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**Archived:** Thursday, 29 May 2025 10:15:28 AM

**From:** [NSW Planning](#)

**Mail received time:** Tue, 11 Mar 2025 05:31:25

**Sent:** Tuesday, 11 March 2025 4:31:27 PM

**To:** [fmuzevic@wollongong.nsw.gov.au](mailto:fmuzevic@wollongong.nsw.gov.au) [eplanning@wollongong.nsw.gov.au](mailto:eplanning@wollongong.nsw.gov.au)

**Cc:** [Daniella Restuccia](#) [Rajlaxmi Kshirsagar](#) [Jennifer Bastin](#) [CommunityEngagement](#)

**Subject:** Division 5.1 (Part 5) Assessment (P5-2025-68): 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 (P5-2025-68) through the NSW Planning Portal for your consideration.

This request relates to:

- \* Referral reference number: Ref-3538
- \* Activity name: Residential Flat Building – 5-9 Alexander Street, Fairy Meadow
- \* Site address: 5 ALEXANDER STREET FAIRY MEADOW 2519
- \* Submission date: 11/03/25
- \* Local Government Area/s: WOLLONGONG
- \* Referral Reason: Part 5 Housing SEPP
- \* Referral Due Date:01/04/25

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

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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

## REFERENCE

Date

**DE-2025/16**

8<sup>th</sup> April 2025

Dear Sir/Madam

## Council Referral Response

<b>Development</b>	Consolidation of 3 lots into 1 lot, tree removal, and construction a 3 storey Residential Flat Building comprising 21 dwellings (9 x 1-bedroom and 12 x 2-bedroom units), 17 parking spaces and landscaping
<b>Location</b>	Lot 127 DP 234877, Lot 126 DP 234877, Lot 125 DP 234877 5 Alexander Street FAIRY MEADOW NSW 2519

Thank you for the opportunity for Council to provide comment on the proposed development as described above.

Council understands that Homes NSW is seeking feedback from Council for consideration before deciding whether the development should proceed.

Under these circumstances, the following comments are provided for HOMES NSW consideration:

## Planning Matters

Having regard to the submitted information package, Homes NSW is considering the development as 'development without consent' under the State Environmental Planning Policy (Housing) 2021.

Division 6 Residential development—relevant authorities	
42 Development to which development applies	
(1) This division applies to residential development if –	The proposal is for a <i>residential flat building</i> .
(a) the development is permitted with development consent on the land under Chapter 5, Chapter 6 or another environmental planning instrument, and	The site is zoned R2 Low Density Residential Development under the Wollongong Local Environmental Plan 2009.  <i>Residential flat buildings</i> are permitted within the R2 Low Density Residential zone under the WLEP 2009.
(b) all buildings will have a height not exceeding the greater of—	From review of the architectural plan set the proposed development appears to be under the maximum building height of 11m.
i. 11m, or	
ii. the maximum permissible building height for the development on the land, and	

<p>(c) all buildings will have a floor space ratio not exceeding the greater of—</p> <p>i. 0.65:1, or</p> <p>ii. the maximum permissible floor space ratio for the development on the land, and</p> <p>(d) the development will not result in more than 75 dwellings on a single site, and</p> <p>(e) for development on land in an accessible area—the development will result in the following number of parking spaces—</p> <p>i. for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</p> <p>ii. for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</p> <p>iii. for each dwelling containing at least 3 bedrooms—at least 1 parking space, and</p>	<p>Based on the information within the architectural plan set the proposed FSR of the development is 0.64:1.</p>														
	<p>Per the submitted documentation, 21 dwellings are proposed.</p>														
	<p>The 'Traffic and Parking Impact Assessment' dated July 2024 by Motion Engineers refers to SEPP 21 for car parking rates for affordable housing.</p> <p>SEPP 21 has been repealed and the applicable car parking rate is determined by the land being within an accessible area.</p> <p>TheTraffic and Parking Impact Assessment' dated July 2024 by Motion Engineers concludes the site is not within an accessible area.</p> <p>Under these circumstance, the car parking rate is determined by sec 42f.</p>														
<p>(f) for development on land that is not in an accessible area—the development will result in the following number of parking spaces—</p> <p>(i). for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii). for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii). for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces.</p>	<table><tr><th>Bedroom</th><th>No. of Units</th><th>CP Rate</th><th>CP Required</th><th>CP Provided</th></tr><tr><td>One (1)</td><td>9</td><td>0.5</td><td>4.5 (5)</td><td rowspan="2">17</td></tr><tr><td>Two (2)</td><td>12</td><td>1</td><td>12</td></tr></table> <p>A compliant number of car parking spaces has been provided in line with the SEPP.</p> <p>Consideration should however be placed on providing visitor car parking on site.</p>	Bedroom	No. of Units	CP Rate	CP Required	CP Provided	One (1)	9	0.5	4.5 (5)	17	Two (2)	12	1	12
Bedroom	No. of Units	CP Rate	CP Required	CP Provided											
One (1)	9	0.5	4.5 (5)	17											
Two (2)	12	1	12												
<p>(2) This division also applies to the following development if the development is permitted on the land under another environmental planning instrument—</p> <p>(a) the demolition of buildings and associated structures if the building or structure is on land that—</p> <p>(i) is non-heritage land, and</p> <p>(ii) is not identified in an environmental planning instrument as being in a heritage conservation area,</p> <p>(b) the subdivision of land and subdivision works.</p>	<p>Noted.</p>														

(3) This division does not apply to— (a) development to which Chapter 2, Part 2, Division 5 applies, or	Noted.
(b) development that is part of a project, or part of a stage of a project, that the Minister determined under the Act, former section 75P to be subject to the Act, Part 4.	Noted.
(4) <a href="#">State Environmental Planning Policy (Transport and Infrastructure) 2021</a> , sections 2.15 and 2.17 apply to the development and, in the application of the sections— (a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Noted.
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Noted.

### **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

### **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.

### **Traffic**

#### General

- The applicant must refer to Chapter E3 – Car Parking, Access, Servicing/ Loading Facilities and Traffic Management of the Wollongong Development Control Plan 2009.
- Under Austroads Guide to Traffic Management Part 12: Figure 5.1, developments such as this which generate less than 10 peak hour vehicle movements are not required to undertake a detailed traffic analysis.

#### Access and Manoeuvring

- The passing bay proposed within the driveway access needs to be moved westwards to the property boundary as per the requirements of Clause 3.2.2 of AS2890.1 which states that 'the access driveway and the circulation roadway for at least the first 6 metres from the property boundary shall be a minimum of 5.5 metres wide'.
- The applicant must provide all internal access dimensions on the site plan, including grades, access widths, parking aisle widths which comply with AS2890.1.

- The access design should ensure that adequate pedestrian and vehicle sight distance is provided as per AS2890.1.

#### Footpath

- The applicant must regrade the verge to provide a maximum grade of 2.5% from the back of kerb, with a 1.5 metre footpath provided along the full extent of the site frontage.

#### Parking

- Car parking is to be provided as per the relevant statutory instrument.
- The applicant should consider providing motorcycle and bicycle parking as per Council's DCP at a rate of:
  - 1 bicycle space per 3 dwellings (residents) and 1 bicycle space per 12 dwellings (visitors).
  - 1 motorcycle space per 15 dwellings.

#### Adaptable Dwellings

- Within a multi dwelling development incorporating more than 6 dwellings, the Wollongong DCP requires that 10% of all dwellings (or at least 1 dwelling) should be adaptable units. Parking space sizes for adaptable units must comply with AS4299.

#### Residential Bicycle Security

- The applicant should show the location of residential bicycle parking which provides the appropriate level of security (Security Class B) as required by AS2890.3. This should be provided in a secure communal compound and protected from the weather.

#### Visitor Bicycle Security

- The applicant should provide any required visitor bicycle spaces in an accessible area within the site. These spaces have lower security requirements (Security Class C) and can be rails which are protected from the weather.

#### Waste Servicing and Deliveries

- Waste collection details are to be provided, such as the location of the bins for storage and collection, method of collection, and size of collection vehicle.
- A development with more than 6 dwellings proposed requires a communal waste facility to be provided within the site. It needs to be accessible by all, well-lit and with adequate manoeuvrability of bins within. More information on the bin requirements and controls relating to communal waste facilities can be found in Chapter E7 of the DCP.
- It should be noted that street collection can be accepted where the total number of waste and recycling bins for all uses can be accommodated within 50% of the site frontage on collection day (Chapter E7, Clause 5.4.3). The applicant will need to show the bins on the road reserve fronting the site to allow assessment of the impact on the street frontage.

#### **Architectural Comments**

Council's Design Expert has reviewed the development and has provided the following comments in relation to the proposed scheme.

#### Key Issues

- Non-compliant COS area
- Driveway width and on-grade parking
- Extent and location of landscaping
- Encroachment of built form into TPZ of tree T7

- Natural cross ventilation
- Undersized ground floor POS areas
- Adaptable units not provided

#### Connecting with Country

- A Connecting with Country statement is encouraged. Refer EPA Act p1 i1.3 (e) and (f) and (g) and NSW Planning's Connecting with Country Framework.

#### Context and Neighbourhood Character

- The Wollongong DCP Chapter A1, Item 8, requires detailed Site Analysis and Context Analysis documentation to be submitted with any application. The applicant is encouraged to provide completed, resolved, and coordinated Site Analysis and Context Analysis documentation to the requirements as outlined within the DCP item. Site and Contextual Analysis should demonstrate that an appropriate design response has been informed by specific opportunities and constraints within and around the site.

#### Built Form and Scale

- Side and rear setbacks comply with Objective 3F-1 of the ADG.
- The building complies with the 11m height limit outlined in Division 6 42(1)(b) of the Housing SEPP.
- Shadow diagrams have been provided on drawing A502 which demonstrate a negligible overshadowing impact to adjacent neighbouring properties.

#### Density

- Whilst the decision to provide parking in the form of an on-grade car park (at the rear of the site) in lieu of a basement appears to be driven by cost, the implications of this have resulted in non-compliant COS areas, insufficient landscaping buffers, and a narrow undersized driveway, leading the building to present as an overdevelopment of the site. Modifications to the building footprint and/or number of units may be required if an on-grade carpark is to be maintained.

#### Sustainability

- Council has declared a Climate Emergency and expects new developments to exceed minimum mandatory sustainable buildings criteria. It does not appear that building sustainability has been actively considered beyond basic measures.
- Solar PV installations have been provided to a large portion of the roof which is commended.
- An underground rainwater tank has been included with rainwater reuse proposed for landscape irrigation systems which is considered acceptable.
- The use of electric-only appliances and systems is noted and supported by Council.
- EV car chargers should be considered, either as common spaces or as pre-installed to units, and beyond NCC Section J basic requirements.
- No allowance has been made for bicycle parking, which is a poor outcome considering it is common and sustainable alternate mode of transport. Visitor bicycles are to be provided on the ground floor in an easily accessible location. Residential bicycles are to be provided within a Class B secured enclosure.
- Rendered and painted surfaces are actively discouraged by Council. A variety of low maintenance, prefinished materials have been indicated on drawing A303, and painted surfaces have been minimised which is commended and supported by council.

#### Landscape

- There are concerns regarding the extent of building encroachment on the TPZ to the existing T7 tree along the southern boundary. It is noted that the applicant has proposed the use of suspended

slab for building works within the TPZ to allow soil moisture and gases exchange. The building encroachment into the TPZ and canopy of the tree is considered excessive, and council encourages the applicant to review the impact of the building footprint on T7. Refer also to council's Landscape Referral.

- Objective 3E-1 of the ADG requires DSZ to have a minimum dimension of 6m for sites greater than 1500m<sup>2</sup>. DSZ must also be a minimum of 7% of the site area which equates to 173.53m<sup>2</sup>, however there is also an expectation that 15% of the site area is provided as deep soil for sites larger than 1500m<sup>2</sup> which equates to 371.85<sup>2</sup>. The area identified as COS and DSZ within the south-eastern corner is considered to comply with these DSZ requirements and objectives as outlined in the ADG.
- Objective 3D-1 of the ADG requires COS to be a minimum of 25% of the site area which equates to 619.75m<sup>2</sup>. The area identified as COS on drawing A201 is not considered to comply with the requirements or objectives of the ADG as it includes small segmented densely landscaped areas within the front setback and rear parking area. The only space to be included within the COS calculation is the main area to the south-eastern corner which equates to approximately 420m<sup>2</sup>. There is therefore an approximate deficiency of 200m<sup>2</sup> of COS.
- Limited facilities have been provided for residents within the COS space inclusive of a lawn area and one bench seat. This does not comply with Objective 3D-2 of the ADG and is considered to be insufficient for a 21 unit development. As a minimum, council urges the applicant to provide a communal accessible WC and a BBQ facility with some fixed seating and possible pergola structure. The inclusion of fruit trees and a small communal vegetable and/or herb garden is also encouraged.
- Access to the COS space is not equitable and requires those with disabilities to transverse from the lobby and out the main entry to access the COS area from the street. Alternatively, disabled access is provided out the rear lobby entrance, down the walkway, along the driveway and through the carpark. This is not considered to be an appropriate or safe path of travel and is to be reviewed and amended accordingly.
- The lack of direct access and visibility from the lobby, along with its proximity to the carpark, raises some safety and amenity concerns regarding the proposed COS. Limited passive surveillance is provided to the area due to the lack of direct access and visual connection with the main lobby space. It is also unclear how security and access is being addressed as the area appears to be open to the rear carpark without any security fence or gates being proposed.
- A more substantial landscape planting buffer is to be provided between the driveway / passing bay and the north facing units (U01 and U07) on ground floor. The lack of landscaping provided has resulted in a 1600h brick wall being proposed along the northern side of U01 POS space, limiting solar access, and creating reduced levels of privacy and amenity to the POS areas and the north facing windows of U01 and U07 habitable areas. Similarly, the lack of landscaping provided between U06 POS and the carpark, and U03 POS and the main entry path is also of concern regarding visual and acoustic privacy. These areas are to be revised accordingly.
- Council requires a minimum 1.5m wide landscaping bed to all side and rear boundaries to improve the interface with neighbouring properties and minimise overlooking. Minor modifications are required along the northern boundary to ensure the driveway and associated kerb sits outside of this 1.5m landscaping strip. The 560mm landscaping strip along the rear boundary is insufficient, particularly when considering the proximity of the neighbouring building. The on-grade carpark is to be modified to ensure a minimum of 1.5m landscaping strip is provided to the entire length of the rear boundary.
- Reconsider the extent of "mass planter bed" within the POS spaces of Units U01-U04 to allow for an increase in size of the usable ground floor POS area, whilst increasing activation, permeability and passive surveillance to the street. This would be more consistent with the existing context and established character of the area and would ensure compliance with minimum ground floor POS sizes as set out in Objective 4E-1 of the ADG.

#### Amenity



- 15 out of 21 units (71%) provide adequate solar access to all living and POS spaces, demonstrating compliance.
- 14 out of 21 units (66%) have been identified as complying with cross ventilation requirements, however U09 and U16 do not appear to naturally cross ventilate as indicated on drawing A106. Cross ventilation of these 2 single aspect units relies on a building slot that does not comply with the ADG's building indentation ratio requirements, and therefore cross ventilation is not liable to meet the ADG's cross ventilation compliance. There are also acoustic and visual privacy concerns regarding the proximity of the nearby lobby windows and windows to units on the southern side of the building slot. Units U13 and U20 appear more capable of achieving natural cross ventilation with some minor modifications to window openings and sizes along the northern wall of the units themselves.
- Demonstrate that NCC section F6D7(1)a. compliance has been achieved. Using scaled dimensions, it doesn't appear that the proposed window type provides a ventilating area not less than 5% of the floor area of the room required to be ventilated. Though the window area might be OK, the opening width may not comply.
- Recent updates to the NCC have driven the necessity for increased floor to floor heights in apartment buildings. To address NCC criteria the industry standard has increased from 3.1m to 3.2m. The development has proposed a floor-to-floor height of 3.1m for typical residential levels. There are concerns that the proposed 3.1m floor to floor height will not be capable of providing ADG compliant ceiling heights (2.7m) in habitable areas. It is therefore recommended that floor to floor heights are increased to ensure ADG compliance can be achieved.
- A good amount of storage has been provided in each of the units, except for U03, U10 and U17 which provides an additional storage cupboard adjacent to the main lift with access directly from the communal lift lobby. This is not considered to be an appropriate solution, and an alternate location is encouraged, preferably within the unit itself as has been provided to other units.
- The separate pedestrian access provided to U01-U04 POS spaces from the street is noted and commended.
- The ground floor POS areas for units U01-U07 are undersized and do not comply with Objective 4E-1 of the ADG. For ground level units, a POS area with a minimum depth of 3m and a minimum area of 15m<sup>2</sup> is to be provided. All ground floor POS spaces are to be revised accordingly.
- The proximity of the external waste enclosure to unit U07 POS and living area is of concern regarding general amenity and potential smells. It is recommended that the bin enclosure be relocated and/or incorporated into the built form as a secure and ventilated enclosure.

### Safety

- The entry portico provided along the front boundary ensures the main pedestrian entry is easily identifiable and provides a sheltered area for residents or visitors near the mailboxes. Due to the height of the perimeter walls creating a sense of enclosure, there is a potential risk for this area becoming a place for loitering. Council recommends removing or significantly reducing the height of the southern masonry wall of the portico to improve visibility and ensure it does not become a potential area of concealment.
- For a residential development with 21 units, council requires a minimum driveway width of 6m. This should be revised accordingly. Refer to council's Traffic Referral for details.
- Pedestrian entrances and exits should be separated from vehicular entry and exit points to minimise safety concerns and avoid potential conflict between pedestrians and vehicles. The shared pedestrian walkway zone and vehicular passing bay along with the proximity to the driveway is a concern and should be reviewed.
- No allowance has been made for visitor parking spaces which is a concern. Council generally requires 0.2 visitor car spaces per dwelling for RFB's, which equates to 5 spaces for the proposed dwelling. Whilst the Housing SEPP does not specify a minimum requirement for visitor car spaces, council encourages the applicant to consider providing some visitor car spaces within the site,

which should be clearly marked and differentiated from the residential car spaces. Refer also to council's Traffic Referral.

- Council's Waste Chapter of the DCP is currently under review due to problems with lack of waste storage impacting on building amenity. On this basis, council requests the applicant to provide general waste storage of 120L per unit per week, recycling storage of 120L per unit per week and 40L per unit per week for FOGO. This would equate to 11 x 240L for waste, 11 x 240L for Recycling and 4 x 240L for FOGO. Therefore, 26 x 240L bins are required to service the waste generated by the proposed development. This will still allow for kerbside collection, however the applicant is to amend the plans to show that these waste bins can be accommodated within the proposed waste enclosure as per Figure 4 from the NSW Environment Protection Authority 'Better practice guide for resource recovery in residential developments'. It should also be noted that bins are not to take up more than 50% of the total street frontage on collection day to ensure an appropriate level of public safety and amenity is maintained (refer 5.5.2 of Chapter E7 of WDCP). Update the relevant site plan to demonstrate if compliance can be achieved. Refer to council's Traffic Referral for details.

#### Housing Diversity and Social Interaction

- A housing mix of 9 x 1-bed (43%) and 12 x 2-bed (57%) has been provided. Council considers a unit mix of '20-20-20%' of 1, 2 and 3-bedroom units to be a starting point for generation of market demand response modelling, in respect to ADG Objective 4K-1. As a minimum council recommends that 2 x 3-bed units (10%) are to be provided.
- 10% of all units are required to be adaptable to ensure compliance with Objective 4Q-2 of the ADG and Chapter B1 of WDCP. No units have been identified as adaptable which does not meet the minimum 10% requirement. A minimum of 3 out of 21 units are required to be adaptable.
- 20% of all units are required to incorporate the Livable Housing Guideline's silver level universal design features. 21 out of 21 units (100%) have been identified as complying with this requirement which is commended.
- Council encourages study areas to be incorporated into all units where possible to support WFH requirements.

#### Aesthetics and Materiality

- The substation has been proposed in a prominent location adjacent to the main building entry and U01 and U02 POS areas as shown on drawing A202. Consider shifting the substation to a more discrete location if possible (for example in the south-west corner of the site) to improve street appeal and overall amenity for west facing POS areas. It should be noted that the west elevation does not show the proposed location of the substation. This is to be updated accordingly to assess the full visual impact on the streetscape.
- As indicated in Objective 3J-5 of the ADG, on-grade carparking should generally be avoided where possible. The on-grade parking can be supported by council to the rear of the site as proposed, providing that minimum COS areas can still be achieved and landscaping to side boundaries is increased.
- The material schedule should be revised to clearly specify the exact materials and finishes proposed (eg. type and colour of brick, profile and colour of roof material, balustrades, cladding, screening details etc). Clarification is required in terms of specific material and colour specifications.
- AC Condensers have been proposed on individual balconies and appear to be appropriately located with the ability to be sufficiently screened from the streetscape and adjacent habitable rooms.
- Heat pump HWU's for ground floor units have been proposed in various locations externally on the ground floor with some being proposed in the street fronting landscape and POS areas. This is not considered to be an appropriate response due to the visual impact on the streetscape. It is also unclear where the upper-level unit HWU's are being located as they have not been identified

on the plans for U08-U21 (noting BASIX certificate specified electric instantaneous for U08-U21). A consistent approach should be considered for all units, therefore the recommendation is to provide electric instantaneous HWU's for the ground level units also to minimise the spatial and visual impact.

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

This letter is authorised by

**Lachlan Jones**  
**Development Project Officer**  
Wollongong City Council  
Telephone (02) 4227 7111

Rajlaxmi Kshirsagar

**From:** Rebecca Welsh <rwelsh@wollongong.nsw.gov.au>  
**Sent:** Wednesday, 18 June 2025 2:49 PM  
**To:** Rajlaxmi Kshirsagar  
**Cc:** Lachlan Jones; Carolyn Howell; Lara Huckstepp  
**Subject:** RE: Division 5.1 (Part 5) Assessment (P5-2025-68): Referral response provided

**This Message Is From an External Sender**  
This message came from outside your organization.

Hello Raj,

Council’s Landscape division has reviewed the information including the AIA and Landscape Plan. Removal of the two trees Number 2 and 3 is accepted subject to replacement with Two 100Ltr containers the species is to be Alphitonia excelsa.

Regards,



**Rebecca Welsh | Senior Development Project Officer**  
**Phone** +61242277111  
**Email** [rwelsh@wollongong.nsw.gov.au](mailto:rwelsh@wollongong.nsw.gov.au) | [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au)



*We acknowledge the Traditional Custodians of the land on which our city is built, the Aboriginal people of Dharawal Country. We recognise and appreciate their deep connection to this land, waters and the greater community.*



**From:** Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@homes.nsw.gov.au>  
**Sent:** Tuesday, 17 June 2025 2:10 PM  
**To:** Rebecca Welsh <rwelsh@wollongong.nsw.gov.au>  
**Cc:** Lachlan Jones <ljones1@wollongong.nsw.gov.au>; Carolyn Howell <Carolyn.Howell@homes.nsw.gov.au>; Lara Huckstepp <Lara.Huckstepp@homes.nsw.gov.au>  
**Subject:** FW: Division 5.1 (Part 5) Assessment (P5-2025-68): Referral response provided

**[EXTERNAL EMAIL]** This email was sent from outside of Wollongong City Council – be cautious, particularly with links and attachments.

Hi Rebecca,

Thank you for taking the time to speak with me on the phone earlier.

Just following up on my email to Lachlan from 27 May (as below). As mentioned, we’d really appreciate Council’s input on the proposed removal of two street trees. The attached documents outlines the rationale for removal of street trees and replace them with the same species, to accomodate the public footpath recommended by Council.

We’re now at the final stage of the project’s determination, so an urgent response from council would be incredibly helpful to keep things moving. Your input is really important to us at this point.

Please let me know if any further information or clarification is required.

Thanks.

**Kind regards,**

**Rajlaxmi Kshirsagar** *(she/her)*  
Senior Planner, Assessment  
Planning & Assessment, Portfolio Development  
Housing Portfolio  
**Homes NSW**

**M** 0447437764 **E** [Rajlaxmi.kshirsagar@homes.nsw.gov.au](mailto:Rajlaxmi.kshirsagar@homes.nsw.gov.au)

[nsw.gov.au/homes-nsw](http://nsw.gov.au/homes-nsw)

Level 15, 4 Parramatta Square, 12 darcy St  
Parramatta NSW 2150

**Working days** Monday to Friday, 8:00am – 16:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present.  
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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**From:** Rajlaxmi Kshirsagar  
**Sent:** Tuesday, 27 May 2025 2:27 PM  
**To:** [ljones1@wollongong.nsw.gov.au](mailto:ljones1@wollongong.nsw.gov.au)  
**Cc:** Lara Huckstepp <[Lara.Huckstepp@homes.nsw.gov.au](mailto:Lara.Huckstepp@homes.nsw.gov.au)>  
**Subject:** FW: Division 5.1 (Part 5) Assessment (P5-2025-68): Referral response provided

Hi Lachlan,

Thank you for providing Council’s submission on the Part 5 activity of proposed Residential Flat Building development at 5-9 Alexander Street, Fairy Meadow.

In response to Council’s earlier feedback, Homes NSW has revised the design to include a 1.5m wide footpath along Alexander Street. However, this adjustment will necessitate the removal of two existing street trees (T2 and T3), as indicated in the site plan.

An independent Arborist Assessment has been prepared and is enclosed to support the proposed removal. The report outlines the condition of the trees and the rationale for their removal in the context of the revised footpath alignment. The removal of these street tree will be replaced with like for like species in different location along site frontage as shown on the landscape plan attached.

I am reaching out to seek Council’s Tree Department’s comments or concerns regarding the proposed removal of these trees.

I would greatly appreciate your feedback by **COB Friday, 30 May 2025**, to assist us in progressing the Part 5 determination of the activity in alignment with Council’s expectations.

Please don’t hesitate to contact me should you require any further information or clarification.

**Kind regards,**

**Rajlaxmi Kshirsagar** *(she/her)*  
Senior Planner, Assessment  
Planning & Assessment, Portfolio Development  
Housing Portfolio  
**Homes NSW**

**M** 0447437764 **E** [Rajlaxmi.kshirsagar@homes.nsw.gov.au](mailto:Rajlaxmi.kshirsagar@homes.nsw.gov.au)

[nsw.gov.au/homes-nsw](https://nsw.gov.au/homes-nsw)

Level 15, 4 Parramatta Square, 12 darcy St  
Parramatta NSW 2150

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present.  
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.


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**From:** NSW Planning <[planning.apps@planning.nsw.gov.au](mailto:planning.apps@planning.nsw.gov.au)>  
**Sent:** Tuesday, 8 April 2025 8:40 AM  
**To:** Daniella Restuccia <[Daniella.Restuccia@homes.nsw.gov.au](mailto:Daniella.Restuccia@homes.nsw.gov.au)>  
**Cc:** Rajlaxmi Kshirsagar <[Rajlaxmi.Kshirsagar@homes.nsw.gov.au](mailto:Rajlaxmi.Kshirsagar@homes.nsw.gov.au)>; Jennifer Bastin <[Jennifer.Bastin@homes.nsw.gov.au](mailto:Jennifer.Bastin@homes.nsw.gov.au)>; CommunityEngagement <[Communityengagement@homes.nsw.gov.au](mailto:Communityengagement@homes.nsw.gov.au)>; [ljones1@wollongong.nsw.gov.au](mailto:ljones1@wollongong.nsw.gov.au)  
**Subject:** Division 5.1 (Part 5) Assessment (P5-2025-68): Referral response provided

Division 5.1 (Part 5) Assessment

NSW Planning Portal



A referral of Division 5.1 (Part 5) Activity (P5-2025-68) for Residential Flat Building – 5-9 Alexander Street, Fairy Meadow , was submitted through the NSW Planning Portal on 8/04/25 .

WOLLONGONG has responded to the referral request.

Please log into the NSW Planning Portal to review this response and associated documentation.

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.

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Ref: SUB25/48232  
12 March 2025

«First\_Name»  
«Company»  
«Address\_Line\_1»  
«Address»

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Re: Proposed residential development at 5-9 Alexander Street, Fairy Meadow

Dear Resident(s),

I am writing to you from Homes NSW about our plans to redevelop the housing site at 5-9 Alexander Street, Fairy Meadow. We are now seeking your feedback on our design.

### **What we are proposing**

We are proposing to redevelop the vacant site with a 3-storey residential housing development which will include:

- 21 homes in total – 9 x 1-bedroom units and 12 x 2-bedroom units
- 17 on-site car parking spaces at rear of building and 2 internal lifts
- landscaping with native plantings and fencing across the site.

### **What have we done so far?**

In August 2024 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to:

#### **Increased traffic and increased car parking in the surrounding streets:**

An independent traffic and parking assessment took place and its findings were that 17 car parking spaces is considered sufficient to handle the project parking demand. The proposal does not generate any increase in safety risk to pedestrians or drivers as a result of access and the parking configuration and will not negatively impact current traffic conditions.

#### **Building design and height**

The proposed development is being designed in accordance with the Housing SEPP, which provides an 11m height limit and floor space ratio (FSR) density control of 0.65:1; as well as the building setback requirements which are under Wollongong City Council local controls.

It is planned for the existing aged properties to be replaced with new modern, dwellings that will be designed with consideration to the local character and heritage features of the area

### Crime & safety concerns:

Like the rest of the community, most tenants are good neighbours and law-abiding people. The Department of Community & Justice has a dedicated 24-hour hotline, 1800 422 322, where local residents can report any tenancy related matters.

### What is happening now?

We have recently completed a detailed design for the proposed development at 5-9 Alexander Street, Fairy Meadow. We invite your feedback, which will be carefully considered by our design and planning team as part of the project's assessment. Where possible, we will incorporate your feedback in the design.

Please find enclosed:

- an artist's impression of the proposed development 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 information, you can submit your feedback 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 4 April 2025** so we have enough time to consider it. You will receive confirmation that your feedback has been received.

Yours sincerely,



Jennifer Bastin

**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](http://www.nsw.gov.au/homes-nsw) or scan the QR code.

