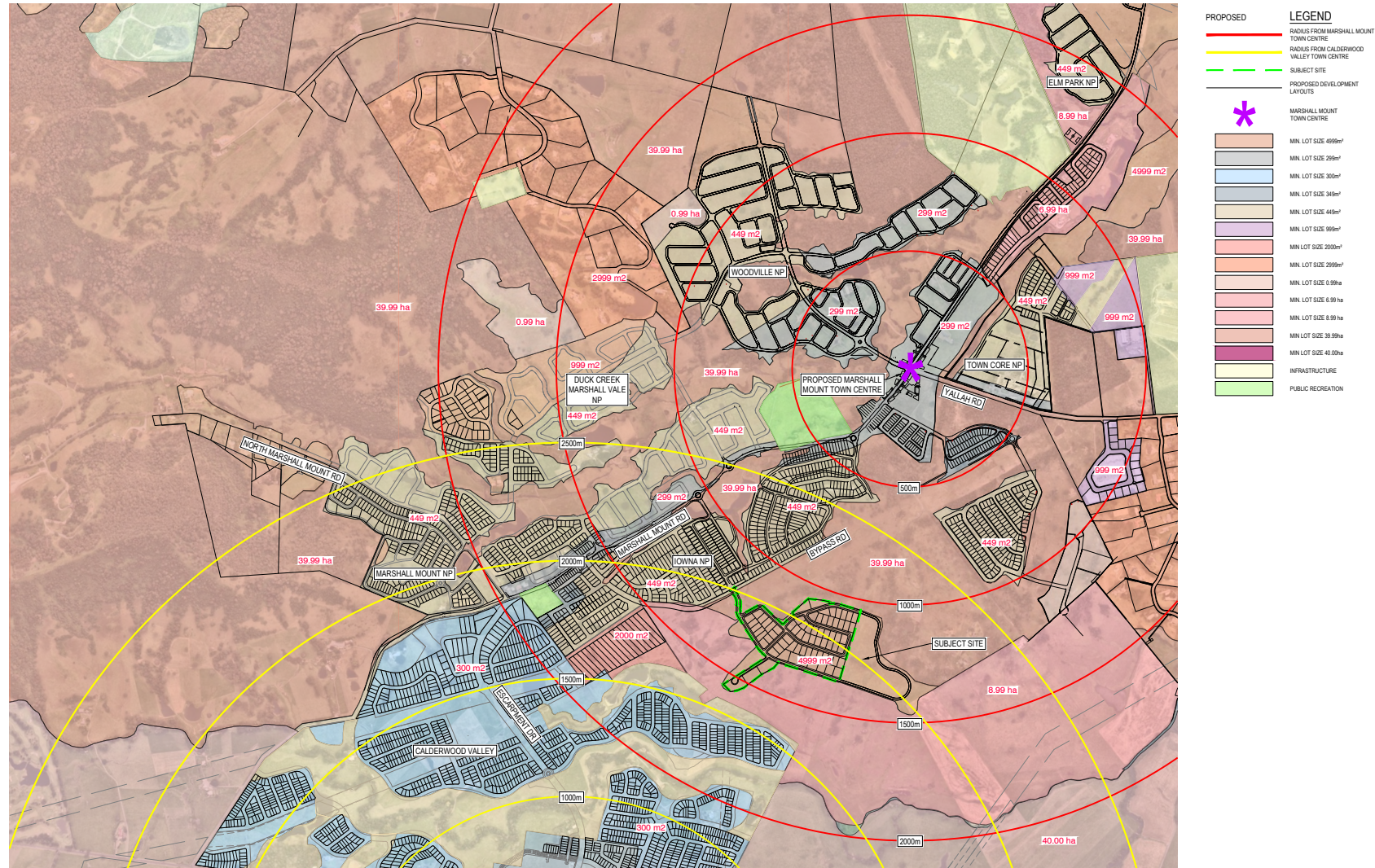


DRAWN: T. GAYZER	DESIGNED: M. DAVID
DRAFT CHECK: T. HOWE	DESIGN CHECK: T. HOWE
APPROVED: T. HOWE	

PROPOSED SUBDIVISION OF LOT 8 IN DP626078 365 MARSHALL MOUNT ROAD MINIMUM LOT SIZE AND ZONING CONTEXT PLAN			
DRAWING NUMBER MKR00156-00-SK023	SHEET NO. A1	DATE 16 JUN 2025	REVISION P1

Drawing No. MKR00156-00-SK023 1:114.4M

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- PROPOSED**
- RADIUS FROM MARSHALL MOUNT TOWN CENTRE
 - RADIUS FROM CALDERWOOD VALLEY TOWN CENTRE
 - SUBJECT SITE
 - PROPOSED DEVELOPMENT LAYOUTS
- LEGEND**
- MARSHALL MOUNT TOWN CENTRE
 - MIN. LOT SIZE 4999m²
 - MIN. LOT SIZE 2999m²
 - MIN. LOT SIZE 300m²
 - MIN. LOT SIZE 349m²
 - MIN. LOT SIZE 449m²
 - MIN. LOT SIZE 999m²
 - MIN. LOT SIZE 2000m²
 - MIN. LOT SIZE 2999m²
 - MIN. LOT SIZE 0.99ha
 - MIN. LOT SIZE 6.99 ha
 - MIN. LOT SIZE 8.99 ha
 - MIN. LOT SIZE 39.99ha
 - MIN. LOT SIZE 40.00ha
 - INFRASTRUCTURE
 - PUBLIC RECREATION

PI	22.05.25	ISSUED FOR INFORMATION	TC	TH
REV	DATE	DESCRIPTION	AMD BY	APP BY

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SCALE 1:7500 AT ORIGINAL SIZE



DRAWN:
T. GAYZER
DESIGNED:
M. DAVID
DRAFT CHECK:
T. HOWE
DESIGN CHECK:
T. HOWE
APPROVED:
T. HOWE

PROPOSED SUBDIVISION OF LOT 8 IN DP626078
365 MARSHALL MOUNT ROAD
MINIMUM LOT SIZE
CONTEXT PLAN

FOR INFORMATION

DRAWING NUMBER
MKR00156-00-SK022

SHEET No. 01 OF 02
A1
P1

Project Name: 365 Marshall Mt Rd Concept DA CAVI_411_G-DRIVE-020 Drawing 001 C:\w005\Drawings\00156-00-SK022.dwg

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	12/5/25
PANEL MEMBERS	Julie Savet Ward (Chair), Tony Tribe (Expert Panel Member), Marjorie Ferguson (Expert Panel Member)

Meeting held at Wollongong City Council, 41 Burelli Street, Wollongong on 12/5/25 opened at 12.45pm and closed at 4pm.

MATTER DETERMINED

Item 1 - Planning Proposal – 365 Marshall Mount Road, Marshall Mount

PUBLIC SUBMISSIONS

The Panel heard from:

- Ed Karim – Cavi (owner)
- Christopher Curtis - Ethos Urban
- Jessica Saunders – Maker Engineering
- Kelly McDonald – Maker Engineering
- Council officers



PANEL CONSIDERATION

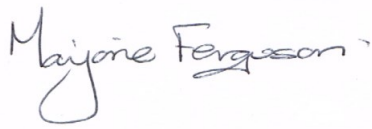
The Panel considered the Council officers' report, the site inspection, the planning proposal request and associated information, and the discussion with the Applicant at the meeting.

PANEL ADVICE

1. The Panel advises that the Planning Proposal request does not have sufficient strategic or site-specific merit to be progressed as submitted and assessed. The Panel considers that the Planning Proposal request does not appropriately respond to the relationship and transition between the site and other properties in the Timber Glades Precinct. The Panel broadly agrees with the main issues presented in the Council officers' report.
2. The Panel considers that an alternate Planning Proposal request for the Timber Glades Precinct may include a marginally higher density than that currently allowed, subject to a demonstrable response to the environmental capacity of the land which includes, but is not limited to, contextual constraints and opportunities, topography and minimising cut and fill, the landscape setting, visual catchments, ecological constraints and associated infrastructure provision (including public transport).

The advice was unanimous.

PANEL MEMBERS	
 Julie Savet Ward (Chair)	 Tony Tribe

 Marjorie Ferguson	
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ITEM 3

PROPOSED SALE OF OPERATIONAL LAND (CLOSED PUBLIC PATHWAY) - LOT 1 DP 1279818 TO NO. 1 ADINA AVENUE WEST WOLLONGONG

This report seeks Council authorisation of the sale of Council operational land at Lot 1 DP 1279818 (Subject Land) to the adjoining property owner of Lot 92 DP 31112 (No. 1 Adina Avenue, West Wollongong), as it is deemed surplus to Council's requirements.

RECOMMENDATION

- 1 Council authorise the sale of Lot 1 DP 1279818 to the owner of Lot 92 DP 31112 on the following condition:
 - a Each party be responsible for their own legal costs.
- 2 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Roisin OSullivan, Manager Commercial Operations + Property (Acting)
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 Site Plan showing Subject Operational Land Lot 1 DP 1279818 to be sold

BACKGROUND

Council at its meeting of 6 April 2020 (Item 4, Minute 370) resolved to close the public pathway that runs between Adina Avenue and Coreen Avenue, West Wollongong and to sell the closed portions, as divided between the adjoining property owners being Lot 91 DP 31112 (No. 2 Adina Avenue, West Wollongong) and Lot 93 DP 28779 (No. 8 Coreen Avenue, West Wollongong).

The closure of the public pathway was also subject to the creation of various easements in favour of Wollongong City Council in respect to its drainage assets installed within the Subject Land and, in favour of Endeavour Energy in respect of the overhead power lines located within the Subject Land. The road closure process was formally completed and the pathway closed on 21 January 2022. On closure, Lot 1 and Lot 2 in DP 1279818 were classified as Operational Land. The two prescribed authority easements were created on registration of the road closure plan DP 1279818.

Following the closure, the sale did not progress and the owner who originally expressed interest to purchase the Subject Land (No. 2 Adina Avenue), advised they no longer wanted to proceed and withdrew interest in purchasing the Subject Land.

When selling or acquiring land, or an interest in land, Council must consider its *Land and Easement Acquisition and Disposal Policy*. In accordance with the Policy, Council was required to offer the Subject Land to the adjoining owners, as disposal of this lot due to its size (only 153.8m²) would not be capable of sale on the open market.

Council subsequently invited the owner of No. 1 Adina Avenue West Wollongong, to seek whether they were interested in the purchase of the Subject Land as it also immediately adjoins their property. The offer was made on similar terms, noting that Council resolved to the sale amount. The property owner of No. 1 Adina Avenue has conditionally agreed to purchase the Subject Land, subject to the making of a Council Resolution authorising the sale.

PROPOSAL

Council authorises the sale of the Subject Land to the owner of Lot 92 DP 31112 in accordance with details of which have been circulated to Council under separate cover – with each party to be responsible for their own legal costs.

CONSULTATION AND COMMUNICATION

In preparing this report, Council has consulted and communicated with all relevant Council divisions as outlined below

- Infrastructure Strategy + Planning – Floodplain and Stormwater Team
- Parks + Open Space
- Infrastructure Strategy + Planning – Transport Planning Team

No objections were received to the sale of the Subject Land, noting this pathway is no longer a 'Public Pathway' and formally closed. A public pathway just west of the Subject Land provides permeability to the same destinations via Coreen Avenue, Goshawk Place to Yuruga Avenue and is a formed pedestrian pathway link.

PLANNING AND POLICY IMPACT

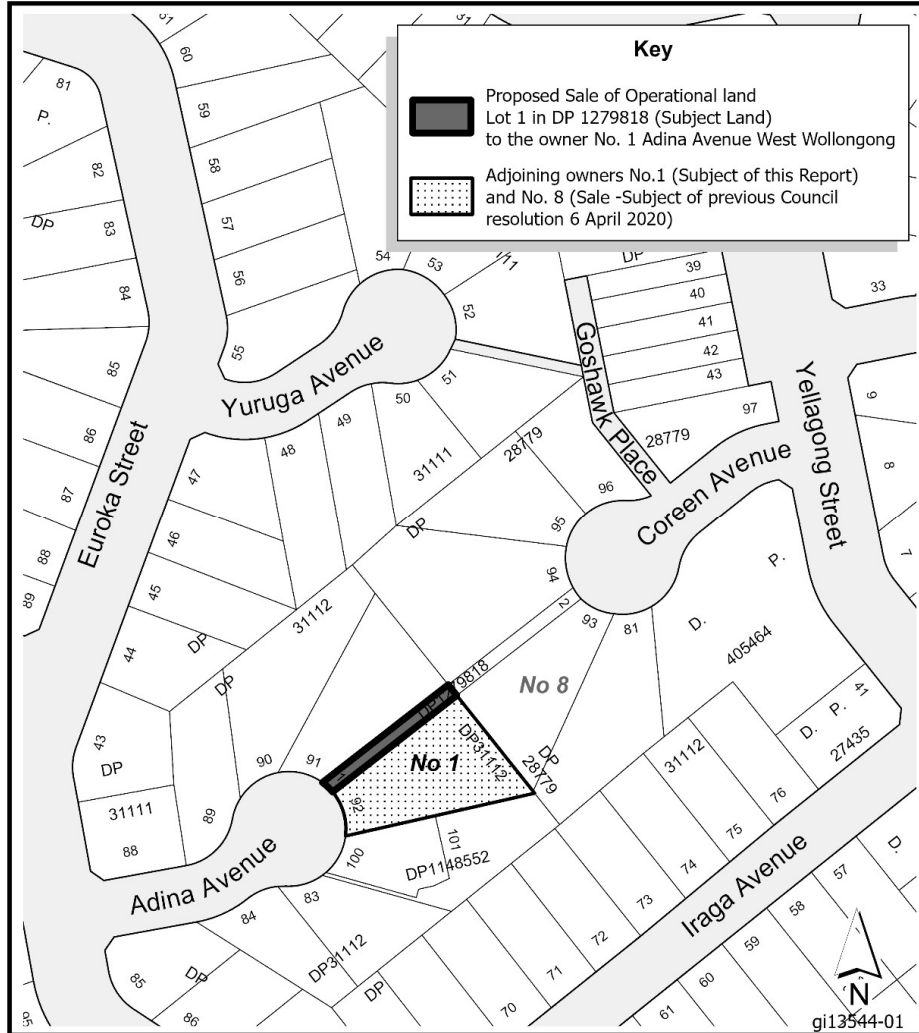
This report contributes to the delivery of Our Wollongong 2032 Goal 4 'We are a connected and engaged community'. It specifically delivers on core business activities as detailed in objective 4.8 'Council's resources are managed effectively to ensure long term financial sustainability'.

FINANCIAL IMPLICATIONS

Council will receive income from the sale of the Subject Land in line with the valuation information provided under separate cover. If retained, Council will hold the maintenance costs and liabilities of the Subject Land.

CONCLUSION

The Subject Land is recommended to be sold as it provides no benefit to Council as Operational Land and is excess to operational requirements. Due to its steep slope and unconstructed nature, retaining this parcel of land is a maintenance and financial risk and liability to Council.



ITEM 4 AUDIT RISK AND IMPROVEMENT COMMITTEE - EXTENSION OF TERM - MR CARL MURPHY

The initial term of Carl Murphy, Independent member of Council's Audit, Risk and Improvement Committee (ARIC) expires on 31 October 2025. This report recommends that the appointment of Carl Murphy to the Committee be extended, in accordance with the ARIC Charter, for the period up to 31 December 2028.

RECOMMENDATION

The term of Mr Carl Murphy as an independent member of the Audit, Risk and Improvement Committee be extended for the period up to 31 December 2028.

REPORT AUTHORISATIONS

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

ATTACHMENTS

There are no attachments for this report.

ACRONYMS USED IN REPORT

Abbreviation	Meaning
ARIC	Audit Risk and Improvement Committee
CPA	Certified Practicing Accountant
GAICD	Graduate of the Australian Institute of Company Directors

BACKGROUND

The Council ARIC Committee has three appointed independent external members, one of which is appointed by Council as Chairperson. The current independent members of the Committee are as follows:

- Donna Rygate (Chairperson) appointment expires 31 October 2027
- Carl Murphy appointment expires 31 October 2025
- Robert Lagaida appointment expires 31 October 2026

The ARIC Terms of Reference states the following in relation to term limits of independent members of the ARIC:

5.5 Members will be appointed for a four-year period. Members can be reappointed for a further term, but the total period of continuous membership cannot exceed eight years, and extension is at the discretion of Council. This includes any term as Chair of the Committee. Members who have served an eight-year term (either as member or Chair) must have a two-year break from serving on the Committee before being appointed again.

5.6 To preserve the Committee's knowledge of Council, ideally, no more than one member should leave the Committee because of rotation on any one year.

5.7 Notwithstanding Clause 5.5, Council may determine that a member serve a term of less than 4 years to ensure that membership renewal dates are staggered so knowledge of the council's operations, financial reporting structure and other important aspects are not lost to the audit, risk and improvement committee when members change.

PROPOSAL

Mr Murphy was appointed for an initial term of three years on 1 November 2022 and has indicated that he would like to be considered for a further term of three years only. Whilst the standard term under the

ARIC Terms of Reference is four years, a three-year term is considered acceptable as it will still permit Council to maintain a stagger of membership terms between independent members that will allow a planned phasing in and out of members without a detriment to accumulated knowledge of the Committee.

All independent member terms generally expire at the end of October in the relevant year. It is noted that Council elections are scheduled for September 2028, so it is recommended as a one-off that Mr Murphy's re-appointed term expire on 31 December 2028 to allow the newly constituted council to make a decision on further renewing or appointing another member.

Mr Murphy has a strong background of close to 40 years in public administration previously holding the role of Chief Operating Officer with the Commonwealth Department of Infrastructure, Regional Development and Cities and the role of First Assistant Secretary, Corporate Services Division with the Commonwealth Department of Finance. Mr Murphy is an experienced member of Audit Risk and Improvement Committees across the public sector. Mr Murphy is also a graduate of the Australian Institute of Company Directors (GAICD) and is a Certified Practising Accountant (CPA).

PLANNING AND POLICY IMPACT

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

Community Strategic Plan 2032		Delivery Program 2022-2026
Strategy		Service
4.7	Demonstrate responsible decision-making based on our values, collaboration, and transparent and accountable leadership	Governance and Administration

FINANCIAL IMPLICATIONS

There are no direct financial implications relating to the extension of term

CONCLUSION

The Audit Risk and Improvement Committee plays a vital role in Council's governance framework. Its primary objective is to provide independent assurance and strategic advice to the General Manager and Council, ensuring robust oversight of governance, risk management, control processes, and external accountability requirements. Extending Mr. Murphy's appointment to the Committee supports continuity, allowing the existing members to maintain momentum while further embedding best practices within Council's governance structures.

ITEM 5

TENDER T1000142 - WOLLONGONG CITY COUNCIL DESIGN & TECHNICAL SERVICES PANEL (2024)

This report recommends acceptance of tenders for the provision of design and technical services to Council in accordance with the requirements of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*. Nineteen (19) sub-panels of specialist disciplines in design and technical services will be engaged for a period of three (3) years with two (2) options for extensions of one (1) year each, with such extensions exercised at Council's sole discretion.

Council's current T18/46 Design & Technical Services Panel Contract concluded in October 2024 and has been extended to enable the process to establish a new Panel Agreement. The current panel contract supports the procurement of consultants for varying areas of engineering investigations and design to support delivery of projects and to provide specialist advice. The subject of this report, the T1000142 Panel is proposed to perform a similar function to the current panel.

RECOMMEDATION

- 1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tenders shown below in Tables 1–19 from the Panel Consultants for the provision of design and technical services to Council.
- 2 The contract be awarded for an initial term of three (3) years, with two (2) optional extensions of one (1) year/s each for a maximum term of 5 years, with any such extensions being exercised at the sole discretion of Council.
- 3 Council delegate to the General Manager the authority to finalise and execute the contracts and any other documentation required to give effect to this resolution.
- 4 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Jeremy Morgan, Manager Project Delivery (Acting)
 Authorised by: Paul Tracey, Director Infrastructure + Works (Acting)

ATTACHMENTS

There are no attachments for this report.

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DTS	Design & Technical Services
LGP	Local Government Procurement

BACKGROUND

The delivery of Council projects and initiatives routinely require a broad range of specialist skills to undertake investigation and design tasks. Whilst we maintain sound technical skill-base with internal resources and capabilities, a demand remains for a range of specialist disciplines to support with investigation and design. Legislative and regulatory compliance requirements and changes to technical standards impact the complexity of projects, combined with a growth in the Infrastructure Delivery Program create an increased supply of projects requiring support.

Establishment of a Panel Agreement provides a pre-approved list of consultants to enable more efficient procurement of consultants to deliver packages of work.

The current T18/46 Panel has operated successfully since October 2019. Improvements have been implemented based on review of outcomes from the T18/46 Panel which include:

- Newly developed Panel Agreement specific to Design & Technical Services Panel requirements
- Incorporation of reserve lists where appropriate to provide flexibility in operation
- Improved structures for Panel administration, operation and function
- Refined requirements for discipline sub-panels

Tenders were invited for this project by the open tender with submissions closing at 10.00 am on Tuesday 10 December 2024.

One hundred and nineteen (119) tenders were received by the close of tenders, thirteen (13) tenders were received after the closing time. Tenders received after the tender closing time were deemed as late tenders and were given no further consideration. The Assessment Panel determined that three (3) tenders were non-compliant and were not further assessed. The remaining tenders have been scrutinised and evaluated by a Tender Evaluation Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Infrastructure Strategy + Planning, Procurement & Supply and Governance & Risk Divisions.

The Tender Evaluation Panel evaluated all tenders in accordance with the following Evaluation 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 Agreement to Panel Agreement and Professional Services Contract conditions

Evaluation Criteria

- 1 Cost to Council – 25%
- 2 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile – 30%
- 3 Staff qualifications and experience – 30%
- 4 Demonstrated strengthening of local economic capacity – 15%

The mandatory evaluation criteria have been met by the recommended tenderers.

Assessment of Cost to Council was based on a typical project engagement for each discipline sub-panel using data from the previous panel and accounted for hourly rates associated with relevant position descriptions.

The Tender Evaluation Panel utilised a weighted scoring method for the evaluation 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 evaluation criteria as specified in the tender documentation. The method then applies weightings established prior to opening tenders for each of the evaluation criteria which provides for a total score out of 5 to be calculated for each tender. The tenders that scored above the minimum threshold were listed as recommended Panel Consultants, or Reserve Panel depending on the score. Following the above analysis, Tables 1–19 below summarise the results of the tender evaluation which are listed in alphabetical order.

TABLE 1 – MULTIDISCIPLINARY CIVIL

Panel Consultants	
<p>AT&L and Associates Pty Ltd T/A AT&L</p> <p>Barker Ryan Stewart Pty Ltd</p> <p>GHD Pty Ltd</p> <p>MU Croup Consulting Pty Ltd</p> <p>MWH Australia Pty Ltd T/A Stantec</p> <p>SMEC Australia Pty Ltd</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
<p>Westlake Punnett & Associates Pty Ltd</p> <p>SLR Consulting Australia Pty Ltd</p> <p>Beveridge Williams and Co Pty Ltd</p> <p>Indesco Pty Ltd</p> <p>MakerENG Pty Ltd</p> <p>Talis Consultants Pty Ltd ATF Talis Unit Trust</p> <p>J. Wyndham Prince Pty Ltd</p> <p>DSK Consulting Pty Ltd</p> <p>Castle Creek Pty Ltd as trustee for the JMF Unit Trust T/A RKF Engineering Services</p> <p>Orion Consulting Engineers Pty Ltd</p> <p>Tonkin Consulting Pty Ltd</p> <p>JJ Ryan Consulting Pty Ltd</p> <p>ACOR Consultants Pty Ltd</p> <p>Trafficworks Pty Ltd</p> <p>BG&E Resources Pty Ltd</p> <p>Premise Australia Pty Ltd</p> <p>Northrop Consulting Engineers</p> <p>Range Consulting Pty Ltd T/A FSC Range</p> <p>AEGIS Pty Ltd T/A AEGIS - Consulting Engineers</p> <p>Ason Pty Ltd</p>	
Complete Urban	NON-CONFORMING

TABLE 2 – MULTIDISCIPLINARY BUILDINGS + ARCHITECTURAL SUB-PANEL

Panel Consultants	
<p>BHI Architects Pty Ltd</p> <p>BAK Architecture Pty Ltd</p> <p>BVN Architecture Pty Ltd</p> <p>CCG Architects</p> <p>Choi Ropiha Fighera Pty Ltd T/A Choi Ropiha Fighera</p> <p>CO.OP Studio Pty Ltd</p> <p>Elemental Architecture Pty Ltd T/A Sam Crawford Architects</p> <p>Facility Design Group Pty Ltd</p> <p>Haskell Architects Pty Ltd</p> <p>Lacoste + Stevenson Pty Ltd T/A Lacoste + Stevenson Architects</p> <p>LocalArchitect South Coast Pty Ltd</p> <p>NBRS and Partners Pty Ltd</p> <p>Neeson Murcutt Architects Pty Ltd T/A Neeson Murcutt Neille</p> <p>Sherson Architecture Pty Ltd</p> <p>sutersARCH Pty Ltd</p> <p>Warren Mahoney Architects Australia Pty Ltd</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
<p>Guida Moseley Brown Pty Ltd</p> <p>Jerez Enterprises Pty Ltd</p> <p>KYEARN KING & PARTNERS PTY LTD T/A Kyearn Architecture</p> <p>Lachlan Seegers Architect Pty Ltd</p> <p>LCBB Pty Ltd T/A Sibling Architecture</p> <p>MCGREGOR WESTLAKE ARCHITECTURE PTY LIMITED</p> <p>Richard Small & Phil Quinton Architects Pty Ltd T/A SQC Group</p>	
<p>AEGIS Value Engineering Pty Ltd T/A AEGIS - Consulting Engineers</p> <p>Ason Pty Ltd T/A Ason Group</p> <p>Complete Urban Pty Ltd</p> <p>Edmiston Jones Pty Ltd</p>	NON-CONFORMING

TABLE 3 –CIVIL DESIGN SUB-PANEL

Panel Consultants	
<p>Barker Ryan Stewart Pty Ltd</p> <p>Footprint (NSW) Pty Ltd</p> <p>Leckring Pty Ltd T/A MEngineers</p> <p>Shire Civil Design Pty Ltd</p>	
Reserve Panel	
<p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>SLR Consulting Australia Pty Ltd</p> <p>SMEC Australia Pty Ltd</p> <p>Tonkin Consulting Pty Ltd</p> <p>Westlake Punnett & Associates Pty Ltd</p>	
Unsuccessful Tenderers	
<p>ACOR Consultants Pty Ltd</p> <p>AEGIS Pty Ltd T/A AEGIS - Consulting Engineers</p> <p>Alluvium Consulting Australia Pty Ltd T/A Alluvium Consulting</p> <p>Ason Pty Ltd T/A Ason Group</p> <p>BG&E Resources Pty Ltd</p> <p>Colliers International Engineering & Design (NSW) Pty Ltd T/A Colliers</p> <p>DSK Consulting Pty Ltd</p> <p>FJA Consulting Engineers Pty Ltd</p> <p>Indesco Pty Ltd</p> <p>JJ Ryan Consulting Pty Ltd</p> <p>JPE Group Pty Ltd</p> <p>MakerENG Pty Ltd</p> <p>MU Group Consulting Pty Ltd</p> <p>Northrop Consulting Engineers Pty Limited</p> <p>Orion Consulting Engineers Pty Ltd T/A Orion Group</p> <p>Premise Australia Pty Ltd T/A Premise</p> <p>Talis Consultants Pty Ltd ATF Talis Unit Trust T/A Talis Consultants</p> <p>Trafficworks Pty Ltd</p>	
<p>Beveridge Williams and Co Pty Ltd T/A Beveridge Williams</p> <p>Complete Urban Pty Ltd</p> <p>J. Wyndham Price Pty Ltd</p>	NON-CONFORMING

TABLE 4 – STRUCTURAL DESIGN SUB-PANEL

Panel Consultants	
<p>Front End Structural Engineering Pty Ltd</p> <p>GHD Pty Ltd</p> <p>Leckring Pty Ltd T/A MEngineers</p> <p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>SLR Consulting Australia Pty Ltd</p> <p>SMEC Australia Pty Ltd</p> <p>Westlake Punnett & Associates Pty Ltd</p>	
Reserve Panel	
<p>MU Group Consulting Pty Ltd</p> <p>Range Consulting Pty Ltd T/A FSC Range</p> <p>Talis Consultants Pty Ltd ATF Talis Unit Trust T/A Talis Consultants</p> <p>Tonkin Consulting Pty Ltd</p>	
Unsuccessful Tenderers	
<p>ACOR Consultants Pty Ltd</p> <p>AEGIS Pty Ltd T/A AEGIS - Consulting Engineers</p> <p>BG&E Resources Pty Ltd</p> <p>Castle Creek Pty Ltd as trustee for the JMF Unit Trust T/A RKF Engineering Services</p> <p>Colliers International Engineering & Design (NSW) Pty Ltd T/A Colliers</p> <p>CORE Consulting Engineers Pty Ltd</p> <p>DSK Consulting Pty Ltd</p> <p>Indesco Pty Ltd</p> <p>Inhouse Engineers Pty Ltd T/A Inhouse Consulting Engineers</p> <p>JJ Ryan Consulting Pty Ltd</p> <p>Northrop Consulting Engineers Pty Limited</p> <p>Orion Consulting Engineers Pty Ltd T/A Orion Group</p> <p>Worley Services Pty Ltd T/A Worley Limited</p>	
N/A	NON-CONFORMING

TABLE 5 – STORMWATER & FLOODING SUB-PANEL

Panel Consultants	
<p>AEGIS Pty Ltd T/A AEGIS - Consulting Engineers</p> <p>Alluvium Consulting Australia Pty Ltd T/A Alluvium Consulting</p> <p>J. Wyndham Prince Pty Ltd</p> <p>Leckring Pty Ltd T/A MEngineers</p> <p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>SMEC Australia Pty Ltd</p> <p>Westlake Punnett & Associates Pty Ltd</p>	
Reserve Panel	
<p>Indesco Pty Ltd</p> <p>MakerENG Pty Ltd</p>	
Unsuccessful Tenderers	
<p>ACOR Consultants Pty Ltd</p> <p>Barker Ryan Stewart Pty Ltd</p> <p>BG&E Resources Pty Ltd</p> <p>Colliers International Engineering & Design (NSW) Pty Ltd T/A Colliers</p> <p>Footprint (NSW) Pty Ltd</p> <p>Inhouse Engineers Pty Ltd T/A Inhouse Consulting Engineers</p> <p>Orion Consulting Engineers Pty Ltd T/A Orion Group</p> <p>SLR Consulting Australia Pty Ltd</p> <p>Tonkin Consulting Pty Ltd</p> <p>Water Technology Pty Ltd</p> <p>Worley Services Pty Ltd T/A Worley Limited</p>	
<p>Beveridge Williams and Co Pty Ltd T/A Beveridge Williams</p> <p>Complete Urban Pty Ltd</p>	NON-CONFORMING

TABLE 6 – WATER SERVICING CO-ORDINATOR (WSC) SUB-PANEL

Panel Consultants	
ACOR Consultants Pty Ltd AT&L and Associates Pty Ltd T/A AT&L MWH Australia Pty Ltd T/A Stantec Australia Orion Consulting Engineers Pty Ltd T/A Orion Group SMEC Australia Pty Ltd	
Reserve Panel	
Beveridge Williams and Co Pty Ltd T/A Beveridge Williams Colliers International Engineering & Design (NSW) Pty Ltd T/A Colliers	
Unsuccessful Tenderers	
FJA Consulting Engineers Pty Ltd	
N/A	NON-CONFORMING

TABLE 7 – BUILDING SERVICES ENGINEERING SUB-PANEL

Panel Consultants	
ACOR Consultants Pty Ltd Building Services Engineers Pty Ltd T/A BSE (NSW) Pty Ltd ERBAS AND ASSOCIATES PTY LTD T/A ERBAS GHD Pty Ltd Lucid Consulting Engineers (NSW) Pty Ltd T/A Lucid Consulting Australia Meinhardt NSW Pty Ltd	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
CORE Consulting Engineers Pty Ltd Northrop Consulting Engineers Pty Limited	
N/A	NON-CONFORMING

TABLE 8 – ELECTRICAL DESIGN SUB-PANEL

Panel Consultants	
<p>ARA Electrical High Voltage Services Pty Ltd</p> <p>FJA Consulting Engineers Pty Ltd</p> <p>Lucid Consulting engineers (NSW) Pty Ltd T/A Lucid Consulting Australia</p> <p>Paul Anthony Electrical Pty Ltd</p> <p>SMEC Australia Pty Ltd</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
<p>CORE Consulting Engineers Pty Ltd</p> <p>JJ Ryan Consulting Pty Ltd</p> <p>Northrop Consulting Engineers Pty Limited</p>	
N/A	NON-CONFORMING

TABLE 9 – COASTAL ENGINEERING SUB-PANEL

Panel Consultants	
<p>BG&E Resources Pty Ltd</p> <p>GHD Pty Ltd</p> <p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>SMEC Australia Pty Ltd</p> <p>Water Technology Pty Ltd</p> <p>Worley Services Pty Ltd T/A Worley Limited</p>	
Reserve Panel	
<p>Alluvium Consulting Australia Pty Ltd T/A Alluvium Consulting</p> <p>Earthwise Environmental Pty Ltd</p> <p>Range Consulting Pty Ltd T/A FSC Range</p> <p>Westlake Punnett & Associates Pty Ltd</p>	
Unsuccessful Tenderers	
N/A	
N/A	NON-CONFORMING

TABLE 10 – DRAFTING SERVICES SUB-PANEL

Panel Consultants	
<p>Footprint (NSW) Pty Ltd</p> <p>Lukin Design Pty Ltd</p> <p>MakerENG Pty Ltd</p> <p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>Orion Consulting Engineers Pty Ltd T/A Orion Group</p> <p>Sherson Architecture Pty Ltd</p> <p>Shire Civil Design Pty Ltd</p> <p>SLR Consulting Australia Pty Ltd</p> <p>SMEC Australia Pty Ltd</p> <p>The Trustee for TAI Discretionary Trust</p> <p>Westlake Punnett & Associates Pty Ltd</p> <p>Z and M Popovic Architects & Heritage Consultants Pty Ltd T/A ZMP Architects & Heritage Consultants</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
<p>CORE Consulting Engineers Pty Ltd</p> <p>DSK Consulting Pty Ltd</p> <p>FJA Consulting Engineers Pty Ltd</p> <p>Inhouse Engineers Pty Ltd T/A Inhouse Consulting Engineers</p> <p>JPE Group Pty Ltd</p> <p>Lachlan Seegers Architect Pty Ltd</p> <p>MU Group Consulting Pty Ltd</p> <p>Premise Australia Pty Ltd T/A Premise</p> <p>Talis Consultants Pty Ltd ATF Talis Unit Trust T/A Talis Consultants</p>	
<p>ACOR Consultants Pty Ltd</p> <p>J. Wyndham Prince Pty Ltd</p>	NON-CONFORMING

TABLE 11 – GEOTECHNICAL SERVICES SUB-PANEL

Panel Consultants	
Alliance Geotechnical Pty Ltd CMW Geosciences (NSW) Pty Ltd D&N Geotechnical Pty Ltd Douglas Partners Pty Ltd GHD Pty Ltd MWH Australia Pty Ltd T/A Stantec Australia SMEC Australia Pty Ltd Worley Services Pty Ltd T/A Worley Limited	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
BG&E Resources Pty Ltd Construction Sciences Pty Ltd Durkin Construction Pty Ltd JK Geotechnics Pty Ltd K2 ENVIRONMENTAL SERVICES PTY LTD T/A K2 Consulting Group Martens & Associates Pty Ltd SLR Consulting Australia Pty Ltd TERRAINSIGHT PTY LTD T/A TerraInsight	
N/A	NON-CONFORMING

TABLE 12 – ENVIRONMENTAL SERVICES SUB-PANEL

Panel Consultants	
<p>Austral Archaeology Pty Ltd</p> <p>GHD Pty Ltd</p> <p>Marsupial Lion Pty Ltd</p> <p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>OzArk Environment & Heritage Management Pty Ltd T/A Ozark Environment & Heritage</p> <p>Property Risk Australia Pty Ltd</p> <p>RPS AAP Consulting Pty Ltd</p> <p>SMEC Australia Pty Ltd</p> <p>Virtus Heritage Pty Ltd</p> <p>Water Technology Pty Ltd</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
<p>Alluvium Consulting Australia Pty Ltd T/A Alluvium Consulting</p> <p>Avcon Industrial and Response Pty Ltd</p> <p>Earthwise Environmental Pty Ltd</p> <p>Extent Heritage Pty Ltd T/A Extent</p> <p>Gyde Consulting Pty Ltd</p> <p>MG Environmental Pty Ltd</p> <p>Richard Small & Phil Quinton Architects Pty Ltd T/A SQC Group</p> <p>SLR Consulting Australia Pty Ltd</p> <p>Tonkin Consulting Pty Ltd</p> <p>Worley Services Pty Ltd T/A Worley Limited</p>	
The Trustee for Cannon Family Trust & The trustee for Riepsamen Family Trust & The trustee for S & C Apperley Family Trust T/A SET Consultants Pty Ltd	NON-CONFORMING

TABLE 13 – SURVEY & SPATIAL SERVICES SUB-PANEL

Panel Consultants	
<p>GeoPos Pty Ltd</p> <p>MakerENG Pty Ltd</p> <p>Orion Consulting Engineers Pty Ltd T/A Orion Group</p> <p>Premise Australia Pty Ltd T/A Premise</p> <p>RPS AAP Consulting Pty Ltd</p>	
Reserve Panel	
<p>Barker Ryan Stewart Pty Ltd</p> <p>Beveridge Williams and Co Pty Ltd T/A Beveridge Williams</p> <p>Colliers International Engineering & Design (NSW) Pty Ltd T/A Colliers</p> <p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>SMEC Australia Pty Ltd</p> <p>Veris Australia Pty Ltd</p>	
Unsuccessful Tenderers	
<p>Durkin Construction Pty Ltd</p> <p>V-Mark Survey Pty Ltd T/A Australian Locating Services</p>	
N/A	NON-CONFORMING

TABLE 14 – QUANTITY SURVEYING & COST ESTIMATION SERVICES SUB-PANEL

Panel Consultants	
<p>Altus Group Cost Management Pty Ltd</p> <p>Donald Cant Watts Corke (NSW) Pty Ltd</p> <p>Genus Advisory Pty Ltd</p> <p>Leckring Pty Ltd T/A MIEngineers</p> <p>MBMpl Pty Ltd</p> <p>Muller Pty Ltd atf Muller Unit Trust T/A Muller Partnership</p> <p>RPS AAP Consulting Pty Ltd</p> <p>The Trustee for SLATTERY AUSTRALIA UNIT TRUST T/A Slattery Australia Pty Ltd</p> <p>Tracey Burnstrom & Hammond Pty Ltd T/A TBH</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
Jerez Enterprises Pty Ltd	
AEGIS Pty Ltd T/A AEGIS - Consulting Engineers	NON-CONFORMING

**TABLE 15 – WASTE CLASSIFICATION, HAZMAT AND CONTAMINATION ASSESSMENT
SUB-PANEL**

Panel Consultants	
<p>Alliance Geotechnical Pty Ltd</p> <p>Avcon Industrial and Response Pty Ltd</p> <p>Clearsafe Environmental Solutions Pty Ltd</p> <p>Douglas Partners Pty Ltd</p> <p>Earthwise Environmental Pty Ltd</p> <p>GHD Pty Ltd</p> <p>JBS&G Australia Pty Ltd</p> <p>SMEC Australia Pty Ltd</p> <p>TERRAINSIGHT PTY LTD T/A TerraInsight</p>	
Reserve Panel	
<p>K2 ENVIRONMENTAL SERVICES PTY LTD T/A K2 Consulting Group</p> <p>MWH Australia Pty Ltd T/A Stantec Australia</p> <p>Property Risk Australia Pty Ltd</p> <p>SLR Consulting Australia Pty Ltd</p>	
Unsuccessful Tenderers	
<p>CSH Consulting Pty Ltd T/A CSH Laboratory Services</p> <p>ERMAC CONSULTING GROUP PTY LTD T/A Envirotec Safe</p> <p>JK Environments Pty Ltd</p> <p>Raw Earth Environmental Pty Ltd</p> <p>Tonkin Consulting Pty Ltd</p>	
N/A	NON-CONFORMING

TABLE 16 – UNDERGROUND UTILITY LOCATION SERVICES SUB-PANEL

Panel	
<p>Beveridge Williams and Co Pty Ltd T/A Beveridge Williams</p> <p>Durkin Construction Pty Ltd</p> <p>Laneyrie Electrical Pty Ltd</p> <p>Locate & Map Pty Ltd T/A Locate and Map</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
<p>Ferrycarrig Construction Pty Ltd</p> <p>GeoPos Pty Ltd</p> <p>Utility Mapping (AUST) Pty Ltd T/A Utility Mapping</p> <p>V-Mark Survey Pty Ltd T/A Australian Locating Services</p>	
N/A	NON-CONFORMING

TABLE 17 – MATERIALS ASSESSMENT, TESTING & REMEDIATION SUB-PANEL

Panel Consultant	
<p>Building & Construction Research & Consulting (BCRC) Pty Ltd</p> <p>Castle Creek Pty Ltd as trustee for the JMF Unit Trust T/A RKF Engineering Services</p> <p>SMEC Australia Pty Ltd</p>	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
<p>ACOR Consultants Pty Ltd</p> <p>AEGIS Pty Ltd T/A AEGIS - Consulting Engineers</p>	
N/A	NON-CONFORMING

TABLE 18 – BUILDING CERTIFICATION & COMPLIANCE SERVICES SUB-PANEL

Panel Consultants	
Certatude Pty Ltd The Trustee for OBVIUS ACCESS TRUST T/A Obvious Access	
Reserve Panel	
AEGIS Pty Ltd T/A AEGIS - Consulting Engineers	
Unsuccessful Tenderers	
N/A	
Ason Pty Ltd T/A Ason Group	NON-CONFORMING

TABLE 19 – ARBORICULTURE SERVICES SUB-PANEL

Panel	
Sur Mer Pty Limited as the Trustee for Sound Wood Trust T/A Moore Trees	
Reserve Panel	
N/A	
Unsuccessful Tenderers	
N/A	
N/A	NON-CONFORMING

PROPOSAL

The establishment of this design and technical services panel (including the nineteen (19) identified sub-panels) for the provision of design and technical services in accordance with the Panel Agreement conditions and requirements creates efficiencies in procurement and related savings to the consultants and council.

The recommended tenderers have satisfied the Tender Evaluation Panels that they are capable of undertaking the works to Council's standards and in accordance with the Panel Agreement and Professional Services Contract requirements.

Referees nominated by the recommended tenderers have been contacted and the feedback satisfied the Tender Evaluation Panel that the consultant is capable of undertaking the work under contract.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Evaluation Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of the following Our Wollongong 2032 Goals

- Goal 1: We value and protect our environment
- Goal 5: We have a healthy community in a liveable city.
- Goal 6: We have affordable and accessible public transport

It specifically delivers on the following:

Community Strategic Plan 2032		Delivery Program 2022-2026
Strategy		Service
1.2	Manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans.	Environmental Services Stormwater Services
1.3	Increase our resilience to natural disasters and a changing climate to protect life, property and the environment.	
1.6	West Dapto urban growth is effectively managed with facilities and spaces to support the future community	
5.2	Urban areas are created and maintained to provide a healthy and safe living environment for our community	Community Facilities Parks & Sports Fields
5.4	Provide a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.	
5.7	Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.	
5.12	Plan and deliver an accessible, safe, clean and inviting public domain.	
6.7	Maintain the service levels of our roads, footpaths and cycleways to an acceptable standard	Transport Services

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*.

Operational risks to Council in delivery of projects resulting from poor consultant performance, consultant workload and resulting potential impacts to functionality of sub-panels have been mitigated through implementation of the Panel Agreement conditions developed in consultation with Councils Legal Services Team and key learnings taken from operation of the T18/46 Panel.

SUSTAINABILITY IMPLICATIONS

The implementation of the Design & Technical Services Panel is anticipated to improve efficiencies in procurement actions and the associated administrative workload required.

Market engagement and testing via this tender process and subsequent appointment of new or different consultants to the Panel may increase the availability of working relationships between Council and businesses which provide suitable services. Medium- and long-term benefits to Council may be realised through exposure and engagement with an expanded pool of proven capable businesses to support delivery of Council projects.

FINANCIAL IMPLICATIONS

It is proposed that costs associated with individual design and/or technical services engagements be funded from the respective project Budget at the time the design and/or technical service is required.

It is anticipated that overall procurement costs for design and technical services engagements will be reduced through the streamlined process applicable to the Panel.

CONCLUSION

The establishment of the Panel Contract T1000142 Wollongong City Council Design & Technical Services Panel will allow efficient engagement of consultants to provide support to delivery of Council projects.

It is recommended that Council endorse the acceptance of the recommended tenders.

ITEM 6 NOTICE OF MOTION - COUNCILLOR JESS WHITTAKER - THIRROUL SKATEPARK

Councillor Jess Whittaker has submitted the following Notice of Motion –

“I formally move that Wollongong City Council write to Member for Heathcote, Maryanne Stuart MP, to request her assistance with any opportunities for state government funding to deliver the Thirroul Skatepark.”

Background provided by Councillor Jess Whittaker:

The Thirroul community has advocated for a local skatepark for several decades. With the Thirroul Skatepark in advanced planning stages and the community awaiting further updates around location and proposed design, the NSW Government should be invited to partner with us to deliver this important community building project for Thirroul.

MP Stuart has previously assisted Sutherland council access \$1.65m in extra funding for Engadine Skatepark at Cooper Street Reserve, which has been well received by the community. Wollongong Council should be seeking similar representations from the Member to the state government for the Thirroul project.

When the Cooper Street Reserve project was formally opened, Minister for Sport Steve Kamper said: “The project shows the NSW Government’s commitment to create spaces and places that enable communities to participate in sport at all levels”. “I’m incredibly proud of the \$1.65m investment the NSW Government contributed towards turning the community’s vision into a reality, providing some outstanding facilities that will enable local residents to hone their sporting skills or develop a new sporting interest”. “Cooper Street Reserve is also a great example of the results that can be achieved through collaboration between local and state government” Minister Kamper said.

I am requesting the General Manager, on behalf of Wollongong City Council, make formal representations to the Member for Heathcote, to invite the state government to partner with us in a similar way for the delivery of this exciting project.

ITEM 7

NOTICE OF MOTION - COUNCILLORS ANDREW ANTHONY, DEIDRE STUART, KIT DOCKER AND JESS WHITTAKER - COMMEMORATING 80 YEARS SINCE HIROSHIMA & NAGASAKI

Councillors Anthony, Stuart, Docker and Whittaker have submitted the following Notice of Motion –

“We formally move that Wollongong City Council –

- 1 Acknowledges the 80th anniversaries of the atomic bombings of the Japanese cities of Hiroshima and Nagasaki on 6th and 9th of August 1945; honours the memory of the more than 210,000 people who died; and recognises the ongoing suffering of survivors (Hibakusha) and their descendants.
- 2 Continues our commitment to annually marking Hiroshima and Nagasaki Day through public acknowledgement and community engagement, as an opportunity to reflect on the humanitarian consequences of nuclear warfare and to promote peace.
- 3 Reaffirms its commitment to peace, community safety, and the protection of human life and the environment.
- 4 Recognises the continuing threat posed by nuclear weapons and the catastrophic impact their use would have on cities, civilians, and ecosystems globally.
- 5 Reaffirms our support for International Campaign to Abolish Nuclear Weapons (ICAN) Cities Appeal, which supports the United Nations Treaty on the Prohibition of Nuclear Weapons.
- 6 Calls on the Australian Government to sign and ratify the Treaty on the Prohibition of Nuclear Weapons without delay.”

Background provided by Councillors Anthony, Stuart, Docker and Whittaker:

As we approach the 80th anniversaries of the Hiroshima and Nagasaki bombings in August 2025, it is timely to reflect on the devastating human toll of nuclear weapons and to reaffirm our city's support for disarmament. The International Campaign to Abolish Nuclear Weapons (ICAN) Cities Appeal is a global initiative calling on cities and towns to support the UN Treaty on the Prohibition of Nuclear Weapons. The City of Wollongong endorsed this appeal on 12 February 2019.

Wollongong is also a member of the Mayors for Peace network, established by the cities of Hiroshima and Nagasaki. In 1980, Council declared Wollongong a “Nuclear Free Zone” and reaffirmed this declaration in 2006 and again in April 2022. In February 2021, Council passed a motion celebrating the entry into force of the UN Treaty on the Prohibition of Nuclear Weapons.