



Wollongong City Council

Tourism Accommodation Strategy

February 2025



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1. INTRODUCTION

Tourism and tourism accommodation is a contributor to Wollongong’s economy, providing employment for about 4.4% of the workforce and 3% value added output (id Economy Profile 2022-23 data). Increased visitation, especially overnight visitors, has a positive benefit to the local economy through increased expenditure which supports local businesses and jobs.

The Wollongong LGA currently has some 67 tourist accommodation establishments, providing an estimated 1,845 rooms which can cater for over 5,376 guests. In addition, there are 211 cabins which can cater for 1,179 guests and 269 powered and 122 unpowered camping and caravanning sites each night. There are also 792 premises registered providing Short-term Rental Accommodation.

The available accommodation is summarised in Table 1.1.

Table 1.1 Accommodation summary

	Number of establishments	Number of rooms available	Guest Capacity	Number of Powered sites	Number of Unpowered sites	Number of Cabins	Cabin guest capacity
Backpackers Accommodation	0	0	0				
Bed and Breakfast Accommodation	9	15	36				
Holiday Letting	7	12	35				
Serviced Apartments	13	389	1024				
Tourist Parks	5			269	122	211	1179
Hotels and Motels - Budget Motel	22	654	1724				
Hotels and Motels - Hotel 4-4.5 star	2	370	1007				
Hotels and Motels - Mid Market	4	237	637				
Hotels and Motels - Conference Centre	1	116	600				
Hotels and Motels - Student	1	24	76				
Hotels and Motels - Luxury Boutique	1	5	10				
Hotels and Motels - Boutique	2	36	128				
Guest House	1	12	20				
Total	67	1845	5376	269	122	211	1179
Short-term rental accommodation	792						

On 28 June 2021, Council endorsed the draft Tourism Accommodation Review – Discussion Paper for exhibition. The draft Discussion Paper reviews the planning controls that affect tourism accommodation. Tourism accommodation venues occur throughout the LGA, although are concentrated around the Wollongong City Centre. Different forms of Tourism accommodation are permissible in many zones under the Wollongong LEP 2009. The SP3 Tourist zone is partially used for tourism accommodation.

The draft Discussion Paper was exhibited from 19 July 2021 to 30 September 2021 and 9 submissions were received. Advice from a further 20 establishments confirmed or updated the accommodation capacity data, and 10 owners advised that their property was no longer used for visitor accommodation. Since then, one establishment has reopened, Council has approved development applications for 8 new hotel accommodation venues, although only 1 has commenced construction, and is assessing 2 other development applications.

Also informing the Review was a Tourist Accommodation Roundtable held in May 2024, which provided an opportunity for invited stakeholders with an interest in tourism accommodation to share their experiences and expertise. Participants very generously took the time to discuss barriers and opportunities that would support more investment in tourist accommodation development in the city.

Some of the feedback provided included:

- More rooms and beds are required to attract and support major events and conferences, including one or two 5 star or equivalent hotels
- Acknowledged that a number of approved development applications for hotels had not progressed to construction
- Nature of tourist accommodation is changing towards more mixed use developments
- Wollongong CBD is primarily a weekday business and conferencing market
- Hotel feasibility is challenging due to a range of factors, including high land and construction costs, holding costs before operational cashflow kicks in, and competition with higher yielding uses.
- General support for incentives flagged in discussion paper, however encouraged Council to consider more opportunities:
 - bonus/incentive provisions supported for hotel investment, including specific controls for targeted sites
 - rezoning additional CBD sites to SP3 Tourist not supported
- A broader tourism marketing strategy would further support the tourist accommodation sector
- Consider tourism opportunities on public land holdings.

Following exhibition, the draft Discussion Paper was updated to reflect the feedback and changes in State planning policy and is available to provide background to the Strategy.

On 12 August 2024 Council noted the updated Discussion Paper and endorsed the draft Tourism Accommodation Review Strategy for exhibition. The draft Strategy has been prepared to guide possible amendments to land use planning controls to incentivise and support the retention of and development of new tourism accommodation across the City. The draft Strategy was exhibited from 16 September to 8 November 2024. On 24 February 2025 Council considered a report on submissions, and resolved to adopt this Tourism Accommodation Strategy.

2. TOURISM ACCOMMODATION STRATEGY

Wollongong currently contains a good variety of accommodation at different price points and markets (Table 1.1). However, Wollongong is lacking a 5 or 6 star hotel facility which is considered a significant gap in the market that supports corporate visitation.

Industry feedback is that Wollongong also lacks the required number of rooms / beds to attract major events and conferencing. While not quantified, this strategy seeks to provide a land use planning framework that supports investment in more hotel keys (rooms).

As a regional city, businesspeople visit Wollongong during the week for work trips, training, and conferences. There are opportunities for greater mid-week visitation underpinned by the recent increase in A-grade office space attracting visitation by corporates as well as the public and private hospitals, Wollongong University and TAFE attracting visitation by professionals who need accommodation during their stay.

On the weekend, Wollongong's proximity to Sydney means that for many people, Wollongong is an easy day trip to visit family and friends, attend an event or enjoy our local attractions.

Council would like to maximise the economic and employment benefit of increased visitation and would like to convert weekend day trips into overnight stays so visitors spend more and enjoy what Wollongong has to offer.

The attraction of and investment in tourist infrastructure is a shared opportunity across all tiers of government, industry associations and the development / investor sector. Council's roles in tourism accommodation, extend to the following:

- Manages planning controls that permit and guide tourist accommodation venues and protect the surrounding amenity. Council must balance the demand and need for accommodation with other land uses.
- Assesses development applications for tourism accommodation and activities.
- Manages 3 tourist parks and a campground.
- Promotes tourism and events through Destination Wollongong
- Enables and supports events on community land, including markets, festivals, and sporting events.
- Manages beaches and some natural areas, which are significant attractors to visitors.

The Tourism Accommodation Review and this Strategy focus on the first role, the provision of planning controls to support investment in hotels. Broader tourism promotion activities would build on this focus and consider matters such as branding, marketing, promotion, and product development.

2.1 TOURISM ACCOMMODATION OBJECTIVE AND STRATEGIES

The following tourism accommodation guiding objective is adopted:

To increase the number of tourism accommodation beds available in Wollongong LGA. This will be achieved by:

- a. Retaining, upgrading and expanding existing hotel and motel accommodation*
- b. Targeting the establishment of two new 5 star or equivalent hotel in the Wollongong City Centre*
- c. Enabling new tourism accommodation opportunities on existing SP3 Tourism zone sites*

To progress the objective, the following strategies are proposed:

1. Provide incentives through planning controls, for the development of at least two 5 star or equivalent accommodation venues within Wollongong City Centre within 5 - 10 years.
2. Continue to permit and encourage a range of accommodation types throughout the LGA.

3. Through planning controls, encourage the retention and upgrading of existing accommodation facilities.
4. Incentivise through planning controls, an increase in the number of rooms available.
5. Prevent tourist accommodation being out-competed by residential development, by not permitting residential development in the SP3 Tourist zone
6. Review the planning controls of the SP3 Tourist zone to ensure it is fit for purpose, including the land use table, height controls, floor space ratio and associated development controls.
7. Monitor the number and percentage of short-term rental accommodation available, and impact on long-term rental accommodation.

2.2 TOURISM ACCOMMODATION TYPES

The Wollongong LEP 2009 defines tourist and visitor accommodation as *a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—*

- (a) *backpackers' accommodation,*
 - (b) *bed and breakfast accommodation,*
 - (c) *farm stay accommodation,*
 - (d) *hotel or motel accommodation,*
 - (e) *serviced apartments,*
- but does not include—*
- (f) *camping grounds, or*
 - (g) *caravan parks, or*
 - (h) *eco-tourist facilities.*

The later three land uses are still forms of visitor accommodation but are not included in the broader parent definition.

In addition, Short-term Rental Accommodation is separately defined under the Housing SEPP 2021 to mean:

short-term rental accommodation means a dwelling used by the host to provide accommodation in the dwelling on a commercial basis for a temporary or short-term period.

It is divided into hosted and non-hosted accommodation, defined as:

hosted short-term rental accommodation means short-term rental accommodation provided where the host resides on the premises during the provision of the accommodation.

non-hosted short-term rental accommodation means short-term rental accommodation provided where the host does not reside on the premises during the provision of the accommodation

This part of the strategy will consider whether changes to planning controls need to be made to each of the different forms of accommodation. It is noted that full merit-based assessment would be undertaken on any development application lodged.

2.2.1 Backpacker Accommodation

Following the closure of the Wollongong Youth Hostel (YHA), there are no backpacker facility operating in the LGA. Due to the proximity to Sydney, and the nature of the local tourism experience, Wollongong is not high on backpackers' itinerary. As a result, there does not appear to be demand for additional establishments. Nevertheless, we want to support this form of accommodation in appropriate locations if there is demand in the future.

The Backpacker accommodation use will remain a permissible land use in the R3 Medium Density Residential, E1 Local Centre, E2 Commercial Centre, E3 Productivity Support and SP3 Tourist zones.

No LEP or DCP changes are proposed.

2.2.2 Bed and Breakfast Accommodation

There are currently 9 bed and breakfast accommodation facilities in the LGA. The permissibility of short-term rental accommodation through the SEPP Housing has provided an alternate, easier approval pathway for a dwelling to be used for accommodation. The most recent development approval for a bed and breakfast was in 2022 and it is anticipated that Council will receive very few development applications in the future for the use.

To provide opportunities for this form of accommodation should there be interest in the future, bed and breakfast accommodation will remain a permissible land use in the RU2 Rural Landscapes, RU4 Primary Production Small Lots, R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use, SP3 Tourist, C3 Environmental Management and C4 Environmental Living zones.

No LEP or DCP changes are proposed.

2.2.3 Farm Stay Accommodation

Two Farm Stay accommodation facilities have been approved in the LGA with the most recent approval in 2015, however, it appears that neither site is operating. The use is permitted in the Rural and Environmental Management zones.

The Agri-tourism reforms through the Code SEPP, permits Farm Stay accommodation as either exempt or complying development if the specified development standards are satisfied. The permissibility is guided now by SEPP (Exempt and Complying Development) 2008 (part 2 subdivision 16E and Part 9 Division 4).

Similar to Bed and Breakfast Accommodation, the permissibility of short-term rental accommodation through SEPP Housing 2021 and the Code SEPP agri-tourism changes has provided alternative, easier pathway for a rural dwelling to be used for accommodation. It is anticipated that Council will not receive many development applications for Farm Stay Accommodation.

The draft Tourism Accommodation Discussion paper had suggested that farm stay accommodation could be removed as a permitted use in the rural and environmental conservation zones, as the use is now permitted as exempt and complying development via the SEPP. However, removing the use would preclude development applications being lodged with Council for proposals that don't comply with the development standards in the SEPP. On this basis, it is proposed to retain farm stay accommodation as a permitted use to provide a local merit-based planning pathway if required.

No LEP or DCP changes proposed.

2.2.4 Hotel and Motel Accommodation

There are 33 hotel and motel accommodation facilities in the LGA providing a range of accommodation choices from budget to luxury boutique. The Hotel and motel accommodation use is currently a permissible land use in the E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use, SP3 Tourist zones.

Within the Wollongong City Centre, there have been ten applications approved for additional hotel accommodation. Of the ten applications approved, only one site is under construction. One consent has lapsed, two of the sites have been subject to subsequent development applications which do not include tourism accommodation and works have not commenced on the other sites. Two applications were approved in late 2024 for 2 developments, one of which contains 236 room hotel and 114 room motel, the other includes a 107 room hotel.

In talking to industry, we understand that some of the barriers to hotel development include –

- Cost of financing and current interest rates
- Cost of construction
- Need for cross-subsidisation by other uses
- Return on investment / cash flow commencing occurring at opening of the hotel

- Having an arrangement with an international Hotel brand does not provide additional cash flow for construction

The Tourism Accommodation Discussion paper identified the need to incentivise the retention or redevelopment of existing hotel and motel accommodation and the provision of new accommodation facilities. In response to the matters raised, the following amendments are proposed –

- Wollongong LEP 2009:
 - Make *hotel and motel accommodation* permissible in the R1 General Residential zone. This land use zone is located around the Wollongong City Centre, in Wollongong and North Wollongong and would provide for greater permissibility of hotels and motels in the City Centre; close to major services, attractions (such as restaurants, city beaches/parks, the harbour and nightlife) and transport. This action could assist in stimulating investment in the city centre and support the local tourism industry, fostering competition and addressing supply. This change would also ensure that should existing tourist accommodation developments located in the R1 zone wish to redevelop or intensify their use this would be permissible (subject to development consent).
 - Make *hotel and motel accommodation* permissible in the R2 Low Density Residential zone. This would make a number of existing motels across the LGA which are located in R2 Low Density Residential zones as permitted land uses. It may also encourage additional facilities to be established.
 - Permit additional floor space ratio and height of building bonuses for hotel and motel accommodation, and serviced apartments, based on the following table:

Zone	No. existing premises	Existing		Proposed increase for Hotel and Motel Accommodation and Serviced Apartments	
		Floor Space Ratio	Height of Buildings (m)	Floor Space Ratio bonus	Height of Buildings (m) bonus
R1 General Residential	8	1.5:1	9, 16, 24, 32	0.5:1	8m (2 stories)
R2 Low Density Residential	5	0.5:1	9	0.5:1	4m (1 storey)
R3 Medium Density	0	0.5:1, 0.75:1, 1.2:1	11, 13, 15, 16	0.5:1	8m (2 stories)
E1 Local Centre	5	0.75:1, 1.5:1	9, 11, 15, 20, 30	0.5:1	8m (2 stories)
E2 Commercial Centre – City Centre	6	Base 1.5:1 Commercial up to 6:1 Residential up to 3.5:1	16, 32, 48, 60, 65, 80, 120	Nil < 50 rooms 0.5:1 for 50 - 100 rooms 1:1 for 101-200 rooms 1.5:1 for >200 rooms	30%
E3 Productivity Support	2	Base 1.5:1	6, 16, 24, 32	0.5:1	30%

Zone	No. existing premises	Existing		Proposed increase for Hotel and Motel Accommodation and Serviced Apartments	
		Floor Space Ratio	Height of Buildings (m)	Floor Space Ratio bonus	Height of Buildings (m) bonus
		Commercial up to 3.5:1 Residential up to 2.5:1			
MU1 Mixed Use – City Centre	5	Base 1.5:1 Commercial up to 3.5:1 Residential up to 2.5:1	24, 48,	0.5:1	30%
SP3 Tourist	9	Nil, 0.5:1, 1.5:1	9, 11, 15, 24, 32	1:1	12m (3 stories)
RE1 Public Recreation	0	Nil, 0.5:1, 1.5:1	9, 11, 15, 24, 32	0.5:1	8m (2 stories)
RE2 Private Recreation	2	Nil	9	Nil	4m (1 storey)
C2 Environmental Conservation	2	Nil	9	Nil	4m (1 storey)
C3 Environmental Management	1	Nil	9	Nil	Nil

- consider rezoning some sites where the existing Tourism Accommodation use is not currently permitted to another zone.
- Wollongong DCP 2009
 - Chapter C3 Parking - Clarify and reduce parking rate, to remove inconsistency
- Wollongong City-wide Development Contributions Plan:
 - Defer the development contributions for Hotel and Motel Accommodation (or that component in mixed use developments) until Occupation Certificate. This will assist the cash flow of hotel developments which don't have pre-sales like residential development.

2.2.5 Serviced Apartments

There are 12 Serviced Apartment developments, 11 of which are in the Wollongong City Centre. The Serviced Apartment use is a permissible land use in the R1 General Residential, R3 Medium Density Residential, E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use, and SP3 Tourist zones.

In response to the matters raised by the development industry, the following amendments are proposed –

- Wollongong LEP 2009

- Clause 4.4A(6) City Centre – move serviced apartments from being considered as residential FSR to commercial FSR
- Wollongong DCP 2009
 - Clarify and reduce parking rate – same as Hotel and Motel Accommodation

2.2.6 Short-term rental accommodation

Short-term rental accommodation supports the tourist economy by providing additional accommodation options for visitors. In January 2025 there were 792 registered short-term rental accommodation (STRA) premises in the LGA. Of these, 404 premises offered hosted accommodation and 388 premises non-hosted accommodation. Under current legislation, hosted and non-hosted STRA premises can operate for 365 days per year, although some Councils have reduced that number to 180 days and Byron Shire Council has a 60 day limit in some suburbs.

Conversely, short-term rental accommodation (especially for non-hosted accommodation) does reduce the number of properties available for longer term rental accommodation. However, at less than 1% of housing stock, Wollongong does not have the high number or percentage of short-term rental accommodation dwellings that is the case in some other coastal holiday regions.

In February 2024 the Department of Planning, Housing and Infrastructure released a discussion paper on Short and Long-term Rental Accommodation. The discussion paper noted some of the positives and negative aspects of STRA and discussed what other States and countries are doing. The discussion Paper sought input and did not propose any changes.

Council officers made a submission to the Department which (in summary):

- outlined the number and distribution of STRA in the LGA (at the time)
- Noted the impact on the viability and feasibility of existing and proposed accommodation facilities
- Noted the benefits of the visitor accommodation
- suggested a moratorium of the use of properties for STRA given the current housing crisis and lack of accommodation for renters and key-workers.
- suggested that the use be inserted into the Standard LEP Instrument, to enable Council to determine local policy settings.

The Department may propose changes to the rules for STRA following its consideration of submissions received. At the moment, Council has no legislative responsibility, resources or authority to monitor and enforce for short-term rental accommodation requirements.

At this stage, the Department has not announced the findings of the review and as such no changes to our planning policies are proposed. Further review of the settings for short term rental accommodation may be considered following the outcome to the Department's review.

2.2.7 Camping grounds and caravan parks

There are four caravan parks and one camping areas in the LGA (excluding National Parks), of which Council manages 3 tourist parks and the Coledale Beach campground.

The use is permitted in the SP3 Tourist, RE1 Public Recreation and RE2 Private Recreation zones.

The three tourist parks managed by Council are on Crown Reserves which have a reserve purpose of public recreation. Council is required to prepare a Crown Land Plan of Management for these reserves.

The use of Council or Crown Land for pop-up camp sites to provide event accommodation is supported. For example, Bulli Showground provides a camping option for the Bulli Folk Festival, and camping / glamping options were available for the UCI World Road Cycling championships.

The provision of pop-up sites needs to comply with the Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 and guidelines to ensure the health and safety of users. For example, adequate toilets and amenities, fire safety and waste management. The site may also need to be rehabilitated post event. Council needs adequate time to assess any development application prior to an event.

The current approach to the provision and permissibility of camping grounds and caravan parks are appropriate for current requirements.

No LEP or DCP changes are required or proposed. Council has prepared Plans of Management for Council land and some Crown Reserves which would enable temporary use. The preparation of Plans of Management for the three Crown Reserves which contain the tourist park, and the Bulli Tops Crown Reserves is scheduled to occur over the next 1-2 years.

Council is open to considering the inclusion of a low scale hotel or motel component in the tourist parks, to expand the accommodation offer. The Crown Reserves have the reserve purpose of “public recreation”. To enable the hotel and motel accommodation use, an additional purpose would need to be included in the reserve, through the Plan of Management process. All Crown Reserves in the LGA are subject to NSW Aboriginal Land Claims and Federal Native Title considerations, which will need to be considered as part of any change to the reserve purpose and use.

2.2.8 Eco-tourism accommodation

Eco-tourism accommodation is not currently permitted in the LGA. Two establishments were approved under the previous Wollongong LEP 1990.

There are very few locations in the LGA where a genuine eco-tourism facility could be established. Council would not support the clearing of bushland to enable a facility to be established, or to satisfy Bush Fire Asset Protection Zone requirements. A large facility would also need to be connected to the reticulated infrastructure networks (power, water, sewerage).

The other accommodation definitions provide a range of options and zones for accommodation uses to be established, which also could be promoted as “eco” friendly.

Standard Instrument clause 5.13 Eco-tourist facilities provides development assessment criteria for eco-tourist facilities so that they maintain the environmental and cultural values of the land, and are designed sensitively with the environment. The clause is not currently included in Wollongong LEP 2009. Given the limited availability of locations that may be appropriate for Eco-tourist facilities in the Wollongong LGA, it is not proposed to introduce clause 5.13 Eco-tourist facilities into the LEP.

Council will consider site specific Planning Proposals for any genuine eco-tourism proposal. If Council supports the preparation of a Planning Proposal, clause 5.13 could be introduced into the LEP through that process.

No LEP or DCP changes are proposed.

2.3 EXISTING ACCOMMODATION FACILITIES

The Tourism Accommodation Review found that 13 of the 74 existing tourism establishments are located in land use zones which do not permit the current accommodation use. These establishments would have been approved under older planning legislation, when the use was permitted or pre-date planning legislation.

- A number of motels across the LGA are located in R2 Low Density Residential zones including: Thirroul Beach Motel, Elsinor Motel (Brownsville), the Windmill Motel (Woonona) and Helensburgh Hotel. These motels are older developments approved between the 1960s and 1980s. The current residential zoning is appropriate for these sites given surrounding land uses are primarily detached housing. In addition, 2 motels are operating in the R1 General Residential zone, one of which may close as the development of a residential flat building has been approved.

It is proposed that the Hotel and Motel Accommodation use be permitted in the R1 General Residential and R2 Low Density Residential zones. The proposed bonus FSR provision is aimed to encourage the retention and expansion of existing premises and allow investment. Alternatively, consideration could be given to rezoning the sites to another zone such as SP3 Tourist, however this option was not supported by representatives at the May 2024 Roundtable.

Proposal: Permit Hotel and Motel accommodation in the R1 General Residential and R2 Low Density Residential zones. Merit based development assessment process will assess site suitability of any proposals.

- Tumbling Waters Retreat is a luxury accommodation provider located at Lot 1 DP 213308 (Stonehaven Road) Stanwell Tops. It has been operating since 2002 and offers conference/function facilities and a licensed restaurant/private dining facility. A number of development applications relating to this use on the site have been approved. The site is currently zoned C2 Environmental Conservation. The C2 zoning does not permit accommodation uses. The site is also listed as containing a local heritage item.

Proposal: Permit Hotel and Motel accommodation as an additional permitted use on the site

- The Tops Conference Centre and Accommodation at Stanwell Tops (Lots 2 and 3 DP 541421) has a split zoning of C2 Environmental Conservation and C3 Environmental Management. The site caters for groups of up to 600 persons, and has a range of educational and recreational (outdoor) facilities. The current zoning does not permit the accommodation development. Most of the accommodation is located on the southern Lot 3 DP 541421 on land zoned C3 Environmental Management.

Proposal: Permit Hotel and Motel accommodation as an additional permitted use on Lot 3 DP 541421 on land zoned C3 Environmental Management.

- The Govinda Valley Spiritual Retreat and accommodation at Otford (Lot 1 DP 190250) is zoned part C2 and part C3. The zoning was reviewed as part of the Review of former 7(d) land in Helensburgh, Otford and Stanwell Tops over a number of years, which recommended the retention of the C3 zone.

Proposal: Permit Hotel and Motel accommodation as an additional permitted use on the site on Lot 1 DP 190250 zoned C3 Environmental Management.

The rezoning of sensitive bushland sites in the Illawarra Escarpment, Escarpment Plateau, Sydney Drinking Water Catchment or the Hacking River catchment to SP3 Tourism or to permit new tourist accommodation facilities, including eco-tourism, is not supported. The escarpment and bushland are part of the attraction of Wollongong and should be protected to ensure it can be enjoyed by future generations. The potential economic and employment benefits of tourist accommodation, shouldn't override the existing conservation values.

2.4 SP3 TOURIST ZONE

The Tourism Accommodation Review found that land zoned SP3 Tourism was being used for a variety of purposes, some related to tourism. Some sites have uses inconsistent with the SP3 zone where an alternative zone maybe more appropriate. For example:

- Sites used for residential uses
- Sites used for retail uses
- Sites used for recreational uses
- Sites containing significant bushland

A review of all the existing SP3 Tourist zone sites was undertaken, and for each site a direction regarding the appropriateness of the zone in that area given the current uses and desired future uses has been proposed.

The sites are divided into three (3) tables, based on the principle that sites which already provide accommodation should be encouraged / incentivised to provide additional accommodation, followed by encouraging accommodation to be provided on other sites zoned SP3 Tourist.

- Table 2.1 – sites with existing accommodation. Consider options to retain accommodation or provide additional accommodation.
- Table 2.2 – sites that don't current contain accommodation – and where there may be an opportunity for accommodation.
- Table 2.3 – sites that are currently vacant, – and where there may be an opportunity for accommodation.

The proposed changes are linked to the Accommodation Review or minor housekeeping amendments. Changes have not been proposed relating to other strategies or issues. Landowners can lodge a

Scoping Proposal and subsequent Planning Proposal with Council for a more detailed review and assessment.

Table 2.1 Review of existing SP3 Tourist sites – with existing accommodation uses

SP3 Precinct / site	Accommodation opportunity	Constraints, comments	Proposal
Headlands Hotel, Austinmer	Additional accommodation	Reviewed in 2014 as part of Planning Proposal and DCP chapter	No change proposed
Novotel, North Wollongong	Additional accommodation	24m building height limit. Current building has approximated 32m height. Increased overshadowing of North Beach and State Heritage listed items.	Review current 24m building height limit.
19 Carters Lane, Quality Suites at Fairy Meadow 25 Carters Lane, Fairy Meadow - Residential strata development	Developed – no additional opportunity Developed – no additional opportunity	9m Building height Flooding 9m Building height Flooding	No change proposed Rezone to R3 medium Density Residential and review building height to align with existing development. Opportunity to review building height on part of the site to enable a hotel development.
Towradgi Beach Hotel	Hotel or motel accommodation	9m Building height Flooding	
Lake Illawarra hotel, Windang	Developed – no additional opportunity	9m Building height Flooding	No change proposed
Fairways, Golf Place, Primbee	Additional accommodation	9m Building height Flooding	No change proposed
Dandaloo Hotel Motel, Brownsville	Additional accommodation	9m Building height Flooding	No change proposed
Solomon Inn, Figtree	Additional accommodation	9m Building height Flooding	No change proposed
Wollongong Surf Leisure Resort at Fairy Meadow	Hotel or motel to provide additional accommodation	9m Building height Flooding	No change proposed
Bulli Tourist Park Corrimal Tourist Park Windang Tourist Park	Hotel or motel to provide additional accommodation option. 9m height limit would enable 2 storey development	Crown Land – Additional reserve purpose required. Plan of Management required. 9m Building height. Commercial operator to build and manage	Consider opportunity in the preparation of draft Crown Land PoM.

Table 2.2 Review of existing SP3 Tourist sites – not currently containing accommodation uses

SP3 Precinct / site	Accommodation opportunity	Constraints	Proposal
Symbio Wildlife Park at Helensburgh	Camping, glamping	Infrastructure	No change proposed
Woonona-Bulli RSL club at Woonona, and vacant land (former service station)	Hotel, motel accommodation	9m height limit, flooding	No change proposed
West's Illawarra, Central Rd, Unanderra - Registered club, Fire station	Hotel, motel accommodation.	15m height limit 1.5:1 FSR, Flooding	No change proposed
Hellenic Club, Princes Highway, Figtree	Hotel, motel accommodation.	Flooding	No change proposed
Figtree baby Health Clinic (Council land) - 9 Princes Highway, Figtree	Nil		Rezone to RE1 consistent with adjacent Figtree park
5-7 Princes Highway, Figtree	Strata Residential development		Rezone to R2 Low Density, with 9m height limit and 0.5:1 FSR
Bottle shop, 49 Princes Highway, Figtree (Lots 4,5,6 DP 788652)	No suitable available land, with current development	Flooding	Change western part, adjacent to Highway, to E1 – consistent with land to the north. Considered C3 zone for riparian land
Windang Bowling Club, Judbooley Parade, Windang	Hotel, motel accommodation	9m height limit Flooding	No site specific change proposed
Haywards Bay - Highway Service Centre, developed land (see table 4 for vacant land)	No suitable available land, with current development		No change proposed
Yallah woolshed - Place of worship, Café (used as an event space)	Nil - no available land		No change proposed
Former Bus depot, Princes Highway, Figtree	Unlikely to be developed for hotel or motel accommodation, adjacent to existing motel	9m height limit Flooding Adjacent to existing motel	Scoping proposal required to commence review of planning controls for alternate zone
Mt Keira Summit Park (part of) - Kiosk, car park, lookouts	No available land	Infrastructure, Bush fire, Environmental and cultural values	No change proposed. Reviewed as part of Mt Keira Summit Park Plan of Management
Cliffhanger, Bulli Tops - Cafe	No available land, unless C2 land rezoned	Crown Land – Public recreation	Review zoning boundaries to better

SP3 Precinct / site	Accommodation opportunity	Constraints	Proposal
		purpose – POM needed Infrastructure, Bush fire	reflect bushland and parkland.
Gateway Centre, Bulli Tops - Visitor centre, parking	Limited available land	Infrastructure, Bush fire	No change proposed
Sublime Point, Maddens Plains - Cafe	Camping, glamping	Crown Land – Public recreation purpose – POM needed Infrastructure, Bush fire, Environmental and cultural values	Review zoning boundaries to better reflect bushland and parkland.
Panorama Hotel, Maddens Plains - Function Centre	Hotel or motel accommodation, glamping	Infrastructure, Bush fire	No change proposed
Illawarra Sports and Entertainment Precinct (Win Entertainment Centre and Football Stadium) and adjacent sites	Nil onsite Hotel on surrounding land	Existing residential development. Adjacent heritage item. Building height limit	Opportunity to increase height limit to 32m on Entertainment Centre and 12-16 Crown St

Table 2.3 Review of existing SP3 Tourist sites – currently vacant sites

SP3 Precinct / site	Accommodation opportunity	Constraints	Proposal
Woodrow Place (road reserve) Figtree	Nil		Rezone to E3 - consistent with land to the north
Haywards Bay - Highway Service Centre, vacant land	Highway motel		No change proposed
Tallawarra point (Yallah) - Bushland	Identified for future tourism use.	Infrastructure. Height limit	No change proposed.
Kully Bay, King St, Warrawong - Recreation, vacant land Warrawong Parklands	Hotel, motel, camping	NSW Government ownership. Masterplan in preparation	Retain SP3 – review following State's masterplan
Windang Rd / Kruger Ave - Vacant land	Hotel, motel	Contamination, flooding, 9m height limit	No change proposed
15 and 17 Judbooley Parade, Windang	Nil	Crown Land (park)	Zoning change not supported by NSW Crown Lands

2.5 DEVELOPMENT CONTROL PLAN CHAPTER

The Wollongong DCP 2009 does not have a Tourism uses chapter. Chapter C4 applies to development applications for Caravan Parks, Camping Grounds and Manufactured Home Estates.

Given the low number of development applications, a specific development control plan chapter has not been a priority. Commercial and Mixed use developments in the Wollongong City Centre are assessed against DCP chapter D13 Wollongong City Centre.

In DCP Chapter C3 Car Parking and Access, the Tourist and Visitor Accommodation rate should be clarified to indicate that it excludes the more specific tourism accommodation rates, such as hotel and motel accommodation.

Wollongong DCP 2009 Chapter E3 currently lists parking rates for Tourist and Visitor Accommodation, as well as different rates for the sub-uses of backpacker accommodation, bed and breakfast accommodation and hotel or motel accommodation. This creates some confusion as to which rate should be applied.

Table 2.4 Current car parking rates

Land Use	Car Parking Requirements	Bicycle Parking Requirements	Motorcycle Parking Requirement	Delivery / Service Truck Requirement
Backpackers accommodation	<i>City wide:</i> 1 car parking space per 2 staff plus 1 car parking space per 5 beds	1 bicycle space per 5 beds plus 1 car parking space per staff member	1 motor cycle space per 25 car parking spaces	NA
Bed and breakfast accommodation	<i>City wide:</i> As per dwelling house plus 1 car parking space per guest bedroom	NA	1 motor cycle space per 10 guest bedrooms	NA
Tourist and visitor accommodation	<i>City wide:</i> 1 car parking space per 2 staff members plus 1 car parking space per apartment / unit	NA	1 motor cycle space per 10 apartments / units	Small Rigid Vehicle
Hotel or motel accommodation	<i>City wide:</i> 1 car parking space per 2 staff members plus 1 car parking space per unit / apartment <i>Wollongong City Centre:</i> 1 car parking space per 4 staff plus 1 car parking space per motel unit or 0.5 car parking space per hotel unit / apartment Zones E2 Commercial Core and MU1 Mixed Use in Wollongong city centre (as per WLEP): 1 car parking space per 40m ² GFA, where the hotel or motel accommodation is not strata subdivided If a restaurant is included in the hotel / motel which is available to the general public, then an additional 15 car parking spaces per 100m ² GFA of the restaurant shall be included	NA	1 motor cycle space per 25 car parking spaces	>15 units/ apartments – Large Rigid Vehicle

Land Use	Car Parking Requirements	Bicycle Parking Requirements	Motorcycle Parking Requirement	Delivery / Service Truck Requirement
Caravan park	<i>City wide:</i> 1 car parking space per site Note: In accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005	NA	NA	Large Rigid Vehicle (Waste collection trucks and Coaches)

The specific rates are more appropriate for each use and should be applied.

The following amendments are proposed:

- The Tourist and Visitor Accommodation general rate should be deleted and the specific rates used.
- The motor cycle rate for Bed and Breakfast Accommodation is not required and should be deleted.
- Require electric vehicle charging space to be at least 1 of the spaces, more for larger developments
- Remove City Centre hotel 1/40m2 parking rate, which is higher than 0.5/room rate
- Introduce a Serviced Apartment parking rate consistent with the hotel rate.
- Introduce a parking rate for Farm-stay accommodation of 1 space per bedroom (the same as Bed and Breakfast accommodation)

2.6 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTION PLAN

To incentivise new Hotel accommodation, it is proposed that the Wollongong City-wide Development Contribution Plan 2024 be amended to enable new hotel developments to pay development contributions at Occupation Certificate stage, rather than at Construction Certificate. This will assist the cash flow of hotel developments which don't have pre-sales like residential development.

Council may also consider a reduction to the development contribution for commercial only developments (including hotels) in the City Centre to 1% of the development cost (instead of 2%).

3 IMPLEMENTATION

Implementation of the recommendations of the Strategy will require amendments to the Wollongong Local Environmental Plan (LEP) 2009, Wollongong Development Control Plan (DCP) 2009, Wollongong City-Wide Development Contribution Plan 2023 and Plans of Management.

3.1 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009 AMENDMENTS - PLANNING PROPOSAL

3.1.1 Land Use table amendments

Make the following amendments to the Land Use Tables:

- R1 General Residential zone - make *hotel and motel accommodation* a permissible land use
- R2 Low Density Residential zone - make *hotel and motel accommodation* a permissible land use

3.1.2 Clause amendments

Introduce a new clause that introduces a Floor Space Ratio (FSR) and Height of Building bonus in the following zones for Hotel and Motel Accommodation, and Serviced Apartments:

Zone	No. existing premises	Existing		Proposed increase for Hotel and Motel Accommodation and Serviced Apartments	
		Floor Space Ratio	Height of Buildings (m)	Floor Space Ratio bonus	Height of Buildings (m) bonus
R1 General Residential	8	1.5:1	9, 16, 24, 32	0.5:1	8m (2 stories)
R2 Low Density Residential	5	0.5:1	9	0.5:1	4m (1 storey)
R3 Medium Density	0	0.5:1, 0.75:1, 1.2:1	11, 13, 15, 16	0.5:1	8m (2 stories)
E1 Local Centre	5	0.75:1, 1.5:1	9, 11, 15, 20, 30	0.5:1	8m (2 stories)
E2 Commercial Centre – City Centre	6	Base 1.5:1 Commercial up to 6:1 Residential up to 3.5:1	16, 32, 48, 60, 65, 80, 120	Nil < 50 rooms 0.5:1 for 50 - 100 rooms 1:1 for 101-200 rooms 1.5:1 for >200 rooms	30%
E3 Productivity Support	2	Base 1.5:1 Commercial up to 3.5:1	6, 16, 24, 32	0.5:1	30%

Zone	No. existing premises	Existing		Proposed increase for Hotel and Motel Accommodation and Serviced Apartments	
		Floor Space Ratio	Height of Buildings (m)	Floor Space Ratio bonus	Height of Buildings (m) bonus
		Residential up to 2.5:1			
MU1 Mixed Use – City Centre	5	Base 1.5:1 Commercial up to 3.5:1 Residential up to 2.5:1	24, 48,	0.5:1	30%
SP3 Tourist	9	Nil, 0.5:1, 1.5:1	9, 11, 15, 24, 32	1:1	12m (3 stories)
RE1 Public Recreation	0	Nil, 0.5:1, 1.5:1	9, 11, 15, 24, 32	0.5:1	8m (2 stories)
RE2 Private Recreation	2	Nil	9	Nil	4m (1 storey)
C2 Environmental Conservation	2	Nil	9	Nil	4m (1 storey)
C3 Environmental Management	1	Nil	9	Nil	Nil

Amend clause 4.4A Floor space ratio—Wollongong city centre by deleting “or serviced apartments or a combination of such uses” from subclause (6). This will allow serviced apartments to be considered as commercial developments, rather than residential developments, in terms of floor space ratios.

3.1.3 Schedule 1 - Additional Use sites

Permit Hotel and Motel accommodation as an additional permitted use on the following sites:

- Tumbling Waters Retreat located at Lot 1 DP 213308 (Stonehaven Road) Stanwell Tops
- The Tops Conference Centre and Accommodation at Stanwell Tops (Lot 3 DP 541421) on the C3 Environmental Management zoned land
- The Govinda Valley Retreat and accommodation at Oford (Lot 1 DP 190250) on the C3 Environmental Management zoned land

3.1.4 Map amendments

The zoning and associated development standards for the following sites, currently zoned SP3 Tourist, are proposed to be amended.

Table 3.1 Possible LEP map amendments

Precinct / site	Current land use	Proposal
Kully Bay, King St, Warrawong	Recreation, vacant land	Review following completion of State's masterplan
Figtree	Bottle shop Woodrow Place (road reserve)	<ul style="list-style-type: none"> Change to E1 – consistent with land to the north FSR 0.75:1 Height 11m (no change) Min Lot Size – Nil (no change) Change to E3 - consistent with land to the north FSR nil Height 9m (no change) Min Lot Size nil (no change)
Fairy Meadow Lot 2 DP 1150670 25 Carters Lane	4 residential flat buildings (existing)	Change to R3 <ul style="list-style-type: none"> FSR 1.5:1 (no change) Height 12m Min Lot Size Nil (no change)
Illawarra Sports and Entertainment Precinct (Win Entertainment Centre and Football Stadium)	Entertainment Center and residential development	Opportunity to increase height limit to 32m on Entertainment Centre and 12-16 Crown St

3.1.5 Future Key Sites – Wollongong

Council is open to receiving and assessing Scoping Proposals / Planning Proposal requests to nominate a large site as a “key-site” to establish a process to vary LEP and DCP planning controls and development standards to facilitate major hotel developments in the Wollongong City Centre E2, MU1 or SP3 zones, which provide more than 200 rooms, of at least 5 star or equivalent standard. Proposals would need to demonstrate design excellence (LEP clause 7.18) and not be on flood prone land (LEP clauses 5.21 and 5.22). Any amendments would be for the hotel use and would not be transferrable to another permitted use. The hotel accommodation could form part of a mixed use development.

3.2 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 AMENDMENTS

Amend the following parking rates in Wollongong DCP 2009 - Chapter C3 - Car Parking and Access:

- The Tourist and Visitor Accommodation general rate should be deleted and the specific rates used.
- The motor cycle rate for Bed and Breakfast Accommodation is not required and should be deleted.
- Require electric vehicle charging space to be at least 1 of the spaces, more for larger developments
- Remove City Centre hotel 1/40m2 parking rate, which is higher than 0.5/room rate
- Introduce a Serviced Apartment parking rate consistent with the hotel rate.
- Introduce a parking rate for Farm-stay accommodation of 1 space per bedroom (the same as Bed and Breakfast accommodation)

3.3 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTION PLAN 2024

Amend the Plan to enable new hotel accommodation development applications to pay development contributions at occupation certificate, rather than construction certificate stage.

3.4 PLANS OF MANAGEMENT

As part of the preparation of Plans of Management required for the Crown Reserves that contain the 3 tourist parks consider whether other forms of accommodation should be allowed. An additional Reserve purpose of tourism accommodation may be required. NSW Aboriginal Land Claims and Federal Native Title implications will need to be considered.

As part of the preparation of a Plan of Management required for the Sublime Point, Bulli Tops Crown Reserve consider whether camping / glamping should be an additional Reserve purpose and permitted use.

3.5 INCENTIVES AND BONUSES NOT TRANSFERRABLE

Any concessions, incentives or bonuses offered by Council and approved through the development assessment process are not transferrable to other development proposals. If Council issues development consent for a hotel development with additional floor space, reduced car parking and deferred development contributions, these incentive measures do not transfer to another form of development if the hotel does not proceed or the development is constructed and change is subsequently sought. While the built form may not be able to be modified, extra car parking for residential development will be required. Compliance with the Apartment Design Guide and relevant National Construction Code will also be expected.