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From: [NSW Planning](#)

Mail received time: Fri, 7 Mar 2025 03:22:35

Sent: Friday, 7 March 2025 2:22:36 PM

To: fmuzevic@wollongong.nsw.gov.au eplanning@wollongong.nsw.gov.au

Cc: [Daniella Restuccia](#) [Rajlaxmi Kshirsagar](#) [Marilyn Moreno](#) [CommunityEngagement](#)

Subject: Division 5.1 (Part 5) Assessment (P5-2025-61): Referral received

Importance: Normal

Sensitivity: None

Division 5.1 (Part 5) Assessment

NSW Planning Portal



NSW Land and Housing Corporation has referred a proposed Division 5.1 (Part 5) Activity (P5-2025-61) through the NSW Planning Portal for your consideration.

This request relates to:

- * Referral reference number: Ref-3534
- * Activity name: Residential Flat Building – 12-16 Stuart Road, Warrawong
- * Site address: 12 STUART ROAD WARRAWONG 2502
- * Submission date: 7/03/25
- * Local Government Area/s: WOLLONGONG
- * Referral Reason: Part 5 Housing SEPP
- * Referral Due Date: 28/03/25

Please log into the NSW Planning Portal to review the request.

[Log in](#)

This email has been automatically sent through the NSW Planning Portal. Please do not reply to this message.

For more information or assistance, please visit the [NSW Planning Portal](#) and view our [Frequently Asked Questions](#) or [Quick Reference Guides](#). Alternatively, you can call our help line on 1300 305 695.

NSW Land and Housing Corporation
PO Box 4009
Ashfield BC NSW 2131

Our ref **DE-2025/14**
Your ref P5-2025-61 (BGYVX – Warrawong)
Date 28 March 2025

Att: Rajlaxmi Kshirsagar

Dear Madam

Council response to Notice of proposed residential development

Development	Demolition of 3 dwellings and construction of a 2-storey residential flat building containing 16 dwellings, comprising 8 x 1 bedroom and 8 x 2 bedroom units, parking for 8 vehicles, associated site works and landscaping, and consolidation of 3 lots into a single lot
Location	Lot 10 DP 35004, Lot 11 DP 35004, Lot 12 DP 35004 12-16 Stuart Road WARRAWONG NSW 2502

I refer to your letter dated 7 March (ref SUB25/32979) notifying Council of proposed residential development by Homes NSW at 12-16 Stuart Street Warrawong. The application has been referred to Council as 'development without consent' under section 42 of State Environmental Planning Policy (Housing) 2021.

Thank you for the opportunity to comment. Council has reviewed the application and provides the following comments for your consideration.

1. Environment

- a) The land is mapped by Council as affected by Class 4 and Class 5 acid sulfate soils.
- b) It is recommended that the following documents are prepared and implemented:
 - A Demolition Work Plan
 - A Hazardous Building Materials Assessment
 - A Site Waste Minimisation and Management Plan
 - An Erosion and Sediment Control Plan

2. Geotechnical

- a) There is no known slope instability in this general area. Council recommends:
 - All work is carried out in accordance with the geotechnical recommendations contained in the report dated April 2022 by STS Geotechnics Pty Ltd and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.

- Foundation systems are designed for Class P soils with all footings to be founded within the underlying stiff to very stiff natural clay as recommended by the geotechnical consultant.
- All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

3. Landscape

- a) Tree protection measures must be in place during demolition and construction.
- b) The development must be carried out in accordance with *AS 4970-2009 Protection of trees on development sites* and any approved arborist's report. Adequate soil grades should be maintained and all machinery, builders refuse, spoil and materials remain outside tree protection zones.
- c) Street tree planting is recommended.

4. Planning

- a) Residential development is permitted on the land in accordance with Wollongong Local Environmental Plan 2009, zone R2 Low Density Residential.
- b) Car parking has been provided at a SEPP (Housing) 2021 'accessible area' rate, however it is unclear whether the land is located within an 'accessible area'.
- c) SEPP (Housing) 2021 defines 'accessible area' as land within 400m of a bus stop with hourly services. The 'Traffic and Parking Impact Assessment' dated March 2025 by Motion Engineers refers to one bus stop only, and this is described as being approximately 450m from the site.
- d) If the land is not located within an accessible area, car parking at the rates specified in SEPP (Housing) 2021 section 42(1)(f) must be provided.

5. Stormwater and flooding

- a) The land is mapped by Council as being flood affected.
- b) Drainage, flooding and stormwater management should be designed by a qualified engineer and comply with Council's Wollongong Development Control Plan 2009 Chapters E13 and E14.

6. Traffic

- a) It is recommended that two parking spaces are provided for visitor parking.
- b) Resident parking must be provided as required by SEPP (Housing) 2021 section 42.
- c) The development should provide a minimum driveway width of 5.5 metres for the first 6 metres from the property boundary to allow vehicle passing. AS2890.1 requires a passing bay at the driveway entrance in case drivers arrive and depart at the same time. A passing bay would prevent drivers from waiting over the pedestrian footpath area or the roadway to allow another vehicle to exit the site. Vehicles waiting on the carriageway would result in a safety issue.

If you have any questions regarding the above, please contact me on the telephone number below.

This letter is authorised by

Anne Starr

Senior Development Project Officer
Wollongong City Council
Telephone (02) 4227 7111

Ref: SUB25/32975
12 March 2025

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed residential development at 12-16 Stuart Road, Warrawong

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 12-16 Stuart Road, Warrawong and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged properties with a new 2-storey development which will include:

- 16 homes in total — 8 x 1 bedroom units and 8 x 2 bedroom units
- 8 on-site car parking spaces and an internal lift
- landscaping and fencing across the site

What we have done so far

In October 2024 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to privacy and potential loss of views.

In response to this feedback, I can confirm:

- privacy screenings will be used where appropriate on the balconies
- trees reaching a mature height of around 7 metres will be planted along the eastern boundary.

What is happening now?

We have recently completed a detailed design for 12-16 Stuart Road, Warrawong. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: CommunityEngagement@homes.nsw.gov.au or phone: 1800 738 718 (voicemail).

All feedback should be received **by Friday 4 April 2025** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Marilyn Moreno".

Marilyn Moreno
Senior Community Engagement Officer
Homes NSW

About Homes NSW

Homes NSW's vision is to deliver quality homes and services that change lives and end homelessness.

Homes NSW is at the forefront of the NSW Government's response to the housing crisis. We are tasked with turbocharging the construction, maintenance and repair of social and affordable housing across our state.

We are boosting homelessness support services and working to improve the experience and outcomes of those who need our help, and the more than 260,000 people who call our properties home.

Homes NSW is partnering with all levels of government, sector and communities to confront the housing crisis and make sure NSW is a place where everyone has access to safe and secure housing.

To find out more, visit our website at www.nsw.gov.au/homes-nsw or scan the QR code.

