

Matt Cooper

From: Matt Cooper
Sent: Wednesday, 3 September 2025 4:04 PM
To: Tracey Gillett
Cc: Nicole Ashton; Amanda Moylan; Nathan Atkins; Danny Boubli; Graeme Jeffries; Ken Franklin
Subject: RE: PPSSTH-311 – Wollongong – DA-2023/849 - Bong Bong Road HUNTLEY – Halcyon Forest Reach Community - Multi-dwelling housing development
Attachments: MKR00256 LEP 5.21 Compliance - SRPP Response.pdf

Dear Panel Secretariat,

Further to the Southern Region Panel's discussion on 26 August 2025 and request, through the Secretariat, for additional information received on 27 August 2025 to support their consideration of the above Development Application, this email, and attachment, serves as the Applicant's formal response to address the requests relating to Clause 5.21 of *Wollongong Local Environmental Plan 2009*. Appreciating the significant amount of content both Council and the Panel have considered to date, we have endeavoured to tailor these responses to be as concise as possible as outlined below:

Matter 1 **A comprehensive and consolidated update to Table 4 of Attachment F (Wollongong LEP Objectives Clause 5.21). In updating the Table, the findings for each objective should be supported by clear evidence with limited cross-referencing.**

Please refer to the attached advice letter prepared by Maker dated 3 September 2025 providing a concise response to each of the objectives and considerations of clause 5.21 of *Wollongong Local Environmental Plan 2009*. For ease of review, we have endeavoured to limit cross referencing and made all efforts to distil the key information into a set of key figures previously provided to Council through the various submissions and supporting commentary to speak to each of the provisions. It is our view that upon consideration of the updated consolidated response to clause 5.21 and past review of the suite of supporting documents, that the Panel can reach the view that the relevant objectives have been met and that the development is appropriate for the site giving due consideration to flood risk, evacuation and climate change. Further the development is of a scale and type that will not cause undue impacts to surrounding land or the environment that can not be adequately managed by the imposition of appropriate conditions of consent.

Matter 2 **The DA as described in the Statement of Environmental Effects (SEE) seeks "approval for a multi-dwelling housing development comprising 236 dwellings, and associated earthworks, road construction and delivery, civil and landscaping works, use of up to five (5) dwellings for temporary exhibition homes, and the first stage of community facilities". However, in the Applicant's response to the Panel's deferral (dated 26 August 2025), the Applicant states that "it is worth remembering that the DA does not seek development consent for the homes themselves: these will be subject to a separate assessment and approval process under Section 68 of the Local Government Act 1993".
Could the Applicant please reconcile these two statements?**

Per our previous briefings and SEE, the Applicant has always expressed that, following the issue of a favourable determination for the DA, it is their intent to obtain approval from Council under S68 of the LG Act for the installation of the dwellings. The dwellings have been designed and will be constructed to meet the definition of 'manufactured homes' under the LG Act, which are not 'buildings' under the EP&A Act and therefore do not require development consent. Development consent is still sought for the use of the Site for multi dwelling housing under the EP&A Act, and the approved masterplan will dictate the siting, footprint, form and configuration of each of the dwellings on the Site. This has been consistent with eh past advice presented to Council and discussed at the prior briefings. Detailed information was provided about the proposed form of the dwellings in the DA to provide the Panel with assurance regarding the visual presentation and quality of the homes. These concept designs will be used by the Applicant to inform the preparation of the S68 Applications and we would expect Council in assessing those applications to consider them an appropriate dwelling form and grant approvals accordingly.

Thanks you for your assistance in coordinating the responses on behalf of the Panel and trust this information will be of assistance to the Panel. Should any further clarification of detail be required, please do not hesitate to contact me.

Kind regards

Matt Cooper
Director



A Level 12, 70 Pitt Street Sydney NSW 2000
P GPO Box 5013 Sydney NSW 2001
M 0422 979 955
T (02) 9249 4100
F (02) 9249 4111
W glnplanning.com.au

From: Tracey Gillett <Tracey.Gillett@dpie.nsw.gov.au>
Sent: Wednesday, 27 August 2025 9:37 AM
To: Matt Cooper <Matt@glnplanning.com.au>; Ken Franklin <ken.franklin@stockland.com.au>
Cc: Nicole Ashton <nashton@wollongong.nsw.gov.au>; Amanda Moylan <amanda.moylan@planning.nsw.gov.au>
Subject: PPSSTH-311 – Wollongong – DA-2023/849 - Bong Bong Road HUNTLEY – Halcyon Forest Reach Community - Multi-dwelling housing development
Importance: High

Hi Matt and Ken,

Following yesterday's Panel member discussion, the Panel requests that the Applicant provide additional information to assist the Panel with its consideration of this matter as follows:

1. A comprehensive and consolidated update to Table 4 of Attachment F (Wollongong LEP Objectives Clause 5.21). In updating the Table, the findings for each objective should be supported by clear evidence with limited cross-referencing.
2. The DA as described in the Statement of Environmental Effects (SEE) seeks "approval for a multi-dwelling housing development comprising 236 dwellings, and associated earthworks, road construction and delivery, civil and landscaping works, use of up to five (5) dwellings for temporary exhibition homes, and the first stage of community facilities". However, in the Applicant's response to the Panel's deferral (dated 26 August 2025), the Applicant states that "it is worth remembering that the DA does not seek development consent for the homes themselves: these will be subject to a separate assessment and approval process under Section 68 of the Local Government Act 1993".
Could the Applicant please reconcile these two statements?

The Panel expects that this information be uploaded to the Planning Portal within 7 days of being notified of this request (i.e. by COB 3/9/25).

Please send me a quick email once the information is uploaded so that I can advise the panel.

Kind Regards
Tracey

Tracey Gillett
Project Support Officer



Planning
Panels

I wish to acknowledge the Traditional Custodians of the land and pay respect to all Elders past, present and future.

From: Matt Cooper <Matt@glplanning.com.au>

Sent: Tuesday, 26 August 2025 10:05 AM

To: Nicole Ashton <nashton@wollongong.nsw.gov.au>

Cc: Tracey Gillett <Tracey.Gillett@dpie.nsw.gov.au>

Subject: CM Record: FW: PPSSTH-311 – Wollongong – DA-2023/849 - Bong Bong Road HUNTLEY – Halcyon Forest Reach Community - Multi-dwelling housing development

Hi Nicole,

Hope you've been well. FYI, we've prepared a final response to Council's Supplementary Report for the above DA being considered by the Southern Region Planning Panel today and it includes a review of the draft, without prejudice, conditions. A copy of the response letter and abridged attachments (the file size of materials in Attachment A and B was prohibitive for email, flood model and solar diagrams). Full copies of the attachments can be found in the planning portal. They are in the 'Other' category and start with 20250826 for ease of finding them. Appreciate your effort in bringing the draft conditions together.

Kind regards,

Matt Cooper
Director



A Level 12, 70 Pitt Street Sydney NSW 2000
P GPO Box 5013 Sydney NSW 2001
M 0422 979 955
T (02) 9249 4100
F (02) 9249 4111
W glplanning.com.au

From: Matt Cooper

Sent: Tuesday, 26 August 2025 9:50 AM

To: Tracey Gillett <tracey.gillett@dpie.nsw.gov.au>

Cc: Amanda Moylan <amanda.moylan@planning.nsw.gov.au>; Patrick McGee <patrick.mcgee@makeres.com.au>; Ken Franklin <ken.franklin@stockland.com.au>; Nathan Atkins <natkins@avid.com.au>; Danny Boubli <dboubli@avid.com.au>; Graeme Jeffries <gjeffries@avid.com.au>

Subject: PPSSTH-311 – Wollongong – DA-2023/849 - Bong Bong Road HUNTLEY – Halcyon Forest Reach Community - Multi-dwelling housing development

Dear Panel Secretariat,

I'm writing on behalf of the Applicant for the above development application being considered by the Southern Region Planning Panel. The application is scheduled for an electronic determination on 26 August, having been deferred on 21 May so that the Applicant could provide additional information and Council could prepare a further assessment report.

As previously discussed with Tracey, we appreciate the Panel is willing to consider submissions from the Applicant prior to the determination meeting scheduled for 3pm today. In this regard, please find attached letter responding to key matters raised in Council's Supplementary Report and associated Attachments for the Panel's consideration. Attachment C also includes a review of the draft, without prejudice conditions, with comments and requests to amend various conditions that will clarify matters and assist in improving the delivery of the development should the Panel determine the application favourably. Due to the size of some of the reference material referred to in the attachments to the letter (flood model and solar diagrams), I've just included abridged versions so as to not overload your email. If the reference material is required, it will be available in the Planning Panel.

As always, if any further detail is required or the Panel has specific questions, the Applicant will gladly make their consultant team available to respond.

I will proceed to lodging the full package on the Planning Portal now.

Kind regards,

Matt Cooper
Director



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