

ITEM 2 PUBLIC EXHIBITION - DRAFT WOLLONGONG AFFORDABLE HOUSING CONTRIBUTION SCHEME AND PLANNING PROPOSAL

On 27 February 2023, Council adopted the Wollongong Housing Strategy 2023. The Strategy includes an action to prepare an Affordable Housing Contributions Scheme. A draft Wollongong Affordable Housing Contributions Scheme has now been prepared, and to implement the Scheme, an amendment to the Wollongong Local Environmental Plan 2009 is required to introduce an Affordable Housing clause which will enable the Contributions Scheme to operate.

It is recommended that the draft Wollongong Affordable Housing Contributions Scheme and Planning Proposal be exhibited for community and stakeholder comment.

RECOMMENDATION

- 1 The draft Wollongong Affordable Housing Contributions Scheme be endorsed for exhibition.
- 2 A Planning Proposal be prepared seeking to amend the Wollongong Local Environmental Plan 2009 to introduce an Affordable Housing clause to enable Council to implement the Wollongong Affordable Housing Contributions Scheme.
- 3 The Planning Proposal be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination to enable exhibition.
- 4 If a Gateway Determination is issued, the Planning Proposal and draft Wollongong Affordable Housing Contributions scheme be exhibited for a minimum period of 6 weeks.
- 5 The Department of Planning, Housing and Infrastructure be advised that Council does not wish to use its local plan-making delegation to finalise the Planning Proposal, to enable the Department to review and finalise the LEP amendment

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
 Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Draft Affordable Housing Contribution Scheme

ACRONYMS USED IN REPORT

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
Act	Environmental Planning and Assessment Act 1979
DPHI	Department of Planning, Housing and Infrastructure
EOI	Expression of Interest
HDA	Housing Delivery Authority
LEP	Local Environmental Plan
LGA	Local Government Area
Regulation	Environmental Planning and Assessment Regulation 2021
SEPP	State Environmental Planning Policy
TOD	Transport Oriented Development

BACKGROUND

It is well documented that there is a National Housing crisis and there is lack of Affordable Rental Housing, in NSW and the Wollongong LGA.

On 27 February 2023, Council adopted the Wollongong Housing Strategy 2023. The Strategy includes an action (Implementation Priority 8) to prepare an Affordable Housing Policy and Affordable Housing Development Contributions Scheme. The strategy includes the following relevant actions:

- ARH5 An Affordable Housing Development Contribution Scheme will be introduced and the Wollongong LEP 2009 amended, for precincts proposed to be rezoned to permit increase the residential density or significant residential development, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 or Tier 2 Community Housing Provider for the provision of affordable housing. This will also apply to the West Dapto Urban Release Area where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m² is proposed.
- ARH6 As part of the proposed Affordable Housing Development Contribution Scheme, commencing in three years (01/01/2026), residential developments containing more than 20 dwellings will be required to have a minimum of 3% Floor Space as Affordable Rental dwellings to be managed by a Tier 1 or Tier 2 Community Housing provider, or equivalent funding provided. The size of the dwellings is to be proportional to the overall dwelling mix in the development. The percentage rate will increase by 1% each year (on 1 January) to be 10% on 01/01/2033. The scheme will not apply to dwellings provided under SH1, ARH4 and ARH5.
- CP3 A new draft Affordable Housing Development Contributions Plan will be required to be prepared, exhibited and adopted to support the introduction of an Affordable Housing Contributions scheme.

Council has also been implementing other actions from the Strategy.

Prior to the adoption of the Housing Strategy and in lieu of an Affordable Housing Contributions Scheme, Council approved two Planning Agreements as part of Planning Proposals which include the provision of Affordable Housing at the former Corrimal Coke Works site (6.5%) and former Port Kembla School site (5%). The preparation of an Affordable Housing Contributions Scheme will provide an improved planning mechanism for the provision of Affordable Rental Housing, as future precincts will be identified as part of the Planning Proposal, rather than needing to follow two separate processes, including the negotiation of individual Planning Agreements.

On 18 March 2024 Council endorsed the introduction of an Affordable Housing clause in the Wollongong LEP 2009 as part of the Wilga Street Corrimal Planning Proposal. However, the proposed clause was not supported by the NSW Department of Planning, Housing and Infrastructure as Council had not exhibited a draft Affordable Housing Contributions Scheme.

On 12 August 2024, following exhibition, Council adopted the Affordable Housing Policy Procedures. The Policy includes a 10% Affordable Housing target for future residential development. The Policy also increased the proposed contribution rate to be applied to up-zonings from 5% to a 10% Affordable Housing floor space contribution. The Policy also amended the commencement date for larger residential developments to 1 July 2026 to coincide with the commencement of the next financial year.

Legislation framework

The *Local Government Act 1993* does not include a responsibility for Council to provide or manage Affordable Housing.

The *Environmental Planning and Assessment Act 1979 (Act)*:

- Defines Affordable Housing as being “Housing for very low-income households, low-income households, or moderate-income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument”
- Section 1.3 includes an Object of the Act to be: (d) to promote the delivery and maintenance of affordable housing

- Section 7.32 allows for the collection of contributions for affordable housing where a need for affordable housing is identified in a planning instrument. The Contributions Scheme needs to be managed separately to the section 7.11 and section 7.12 Development Contributions Schemes which assist in the funding of new local infrastructure required to service the demand created by new development.

The *Environmental Planning and Assessment Regulation 2021* (Regulation) includes a number of clauses related to the development consents for development containing Affordable Housing:

- Clause 26 – which requires development applications under the Housing SEPP to indicate the name of the registered Community Housing Provider who will manage the affordable housing
- Clause 80 defines the Affordable Housing Guidelines means the NSW Affordable Housing Ministerial Guidelines published by the Department of Community and Justice and approved by the Minister for Families, Communities and Disability Services
- Clauses 82, 83, 84 and 86A require a condition of development consent that before the issue of an occupation certificate, a restriction must be registered on the property indicating the use for Affordable Housing, and evidence of an agreement with a registered community housing provider must be given to the NSW Registrar of Community Housing.
- Clause 208 enables the cost of the development of Affordable Housing to be removed from the cost of the development.
- Clause 210 enables affordable housing contributions to be paid via electronic transfer.

In 2002 State Environmental Planning Policy (SEPP) No.70 Affordable Housing was introduced. The SEPP initially enabled an Affordable Housing Schemes in the City of Sydney. The Act required a Council to be listed in the SEPP to enable a development contributions scheme for the provision of Affordable Housing. By 2018 eight LGAs were listed in the SEPP. In 2019 the SEPP was amended to apply to the State, but a Council prepared Contribution Scheme still had to be approved by the NSW Department of Planning, Housing and infrastructure.

In 2021 the SEPP 70 was merged into SEPP (Housing) 2021.

Clause 13 of the Housing SEPP defines household income levels:

A household is taken to be a very low-income household, low-income household or moderate-income household if—

(a) the household –

(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—*

(A) very low-income household—less than 50%,

(B) low-income household—50–less than 80%,

(C) moderate income household—80–120%, and

(ii) pays no more than 30% of the gross income in rent, or

(b) the household—

(i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and

(ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.”

The Wollongong LGA is defined by the State to be located outside of Greater Sydney and is therefore considered part of the “Rest of NSW”. The annual Regional NSW median household income is \$1,434 per week, which results in the annual income for a very low income household to be <\$37,284, a low income household to be \$37,284 - \$59,654 and a moderate income household to be \$59,654 - \$89,482 (ABS 2021 census). These household income levels are insufficient to buy or rent an average priced unit

or dwelling in the LGA. There is also minimal housing stock available for households on very low and low incomes.

The Median weekly household income for the Wollongong LGA is \$1,682, some \$248 higher than the rest of NSW average (ABS 2021 census). Council officers have made representations that Wollongong LGA's income levels and house prices are above the "rest of NSW" average, and have proposed that a regional or LGA definition would be more appropriate to be included in the legislation.

A review of LEPs, indicates that 24 Council LEPs now include an Affordable Housing clause enabling the collection of funds for the provision of Affordable Housing. There has been a recent increase in the introduction of clauses associated with the Tier 1 Transport Oriented Development precincts.

Council Affordable Housing initiatives

Council has a long involvement in the provision of Affordable Housing. In 1983, Council and the Emergency Accommodation Group helped establish the Illawarra Housing Trust.

Between 2019 and 2023, Council allocated \$10.3 million from a Commonwealth Grant through 3 grant rounds to 3 Affordable Housing projects:

- \$4.3m to the Housing Trust (2019) to assist in the funding of two projects. The Dapto project is complete and contains 9 Affordable dwellings. The Wollongong project is under construction and will contain 27 Affordable dwellings.
- \$1.3m to Head Start Homes (2022) for a Pathways to Home Ownership program.
- \$5m to Head Start Homes (2023) for an Affordable Housing and Home Ownership program for Low to Moderate Income Earners.

The management of the funds and the grant allocation process has provided learnings for the draft Affordable Housing Contribution Plan and future allocation of contribution funds, including the time and resources required.

Council has approved two Planning Agreements as part of Planning Proposals which include the provision of Affordable Housing at the former Corrimal Coke Works site and former Port Kembla School site.

State Affordable Housing initiatives

When Council adopted the Wollongong Housing Strategy 2023 (27 February 2023), the State had minimal initiatives to address the Affordable Housing need.

In recognition of the pressing need for more housing and in response to the National Housing Accord, the current NSW Government has introduced a number of policy initiatives to increase the provision of Affordable Rental Housing, including:

- 14 December 2023 – the Housing SEPP was amended with an incentivisation clause to enable a 30% increase to floor space ration and/or building height where 10-15% Affordable Housing is provided on-site for a 15-year period.
- On 29 April 2024 – the Housing SEPP was amended to include provisions for Transport Oriented Development (TOD) precincts. This affects land around Corrimal Station and Dapto Station and has been announced but not commenced for the North Wollongong precinct. The provisions require 2% of Gross Floor Area in buildings with more than 2,000m² of floor space to be Affordable Rental Housing. In a 2,000m² building this equates to a 40m² studio apartment. This requirement is in perpetuity.
- On 15 November 2024 – The NSW Premier announced the establishment of the Housing Delivery Authority (HDA) to consider major residential development proposals. These proposals may include a concurrent rezoning as an alternative planning pathway to a Council Planning Proposal. Wollongong is defined as being Regional (*Interpretation Act 1987* – Schedule 1) which means the threshold for residential development proposals in Wollongong is \$30M (which the Department indicates is approximately 40 or more homes). The HDA commenced on 19 December 2024 and from 8 January 2025, proponents for larger residential developments have been able to lodge Expressions of Interest (EOI) to the HDA. The HDA makes a recommendation to the Minister for

Planning and Public Spaces who then determines whether to issue an Order to declare the proposal as State Significant Development. To date, the HDA has considered 13 EOIs in the LGA and supported 8 Expressions of Interest in the Wollongong LGA for 3,391 dwellings including 621 Affordable Housing dwellings. Seven of the proposals have been declared State Significant Development through Ministerial Orders and the proponents are preparing State Significant Development applications.

- On 28 February 2025 – the Housing SEPP was further amended to identify Low and Mid-rise housing precincts at Corrimal, Fairy Meadow, Dapto and Warrawong. The policy increases permissible floor space ratios and building heights (up to 6 stories), but does not include a requirement for the provision of Affordable Rental Housing.
- On 28 February 2025 the Warrawong Plaza State Assessed Planning Proposal was approved which proposes 1,300 dwellings of which 15% are proposed to be Affordable Housing dwellings for 15 years. A development application has not been lodged.
- On 22 May 2025 the *Environmental Planning and Assessment Bill* was passed by the NSW Government which amends the *Environmental Planning and Assessment Act 1979* to enable an Environmental Planning Instrument (e.g. SEPP or LEP) to include a requirement for the provision of Affordable Rental Housing.

A Wollongong Affordable Housing Contributions Scheme and related LEP clause, will enable affordable housing contributions to be applied to relevant development proposals not currently captured by existing affordable housing requirements.

PROPOSAL

Consistent with the approved actions in the Wollongong Housing Strategy and Wollongong Affordable Housing Policy, a draft Affordable Housing Contributions Scheme has been prepared. The draft Scheme proposes a comprehensive approach to securing affordable housing contributions from new residential developments within the Wollongong LGA.

The draft scheme:

- 1 Sets out how contributions for affordable housing will be levied on new development and provides worked examples. The draft scheme was prepared in accordance with the NSW Government's *Guideline for Developing an Affordable Housing Contributions Scheme*.
- 2 Proposes two contributions rates:
 - a a minimum 10% floor space contributions rate for Planning Proposals seeking to increase residential development density,
 - b for larger residential development applications (more than 20 dwellings), an initial 3% development contribution based on floor space from 1 July 2026 increasing annually by 1% until 2033, where it caps at 10%.

The 1 July 2026 introduction of the contribution and phased introduction was informed by feedback received during the exhibition of the Housing Strategy 2023 to enable the development industry time to factor the contribution rate into their development feasibility and construction costings.
- 3 Is mindful of the mechanism of affordable housing provision through the Housing SEPP; the scheme ensures no duplications or double dipping are occurring within both Chapter 2 (Affordable Housing) and Chapter 5 (Transport Oriented Development).

The draft scheme is proposed to apply:

- 1 To all land within Wollongong LGA
- 2 To Planning Proposals seeking to increase and/or facilitate residential density, and
- 3 To Development Applications for residential flat buildings, multi dwelling housing, and/or shop-top housing of more than 20 units proposed

To implement the Affordable Housing Contributions Scheme, an Affordable Housing clause is required to be included in the Wollongong LEP 2009. A Planning Proposal is required to introduce the clause.

The proposed Planning Proposal includes two new clauses and a new map layer relating to affordable housing. This will embed the draft scheme into Wollongong LEP 2009, allowing Council to impose conditions of consent on new development for contributions for affordable housing.

The proposed clause will be drafted by the NSW Parliamentary Counsel Office in conjunction with the NSW Department of Planning, Housing and Infrastructure, and will likely be similar to other recent LEP clauses for consistency.

An example clause based on the Canterbury-Bankstown LEP 2023 and The Hills LEP 2019 is:

7.XX Affordable housing

- (1) *In this clause, the **Wollongong Affordable Housing Principles** are as follows—*
 - (a) *affordable housing must be provided and managed to accommodate a diverse residential population in areas representative of all income groups in the Wollongong LGA,*
 - (b) *affordable housing must be rented to tenants at rents that do not exceed a benchmark of 30% of actual household income,*
 - (c) *dwellings provided for affordable housing must be managed to maintain their continued use as affordable housing,*
 - (d) *the Council must use the following, received by or on behalf of the Council, to improve or replace, or provide additional affordable housing in Wollongong—*
 - (i) *rent from affordable housing, excluding landlords' expenses, such as management and maintenance costs and rates and taxes payable in connection with the dwellings,*
 - (ii) *money from the disposal of affordable housing,*
 - (e) *affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with the same type of dwellings forming part of the development that are not intended to be used as affordable housing, particularly in relation to internal fittings and finishes, solar access and privacy.*
- (2) *This clause applies to development on land identified as an "Area" on the Affordable Housing Map resulting in—*
 - (a) *the erection of a new building with more than 200m² of gross floor area used for the purposes of residential accommodation, or*
 - (b) *alterations to an existing building that results in at least 200m² of additional gross floor area used for the purposes of residential accommodation.*
- (3) *This clause does not apply to development for the purposes of boarding houses, community housing, group homes, hostels or public housing.*
- (4) *Development consent must not be granted to development to which this clause applies unless the consent authority has considered the following—*
 - (a) *The Wollongong Affordable Housing principles,*
 - (b) *the impact of the development on the existing mix and likely future mix of residential accommodation in Wollongong.*
- (5) *The consent authority may, when granting development consent to development to which this clause applies, impose a condition requiring an affordable housing contribution equivalent to the contribution specified in subclause (6).*
- (6) *The contribution for development is the amount of gross floor area equivalent to the percentage, shown for the land on the Affordable Housing Map, of the gross floor area of the residential component of the development.*
- (7) *A condition imposed under this clause must permit a person to satisfy the condition by—*

- (a) a dedication, in favour of the Council, of land comprising 1 or more dwellings, each having a gross floor area of at least 50m² and a monetary contribution paid to the Council for any remainder, or
 - (b) a monetary contribution paid to the Council of equivalent value to the gross floor area specified in subclause (6).
- (8) The rate at which a monetary contribution is taken to be equivalent to floor area for the purposes of this clause must be calculated by reference to the market value of dwellings of a similar size to the dwellings in the proposed development.
- (9) In this clause -
- community housing** has the same meaning as in the Community Housing Providers National Law (NSW).
- public housing** has the same meaning as in the Housing Act 2001.

The Affordable Housing Scheme Map will identify precincts where the Planning Proposal provision will apply. Initially it will apply to the Wilga Street, Corrimal precinct. An Affordable Housing Contribution has also been proposed for the Gwynneville precinct. As other Planning Proposals are progressed (including the Wollongong City Centre CBD), these areas will also be mapped.

Wollongong Local Planning Panel

On 12 May 2025 the Wollongong Local Planning Panel considered a report on the proposed Planning Proposal and provided the following advice for Council’s consideration:

- 1 The Panel supports the progression of an Affordable Housing Scheme including the necessary amendments to the LEP.
- 2 The Panel notes the State Government’s Affordable Housing Bonus scheme has proved more effective than any other affordable housing initiative over the last 20 years. The Panel suggests that Council considers and implements similar additional planning measures to further incentivise the provision of affordable housing.

CONSULTATION AND COMMUNICATION

The draft Wollongong Housing Strategy was exhibited in 2022 and the draft Affordable Housing Policy and Procedures were exhibited in 2024.

If Council endorsed the draft Affordable Housing Contributions Scheme and Planning Proposal, they will be exhibited once a gateway Determination is issued enabling the exhibition of the Planning Proposal.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 2 – “We have well planned, connected, and liveable places”. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	Service
2.4 Housing provides choice, affordability, and liveability for our diverse community	Land Use Planning

FINANCIAL IMPLICATIONS

Affordable housing contributions is proposed to be dedicated in the form of dwellings, or monetary contributions in lieu, by the developer, commencing on 1 July 2026. As the dedication of dwellings will be facilitated straight from the application to a Community Housing Provider through a condition of consent, in this case there will be no financial implication to Council.

However, the monetary contribution in lieu of the dedication of dwelling will require resourcing for the collection, monitoring and allocation of funds. Additional resources may be required to manage the allocation of funds, however it may take some years before sufficient contributions are collected to trigger initial allocations.

CONCLUSION

Consistent with the recommendations of the Wollongong Housing Strategy 2023, a draft Affordable Housing Contributions Scheme and Planning Proposal have been prepared.

It is recommended that the draft Affordable Housing Contributions Scheme and Planning Proposal be exhibited for community and stakeholder comment.

Wollongong Affordable Housing Contributions Scheme (2025)

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Document control

Rev No.	Adoption Date	In Force Date	Revision Details
Draft Scheme			Draft for exhibition
Adopted Scheme			

1. Strategic context and background

1.1. Purpose

The Wollongong Affordable Housing Contributions Scheme (the Scheme) sets out where, why, and what development contributions rate can be collected for the purpose of affordable housing within the Wollongong City Council Local Government Area (LGA).

2. Objectives

The objectives of the Wollongong Affordable Housing Contributions Scheme are:

- a) To recognise the provision of affordable housing as a social responsibility to assist members of the community into appropriate housing
- b) To assist in the housing needs of very low-, low-, and moderate-income households who live and/or work in the Wollongong LGA
- c) To facilitate opportunities for Government and Community Housing Providers (CHPs) to supply affordable housing within the Wollongong LGA.

2.1. Where does the Affordable Housing Contributions Scheme apply?

The scheme applies to all land within the Wollongong Local Government Area (LGA).

2.2. What development does the Scheme apply to?

Planning Proposals

This scheme applies to land where proposed planning controls will permit an increased residential density, this could include:

- A rezoning from a Rural or Environmental zone to a residential zone permitting increased residential potential
- A rezoning from a R2 Low Density Residential zone to a R3 Medium Density Residential zone, R4 High Density Residential zone, Employment zone (excluding industrial), Mixed Use zone with increased building height and / or floor space ratio controls

Development Applications

This scheme applies to Development Applications, only for residential flat buildings, multi-unit housing, and/or shop-top housing (and other mixed-use development) that propose more than 20 dwellings (units).

The Scheme does not apply to supportive accommodation, student accommodation, and any social and affordable housing developments provided by State agencies (e.g., Homes NSW).

This Scheme does not apply to development applications lodged under Chapter 2 of the Housing SEPP, which require 10% -15% of the Gross Floor Area (GFA) to be provided as affordable housing to attain 30% increase in height and / or floor space bonuses.

This Scheme does not apply to development applications lodged under Chapter 5 (Transport Oriented development) of the Housing SEPP.

This Scheme does not apply to State Significant Development (SSD) Applications which include the provision of Affordable Housing and are assessed and determined by the State.

2.3. What is the need for Affordable Housing?

Housing is a basic need for shelter, security, and community connection. The availability of a suitable range of housing is crucial to the communities ability to function efficiently and equitably. There is a need to offer more housing choices, including affordable housing for very low-, low- and moderate-income households, to support a socially diverse and inclusive community.

In recent decades, continued escalation in house prices and rents across the Sydney Metropolitan Region, including the Wollongong LGA, has made it difficult for very low-, low- and moderate- income households to find affordable housing. This results in increased levels of housing stress. This scheme directly responds to this critical need by establishing a framework for increasing supply of affordable housing options in the Wollongong LGA.

The Environmental Planning & Assessment Act 1979 [“The Act”] defines affordable housing as being “*Housing for very low-income households, low-income households, or moderate-income households, being such households as a prescribed by the regulations or as are provided for in an environmental planning instrument*”.

The State Environmental Planning Policy (Housing) 2021 [“Housing SEPP”], defines households through the following:

- “A household is taken to be a very low-income household, low-income household or moderate-income household if—

(a) the household –

(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW*—

- (A) very low-income household—less than 50%,
- (B) low-income household—50–less than 80%,
- (C) moderate income household—80–120%, and

(ii) pays no more than 30% of the gross income in rent, or

(b) the household—

(i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and

(ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.”

In the case that the definition of “affordable housing” and/or relevant “households” is amended, then that definition will replace the above definition.

As per the Housing SEPP, the Wollongong LGA is defined to be located outside of Greater Sydney and is therefore considered to be part of the “Rest of NSW”.

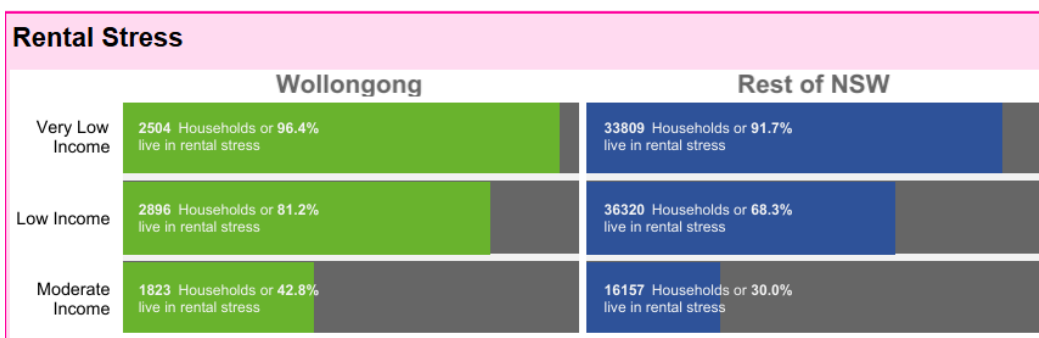
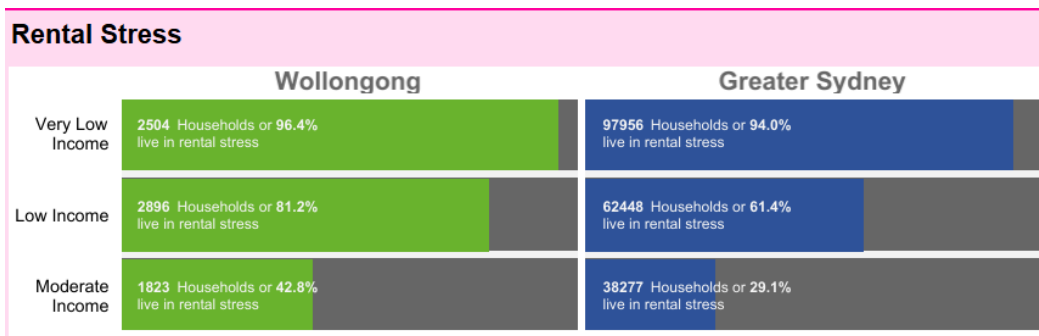
Table 1: Comparison of Weekly Household Incomes

Based on 2021 Census Data		
Household Type	Weekly Household Income	30% of Household Income Spent on Rent (Weekly)
Very-low income	Up to \$717	Up to \$215
Low income	\$718 - \$1,147	\$216 - \$344
Moderate income	\$1,148 - \$1,721	\$345 - \$516

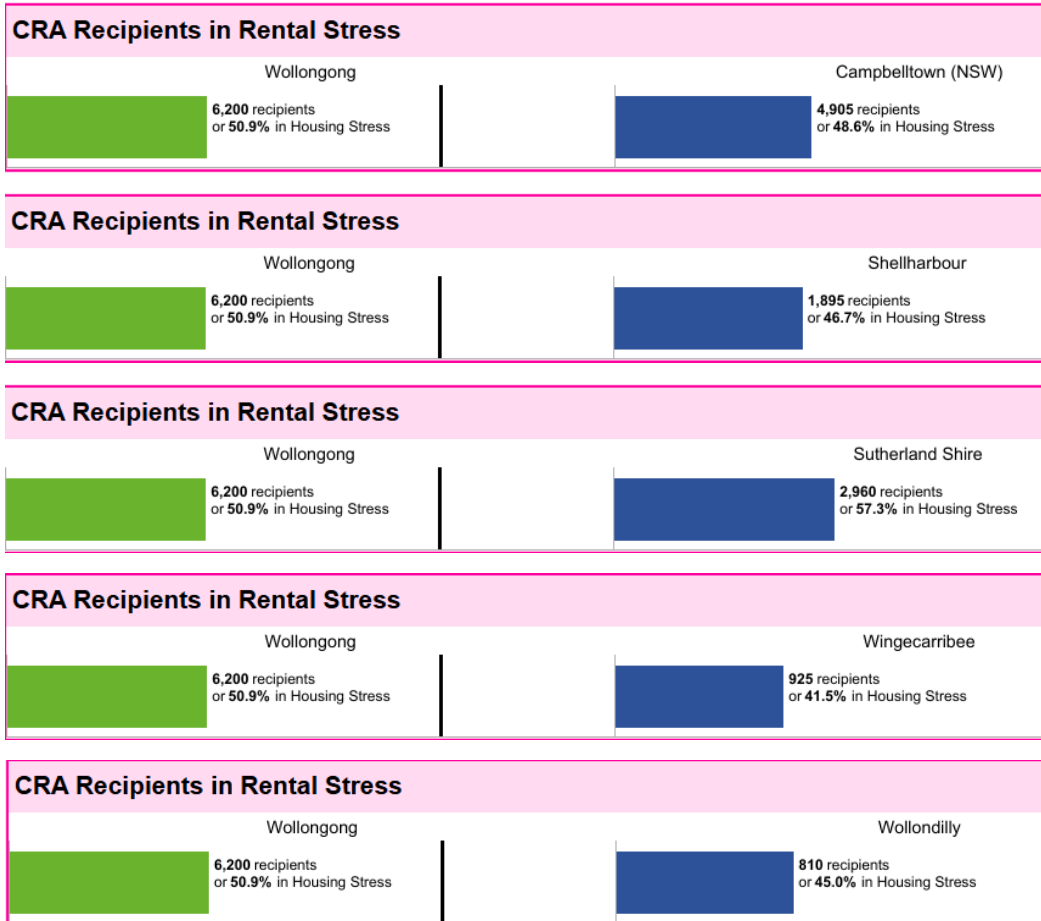
The need for affordable housing is directly related to the percentage of low-income households. Financial stress due to housing is also a key indicator, particularly if the income of population is misaligned with average housing prices and/or rents.

The Department of Communities and Justice (DCJ) provides a ‘NSW Local Government Housing Kit’ that provides a comprehensive resource for the purpose of affordable housing analysis. The Wollongong LGA, faces higher percentages of rental stress compared to ‘Greater Sydney’, and the ‘Rest of NSW’.

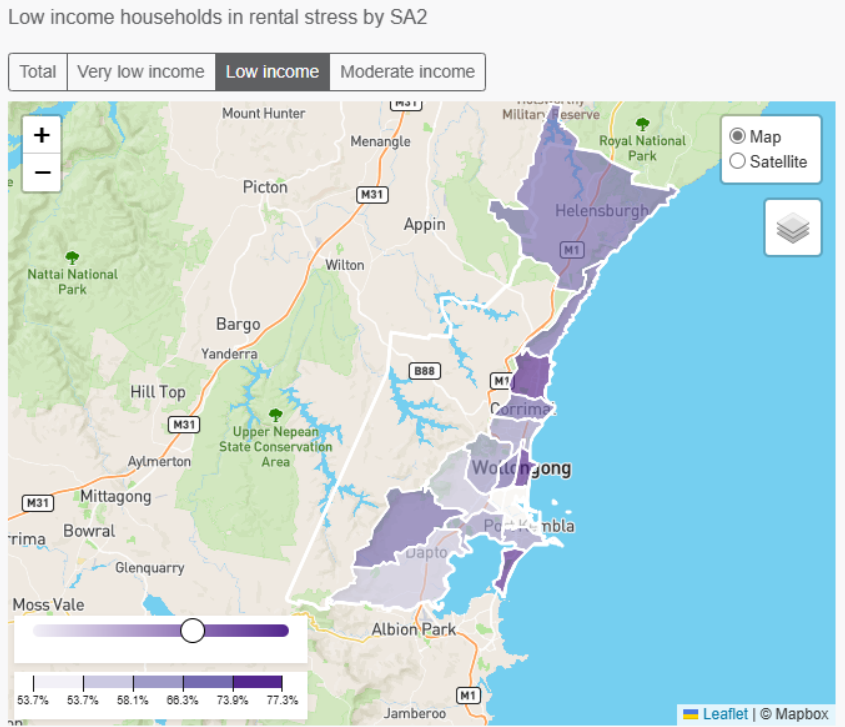
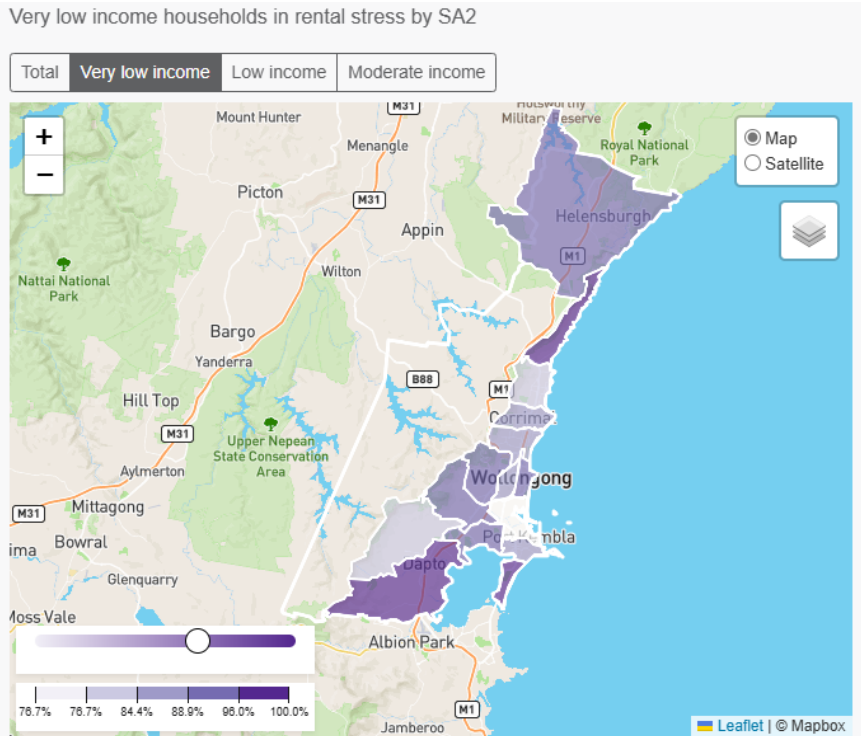
The following tables can be extracted from DJC’s interactive dashboard: [Landing Page | Communities and Justice](#).

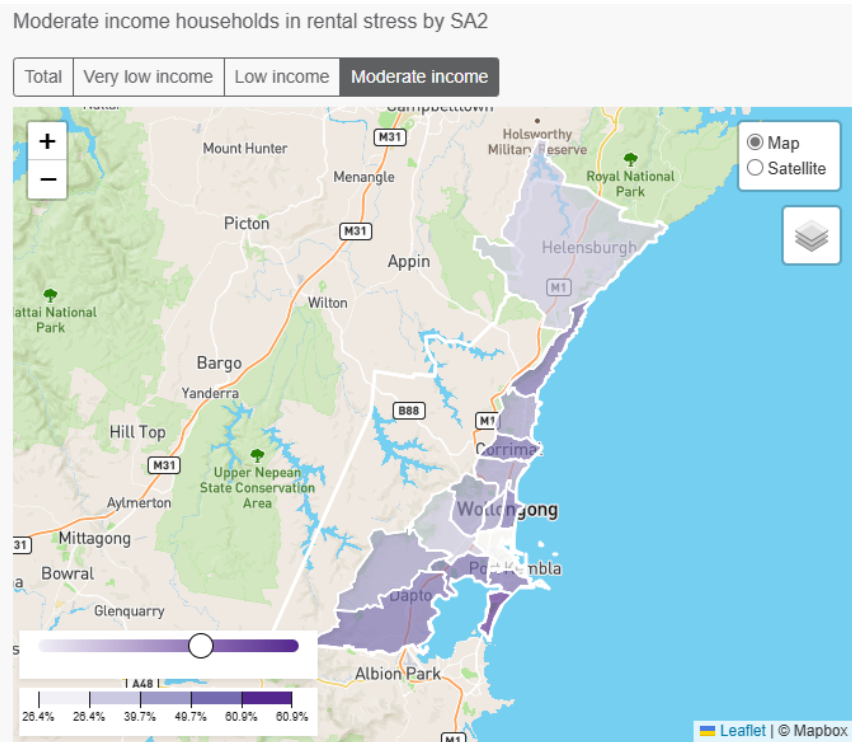


Commonwealth Rent Assistance (CRA) is a non-taxable Australian government payment designed to help eligible individuals and families with the cost of renting in the private or community housing market. For additional comparisons, see the following LGAs adjoining Wollongong City Council.

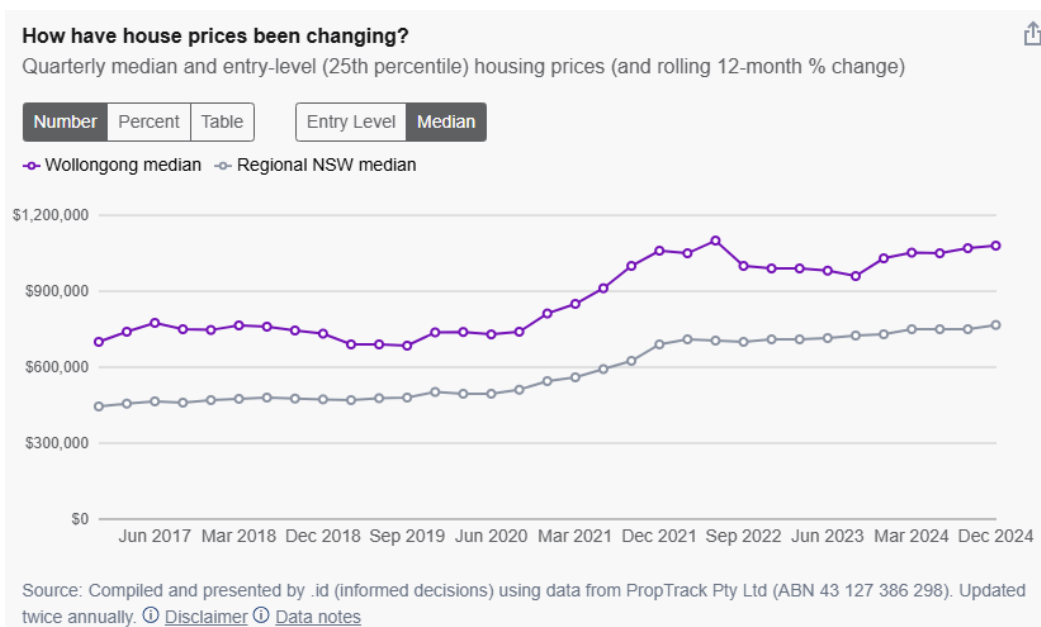


The Housing Monitor provided identifies the areas of highest housing stress as being situated around the Wollongong CBD, and suburbs surrounding Lake Illawarra including some pockets within the northern portion of the LGA:

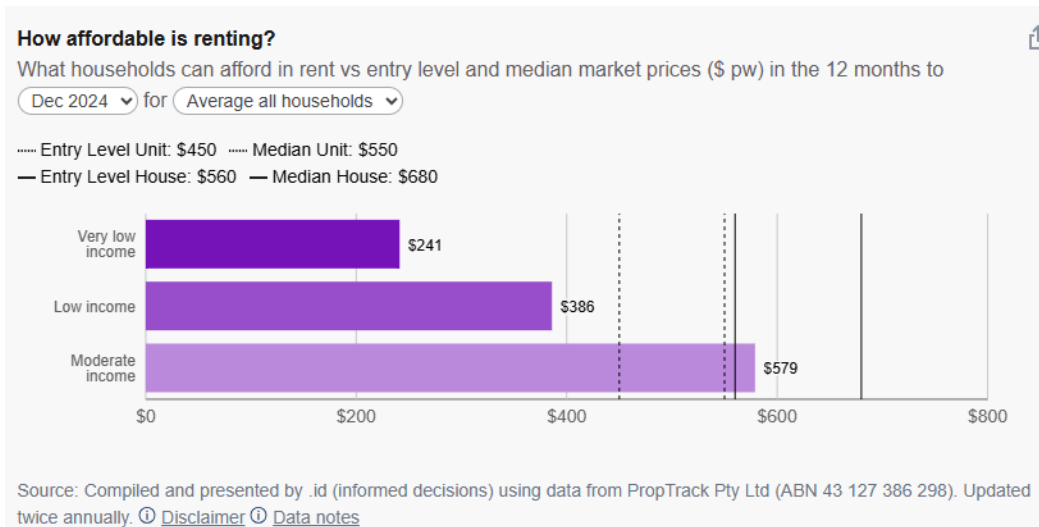




The median rental prices in the Wollongong LGA have been steadily increasing each quarter:



In terms of rental affordability, only very-low income and low-income households are at a position of rental stress. In this case, not even entry-level unit prices are reached, meaning 'very-low' and 'low'-income earners cannot afford the minimum asking price for rent:



Specific interventions are therefore needed to ensure that a diversity of housing, including affordable housing is provided.

2.4. Legislative basis for Affordable Housing

Section 7.32 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) allows for the collection of contributions for affordable housing where a need for affordable housing is identified in a planning instrument. This will be satisfied through the Wollongong Local Environmental Plan (LEP) 2009.

This Scheme applies in accordance with the requirements of EP&A Act, which allows for the collection of contributions for affordable housing where a need for affordable housing is identified in a planning instrument.

The *State Environmental Planning Policy (Housing) 2021* also recognises that all local government areas within NSW, are areas where there is a need for affordable housing.

2.5. Relationship to other Affordable Housing provisions

This Affordable Housing Contributions Scheme has been developed following a strategic assessment of Wollongong Council’s needs as per the following policies, plans, and documents:

2.5.1. State Environmental Planning Policy (Housing) 2021

The ‘Housing SEPP’, this policy encourages the provision of affordable housing within existing urban areas by offering ‘affordable housing bonuses’ in the form of additional 30% Floor Space Ratios (FSR) and Building Height to incentivise private developers to provide affordable housing. To be eligible for an FSR bonus, development must include 10% - 15% of its proposed total Gross Floor Area (GFA) as affordable housing for a period of 15 years. This is only applicable to DAs made under Chapter 2 of SEPP Housing 2021.

Part 2 of this Scheme provides a detailed explanation on the Contribution Rates proposed. In summary, Development Applications (DAs) proposing more than 20 Dwellings will be required to provide a minimum 3% of the proposed GFA of the development as Affordable Housing. This

will commence on 1 July 2026 and increasing by 1% until 2033 where the minimum levy caps at 10%.

On 29th April 2024, the Housing SEPP was amended to include the controls for Transport Oriented Development (TOD) precincts as Chapter 5. This includes the land around Corrimal Station, Dapto Town Centre and North Wollongong. The provisions require 2% of Gross Floor Area in buildings with more than 2000m² of floor space to be Affordable Rental Housing. In a 2000m² building this equates to a 40m² studio apartment. This requirement is in perpetuity.

To avoid 'double-dipping' of affordable housing provisions, developers may utilise the minimum 10%-15% levy to trigger the 30% bonuses (under Chapter 2 of the Housing SEPP). In the case of development subject to the 2% TOD requirement (under Chapter 5 of the Housing SEPP), then the affordable housing contributions scheme will not need to apply.

However, a development cannot use the additional GFA from both chapter of the Housing SEPP incentive bonus as their dedication of affordable housing to Council as part of this Scheme.

The historic mechanism to deliver this affordable housing stock is through the execution of Voluntary Planning Agreements (VPAs) between Council and Developer. It also provides clear definition of what constitutes 'affordable housing' which will be utilised by this Scheme (see Glossary of Terms for "Affordable Housing").

2.5.2. Wollongong Local Strategic Planning Statement (LSPS) (2025)

In 2025 Council adopted the Wollongong Local Strategic Planning Statement 2025-2045 (LSPS) which sets out the 20-Year vision for land-use in the Wollongong LGA. This includes statements that set out the planning priorities to meet community needs and deliver key State and local objectives.

The LSPS has 12 Planning Priorities detailed under three themes. Planning Priority 5 "We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future" is the most relevant for this Contribution Plan. The LSPS indicates that there is a need to provide additional affordable housing, and supported the actions being undertaken to implement the Wollongong Housing Strategy (2023) and Affordable Housing Policy (2024).

2.5.3. Wollongong Housing Strategy (2023)

In 2023 Council adopted the 'Wollongong Housing Strategy (2023)'. This was prepared as a succinct action plan to guide Council's programs and activities to support improved housing outcomes.

It considers affordable housing a "social responsibility to assist members of the community into appropriate housing". The establishment of a new draft Affordable Housing Contributions Plan in support of an Affordable Housing Scheme is one of the many actions proposed by the strategy.

This is in addition to the following key actions:

- **ARH1:** Waive Development Application fees for Affordable Rental Housing developments lodged by, or on behalf of Community Housing Providers
- **ARH2:** Exempt Development Contribution fees for Affordable Housing in the Wollongong City-Wide Development Contributions Plan & the West Dapto Contributions Plan

- **ARH4 & ARH5:** Prepare, exhibit and adopt an Affordable Housing Contributions Plan and introduce an Affordable Housing clause into the Wollongong LEP 2009.
- **ARH6:** Commencing on 1 July 2026 require Affordable Housing units to be incorporated into Residential Flat Building and Shop-top housing development with more than 20 dwellings, commencing at 3% of floor space and increasing annually to 10% in 2033, to be managed by a registered Tier 1 or 2 Community Housing Provider, in perpetuity
- **ARH10:** Council is open to innovative partnerships for the use of Council land that will contribute to the provision of Affordable Housing.

2.5.4. Wollongong Affordable Housing Policy (2024)

On 12 August 2024 Council adopted the Affordable Housing Policy which endorses the actions of the Housing Strategy and formally adopts the target of 10% affordable housing as part of future residential rezonings and larger new residential developments as a policy position.

The policy also makes clear Council's role and position in the affordable housing provision process in that Wollongong City Council is not proposing itself to be a Community Housing Provider (CHP).

Affordable housing is to be owned/managed by a registered CHP which includes any Tier 1 or Tier 2 organisation or entity in the National Regulatory System for Community Housing (NRSCH).

2.6. Principles of Affordable Housing

This scheme is guided by the following principles which are required under clause 15 of the Housing SEPP to be considered by a consent authority before imposing a condition under section 7.32 of the Act:

Affordable Housing must:

- a) Aim to create mixed and balanced communities,
- b) Be created and managed so that a socially diverse residential population, representative of all income groups, is developed and maintained in a locality.
- c) Be made available to very low-, low-, and moderate-income households, or a combination of the households.
- d) Be rented to appropriately qualified tenants at an appropriate rate of gross household income,
- e) Have its associated land be used for the purposes of the provision of affordable housing,
- f) Have its associated buildings managed to maintain their continued use for affordable housing,
- g) Consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area.

3. Affordable Housing Contributions Rates

3.1. Dedication of Affordable Rental Housing

Affordable Housing Contributions within the Wollongong LGA can either be facilitated at either the Planning Proposal stage or the Development Application stage, each with different contribution requirements.

Affordable housing contributions (whether it be in the form of additional dwellings or monetary provision) are in addition to local infrastructure contributions (section 7.11 or section 7.12 of the EP&A Act), and state and regional infrastructure contributions.

Proposed dwellings must have comparable standards to the proposed market dwellings and are to be managed by a registered Tier 1 or Tier 2 Community Housing Provider (CHP), in perpetuity.

Any existing land with an executed Voluntary Planning Agreement (VPA) which includes the provision of affordable housing for the public purpose of affordable housing registered on title will be excluded from this scheme.

Council is aware of the potential for development to be subject to overlapping affordable housing requirements under this scheme and the Housing SEPP (whether it be Chapter 2 or Chapter 5). To avoid unintended consequences, the following provisions apply:

- Developers may utilise affordable housing provided under the minimum 10% requirement for triggering FSR bonuses under the Housing SEPP to comply with the requirements of this scheme.
- Development subject to the 2% affordable rental housing requirement within Transport Oriented Development (TOD) precincts under the Housing SEPP will be exempt from this scheme.

Council acknowledges the potential for development contributions to influence development feasibility. The contributions rates have been carefully designed to balance the critical need for affordable housing with objectives of maintaining a viable development environment in Wollongong LGA. Mitigating measures include:

- A 3 year lead time for commencement of the scheme from 2024 to 1 July 2026, to allow the development industry time to adjust to the contributions
- A phased implementation approach for Development Applications, initially commencing at 3% and increasing by 1% annually until 10% is reached in 2033, to allow the development industry time to adjust to the contributions.
- Alignment of the maximum contribution levy with the provisions of the Housing SEPP, enabling developers to utilise affordable housing provision to access FSR bonuses

3.1.1. Planning Proposals

For Planning Proposals seeking to:

- Rezone land to permit residential development; and/or
- Increase residential density through changed controls/objectives; and/or
- Change existing controls to facilitate a significant residential development

A minimum of 10% of the Gross Floor Area (GFA) of the proposed residential developments will be required to be provided as affordable rental housing. Aligning with the DPE's recommendations for in-fill affordable housing reforms, 15% is encouraged.

The Wollongong Local Environmental Plan (LEP) will trigger these requirements in the preparation of Planning Proposals. The site or precinct will be mapped in the LEP's Affordable Housing Contributions Map. Any specific requirements will be listed in the Schedule of this scheme.

Planning Proposals requests will be required to include a Feasibility Study as part of their application to determine the appropriate development contribution as part of their value uplift.

The first rezoning of land is the West Dapto Urban Release Area to R2 Low Density Residential will be excluded from this requirement.

The following process will be utilised:

1. Extract Data from Planning Proposal Feasibility Study

Examine the 'Feasibility Study' accompanied by a Planning Proposal; this will determine "Proposed Additional GFA", "Property Zone Value", "RLV Ratio", and "Number of Proposed Units" (the "Average Unit Size" has been determined internally, currently at 93.5m²).

2. Calculate the Required Affordable Housing Dedication

Planning Proposals have a minimum requirement of 10% of the "Proposed Additional GFA" to be dedicated as affordable housing dwellings.

3. Determine the Monetary Like-for-Like Equivalent of the Dedication

In the case of monetary contributions in lieu of dedication, the following process persists:

- a) Find the "Property Zone Value" (within Feasibility Study)
- b) Multiply the "Number of Proposed Units" (within Feasibility Study) with the "Average Unit Size" (determined internally at 93.5m²).
- c) Multiply the above with the 10% Dedication Requirement to get the "**Affordable Housing Contributions Rate**"
- d) The Residual Land Value (RLV) or "**Proposed Uplift**" is calculated as: "Proposed Additional GFA" and "RLV Ratio" (both within Feasibility Study).
- e) Multiply the "Affordable Housing Contribution Rate" with the "Proposed Uplift" to get the "**Monetary Contribution**".

Example

A Planning Proposal within the 'Wollongong LGA Contribution Area' comprises **new GFA of 300m²** of the gross floor area for residential use within a development with an existing area of 197 m²

<p>RLV Ratio: 0.61 Property zone value: \$740,000 Number of Units: 4 Average Size of Units: 93.5 m² Percentage Applicable: 10%</p> <p><u>Calculation</u></p> <p>The Residual Land Value (RLV) or Uplift is calculated as Proposed GFA x RLV ratio: 300m² x 0.61 = 183 m²</p> <p>The affordable housing contribution is calculated as: (10% x Uplift of 183 m²) = 18.3m² (gross floor area) dedicated as affordable housing dwellings.</p> <p>The affordable housing contribution rate is calculated as Property Zone Value / (units x average unit size) x percentage rate = \$740,000 / (4 x 93.5) x 10% = \$197.86</p> <p>The Rate is applied to the uplift of the GFA from the development being: \$197.86 x 183 m² \$36,208.56</p>
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3.1.2. Development Applications

Development Applications (DA)s that are:

- Lodged from 1 July 2026 onwards; and
- Propose more than 20 dwellings (units) for residential flat buildings, multi-unit housing, and/or shop-top housing; and

must incorporate Affordable Housing Units within their development commencing at 3% of their proposed residential GFA, increasing annually to 10% in 2033 as below:

Date Lodged	% of GFA Required
Before 1 July 2026	No requirement
1 July 2026 to 30 June 2027	3%
1 July 2027 to 30 June 2028	4%
1 July 2028 to 30 June 2029	5%
1 July 2029 to 30 June 2030	6%
1 July 2030 to 30 June 2031	7%
1 July 2031 to 30 June 2032	8%
1 July 2032 to 30 June 2033	9%
1 July 2033 and after	10%

As with other units proposed as part of the DA, the affordable housing units must comply with all relevant requirements of the Wollongong LEP 2009, Wollongong DCP 2009, SEPPs and the Apartment Design Guideline (ADG), and will be assessed as such during the DA stage

A Condition of Consent requiring their dedication, free of all costs (including legal and registration dedication/transfer costs) and encumbrances will be included. This will also identify that a nominated CHP is to be the beneficiary of the dedication and/or monetary contribution.

For developments on sites where multiple DAs are lodged for residential flat buildings and/or shop-top housing within an 8-Year Period (i.e., Staged Development, Modification), the cumulative number of dwellings across all applications will be considered when determining the affordable housing contribution requirement. If the cumulative total exceeds 20 Dwellings, the contributions rate will consider the number of all dwellings within the development regardless of individual DA thresholds.

Example

A development application within the ‘Wollongong LGA Contribution Area’ comprises **21 Dwellings** with **2,000m²** of the gross floor area for residential use within a development

Calculation

The affordable housing contribution is calculated as: $(3\% \times 2,000\text{m}^2) = \mathbf{60\text{m}^2}$ (gross floor area) dedicated as affordable housing dwellings.

3.2. Monetary Contributions in lieu of dedication of dwellings

In lieu of the dedication of affordable housing units, developers may instead provide Council with an equivalent monetary contribution comparable to the amount specified in the condition of consent, which will be calculated on the basis that the percentage of GFA is proportionate with developmental revenue.

3.2.1. Contributions Rate

Developers seeking to provide monetary contributions in lieu of the dedication of affordable rental housing through a development application is to have the following formula:

Step 1: Find Affordable Housing Contributions Rate

$$\text{Affordable Housing Contribution Rate (sqm/GFA)} = \frac{\text{Median Strata Dwelling Price} * (x)\%}{\text{Average Unit Size}}$$

Step 2: Determine Affordable Housing Contribution to be Paid by a Development

- **Planning Proposals**

$$\text{Affordable Housing Contributions} = \text{Affordable Housing Contributions Rate} * \text{Proposed Additional GFA}$$

- **Development Applications**

$$\text{Affordable Housing Contributions} = \text{Affordable Housing Contributions Rate} * \text{Proposed Total GFA}$$

Where:

- **Median Strata Dwelling Price** is based on the ‘Median Strata Price in the NSW Government Rent and Sales Report, Table: ‘Sales Price Greater Metropolitan Region – Strata’, for the relevant Postcode of the subject site, prepared by the Department of

Communities and Justice. Postcodes that do not have their own median strata price must use the figure set broadly for the Wollongong LGA.

- **Average Unit Size** is based on assumptions set out by the ‘Wollongong City Centre Affordable Housing Contributions Study (2020) for a standard apartment size, which is currently assumed to be **93.5m²**. This figure will be reviewed and updated to reflect current market trends as needed. Any updates will be publicly notified and applies to all applications lodged after the update date.
- **(x)%** is based on the percentage of gross floor area (GFA) calculated to determine the provision of affordable rental housing for the development.

Example

A development application within the ‘Wollongong LGA Contribution area’ comprises **21 dwellings** with **2,000m²** of the gross floor area for residential use within a development.

Calculation

Example: The affordable housing contribution is calculated as: (3% x 2,000m²) = 60m² (gross floor area) X \$ 235.83 per m² = **\$471,657.75** as an equivalent monetary contribution.

3.3. Combination of dedication and Monetary Contribution

Where part of a contribution is satisfied by dedicating dwellings, any remaining floor area must be paid as a monetary contribution.

Developers can nominate the percentage split of what is to be dedicated affordable housing and remaining monetary contribution.

Example

A development application within the ‘Wollongong LGA Contribution area’ comprises **2,000m²** of the gross floor area for residential use within a development. The affordable housing contribution is calculated as: **(3% x 2,000m²) = 60m² (gross floor area)** or monetary equivalent to be dedicated in an affordable housing contribution

Calculation

Combination contribution:

- **50m²** dedicated as affordable housing dwellings (e.g. 1 x 50m² ADG dwellings)
- +
 - **\$78,609.63** as equivalent monetary contribution (Remaining 10m² X \$7,860.96 per m²)

4. Administration

4.1. Dedication of Affordable Rental Housing

4.1.1. Standards of dedicated dwellings

The location, size and quality of affordable housing dwellings are to be to the satisfaction of Council and/or the receiving community housing provider. The dwelling size mix should be complementary to the overall development. If not, Council may require changes to the development application, or that the contribution be made by way of an equivalent monetary contribution.

All floor area to be dedicated for affordable housing is to be allocated as dwellings, that is, common circulation areas are not considered part of the contribution requirement. An exception to this is where all the affordable housing floor area is provided as a full floor of a development or as a stand-alone building.

Dedicated affordable housing units must still comply with the minimum standards set out by local and state requirements (e.g. Apartment Design Guide, Development Control Plans etc.) as per the development assessment process.

4.1.2. Facilitation of dedication

Dedication of affordable housing dwellings under this scheme are to be transferred in property title to the nominated Community Housing Provider. The dedication of affordable housing dwellings will be formalised through a dedication condition within the Development Consent. This condition will outline the process for the transfer of property title to the nominated CHP upon completion of the dwellings and issuance of an Occupation Certificate.

A Community Housing Provider (CHP) includes any Tier 1 or 2 organisation or entity in the National Regulatory System for Community Housing (NRSCH). A CHP is expected to manage Affordable Rental Housing consistent with the NSW Affordable Housing Ministerial Guidelines 2023-24 (or future versions) *NSW Affordable Housing Ministerial Guidelines 2023-24 | Family & Community Service*. This will be identified during the assessment phase.

A positive covenant will be registered on title of the relevant property with terms that the relevant dwellings will be maintained and used for Affordable Housing only, as managed by the identified registered community housing provider in accordance with the Affordable Housing Guidelines. The positive covenant will only be released, varied, or modified with the express written consent of both Council and the owner of the burdened land.

4.2. Monetary Contributions

4.2.1. How to pay Monetary Contributions

Monetary contributions in lieu of the dedication of affordable housing is to be paid to Council at the time specified in the associated condition of consent, or prior to the issue of Occupation Certificate for the development.

Once the contributions are ready to be paid, the applicant must formally request an invoice by submitting a contributions inquiry on Council's website.

4.2.2. Indexation the Monetary Contributions

The contribution amount stated in a condition is current as at the date of determination and will be subject to indexation at the date of payment. This is to ensure that contributions reflect the costs associated with the provisions of affordable housing over time.

The contribution payable will be indexed quarterly using the Median Strata Price in the NSW Government Rent and Sales Report, Table: 'Sales Price Greater Metropolitan Region – Strata', for the relevant Postcode of the subject site. The latest iteration is to be used for the calculations, Council will update the formula when a new iteration of the report becomes available.

Contribution at time of payment = CCR x (MDP2 / MDP1)

Where:

CCR is the current contribution amount as set out in the development consent

MDP1 is the median strata dwelling price at the time of the approval of the development consent

MDP2 is the median strata dwelling price at the time of payment

4.2.3. Management of Monetary Contributions

Council is to manage financial contributions received in lieu of the provision of affordable rental housing dwellings in the following manner.

- a) Contributions (including any interest earned) are to be placed in a Restricted Asset account
- b) When the account reaches \$5 million, Council will seek expressions of interest from registered Community Housing Providers for the use of the funds for the provision of Affordable Rental Housing (this may take several years)
- c) The expressions of interest and allocation of the funds is to be reported to Council for determination.
- d) Step b) and c) is to be repeated each time the account reaches \$5 Million
- e) The funds may be pooled with other contributions received under other Contributions Plan and/or Voluntary Planning Agreements, but only for the public purpose of affordable housing

The expression of interest process will be managed by a panel and overseen by an independent Council division where practical.

In addition, a commissioning process may also occur in collaboration with the NSW Department of Communities and Justice (DCJ) to allow eligible affordable housing providers (i.e. Tier 1 or 2 CHPs) to submit Expressions of Interest (EOI)s to utilise affordable housing contributions collected by Council.

4.2.4. Accounting for Contributions

In accordance with clause 35 of the EP&A Regulation and the *Local Government Code of Accounting Practice and Financial Reporting* (Office of Local Government), Council maintains accounting records of contributions and distinguishes these from other accounts using separate restricted accounts. Funds held are invested in accordance with Council's *Investment Policy*.

At the end of each financial year, Council includes a Statement of Developer Contributions in its Annual Financial Statements that includes the following information:

- a) opening and closing balances of money held by the Council for the accounting period;
- b) total amounts received by way of monetary contribution under this Scheme;
- c) total amount spent in accordance with this Plan; and
- d) outstanding obligations of the Council to provide works for which contributions have been received

4.3. Review and Monitoring of Scheme

Council will review this Affordable Housing Contributions Scheme annually commencing in July 2027 (1 year after commencement of the scheme). A review would consider matters such as housing stress, the availability of affordable housing, the use of the Scheme, the collection and allocation of monetary funds gained through the scheme.

5. Definitions

Term	Definition for the Purpose of this Scheme
<i>Act</i>	<i>Environmental Planning and Assessment Act 1979</i>
<i>Affordable Housing</i>	<p>Has the same meaning as the Act and Housing SEPP being:</p> <p><i>“Housing for very low-income households, low-income households, or moderate-income households, being such households as a prescribed by the regulations or as are provided for in an environmental planning instrument”</i></p> <p>In the case that the definition of “affordable housing” is amended, then that definition will succeed the above definition.</p>
<i>Community Housing Provider (CHP)</i>	Includes any organisation or entity in the National Regulatory System for Community Housing (NRSCH)
<i>Council</i>	Wollongong City Council
<i>Gross Floor Area (GFA)</i>	<p>As defined by the <i>Standard Instrument (Principal Local Environmental Plans) Order 2006 and Wollongong LEP 2009</i> being:</p> <p><i>“The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—</i></p> <ul style="list-style-type: none"> <i>(a) the area of a mezzanine, and</i> <i>(b) habitable rooms in a basement or an attic, and</i> <i>(c) any shop, auditorium, cinema, and the like, in a basement or attic,</i>

	<p><i>but excludes—</i></p> <p><i>(d) any area for common vertical circulation, such as lifts and stairs, and</i></p> <p><i>(e) any basement— (i) storage, and (ii) vehicular access, loading areas, garbage and services, and</i></p> <p><i>(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and</i></p> <p><i>(g) car parking to meet any requirements of the consent authority (including access to that car parking), and</i></p> <p><i>(h) any space used for the loading or unloading of goods (including access to it), and</i></p> <p><i>(i) terraces and balconies with outer walls less than 1.4 metres high, and</i></p> <p><i>(j) voids above a floor at the level of a storey or storey above</i></p>
<i>Housing SEPP</i>	<i>State Environmental Planning Policy (Housing) 2021</i>
<i>Local Environmental Plan (LEP)</i>	<i>Wollongong Local Environmental Plan 2009 (2010 EPI 76)</i>
<i>Residual Land Value (RLV)</i>	<i>Residual Land Value refers to the total value after total profits minus total costs have been calculated and equates to the proposed uplift of the Development.</i>
<i>Very Low to Moderate Income Households</i>	<p>As referenced in the Housing SEPP being households whose gross incomes fall within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW:</p> <ul style="list-style-type: none"> • <i>very low-income household—less than 50%,</i> • <i>low-income household—50–less than 80%,</i> • <i>moderate income household—80–120%</i>

Schedules

A Wilga Street block, Corrimal precinct



On 18 March 2024 Council resolved to finalise a Planning Proposal for the Wilga Street block at Corrimal. The Planning Proposal included the following:

- Introduce a new local provision under *Part 7 Local Provisions – General* and associated mapping to facilitate alternative building height and floor space ratio provisions in certain circumstance for certain land (“Special Area”).
 - Alternative building height to be 21m.
 - Alternative floor space ratio to be 2:1.
 - Affordable housing and lot consolidation required.
- Introduce a new provision under *Part 7 Local Provisions – General* to levy contributions for affordable housing on defined sites.

The proposal related to development sites larger than 5,000m²

In finalising the Planning Proposal and preparing a draft Local Environmental Plan, the NSW Department of Planning, Housing and Infrastructure did not support the provisions at that time, as Council did not have an Affordable Housing Contributions Scheme

B Irvine Street, Gwynneville precinct

Map (to be determined)

Requirement & rate (to be determined)