

ITEM 6

**PUBLIC EXHIBITION - PLANNING PROPOSAL REQUEST - IRVINE STREET, MADOLINE STREET, SIDNEY STREET, PAULSGROVE STREET, HOSKINS STREET, LEAHY CRESCENT, SPEARING PARADE AND MURPHYS AVENUE, GWYNNEVILLE**

On 19 July 2024, Homes NSW submitted a Planning Proposal request for the precinct bounded by Irvine Street, Madoline Street, the Wollongong Botanic Garden and Murphys Avenue, Gwynneville. The Planning Proposal request applies to 134 lots, of which 75 lots are owned by Homes NSW and 59 are privately owned. The Planning Proposal request seeks to amend the planning controls to enable medium density residential development where sites are amalgamated. The request estimates that 1,250 dwelling could be developed, of which 50% are proposed to be social and affordable rental housing.

Preliminary (non-statutory) consultation has occurred with the owners of the privately owned land, other community stakeholders and statutory authorities to assist Council's assessment of the Planning Proposal request. A range of views and comments have been received both in support and opposed to the proposal. The Wollongong Local Planning Panel has provided advice that the Planning Proposal request has strategic merit.

On 6 November 2024, Homes NSW submitted a Supplementary Package that included an updated concept plan, revised Planning Proposal maps and advice that Homes NSW intends to provide the 50% social and affordable housing, subject to funding. Homes NSW also requested that discussions commence on a draft Planning Agreement.

It is recommended that Council resolve to prepare a Planning Proposal to rezone the Gwynneville precinct, seek Gateway Determination and exhibit the Planning Proposal, supporting documentation and the draft Development Control Plan chapter.

**RECOMMENDATION**

- 1 A Planning Proposal be prepared to rezone the precinct that includes Irvine Street, Madoline Street, Sidney Street, Paulsgrove Street, Hoskins Street, Leahy Crescent, Spearing Parade and Murphys Avenue, Gwynneville to R4 High Density Residential Development with bonus floor space ratio and building height controls if sites are amalgamated (Attachment 4).
- 2 The Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009.
- 3 Homes NSW be requested to prepare a Traffic Management Plan, Active Transport Plan, Flood Impact and Risk Assessment (FIRA) and a comprehensive Community Engagement Strategy for the future development of the precinct to be exhibited with the Planning Proposal.
- 4 Following the Gateway determination, the Planning Proposal and supporting documentation be exhibited for a minimum period of six weeks (excluding the Christmas – New Year period).
- 5 Following the exhibition period, a report on submissions be prepared for Council's consideration.
- 6 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its delegations to finalise the Planning Proposal.
- 7 Homes NSW work with Council officers to prepare a revised draft Wollongong Development Control Plan 2009 Chapter D22 Gwynneville Precinct to reflect the revised concept plan and other issues raised in this report, and be reported to Council for endorsement prior to exhibition.
- 8 In accordance with Council's Planning Agreement Policy, Homes NSW and Council officers discuss and prepare a draft Planning Agreement for the provision of infrastructure upgrades, 50% social and affordable housing on the "primary" and "secondary" key sites and developer contributions. The draft Planning Agreement be reported to Council prior to finalisation of the Planning Proposal, and if endorsed exhibited.
- 9 A draft Affordable Housing Contributions Plan be prepared for the precinct requiring the provision of 10% Affordable Rental Housing on the "private" key sites. The draft Affordable Housing Contributions Plan be reported to Council prior to finalisation of the Planning Proposal, and if endorsed exhibited.

## REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

## ATTACHMENTS

- 1 Location Plan
- 2 Summary of Preliminary Consultation
- 3 Assessment Report
- 4 Planning Proposal Maps and bonus controls

## BACKGROUND

On 19 July 2024, Homes NSW submitted a Planning Proposal request for the precinct bounded by Irvine Street, Madoline Street, the Wollongong Botanic Garden and Murphys Avenue, Gwynneville. The Planning Proposal request applies to 134 lots (including 4 strata lots), however it only directly effects 126 lots, in Irvine Street, Madoline Street, Sidney Street, Paulsgrove Street, Hoskins Street, Leahy Crescent, Spearing Parade and Murphys Avenue (part), Gwynneville. (Attachment 1).

The roads and lots within the precinct were largely created in a 1951 Housing Commission subdivision (DP 36218). The road reserves were created with a 15m (50 foot) width, as opposed to a standard 20m (66 foot) width. Spearing Reserve was dedicated as a park (8,290m<sup>2</sup>). The lots have an average area of 632.5m<sup>2</sup>. The lots and dwellings were developed for social housing. Over time the number of social housing dwellings was reduced with lots being sold to tenants and private owners.

Currently, Homes NSW owns 75 lots and 59 lots are privately owned. The majority of lots still contain single dwelling houses. Two lots have been strata titled into 4 lots as part of dual occupancy developments, and another two dual occupancy developments are under construction, two lots contain boarding houses.

The lots are zoned R2 Low Density Residential under the Wollongong Local Environmental Plan 2009 (Attachment 1) and have a floor space ratio of 0.5:1, minimum lot size of 449m<sup>2</sup> and maximum building height of 9m. There are no listed heritage items in the precinct.

## PROPOSAL

### Planning Proposal Request

The initial Planning Proposal request (lodged 19 July 2024) sought to -

- Rezone 113 lots from R2 Low Density Residential to R4 High Density Housing, and retain the existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standard. Of the lots, 66 lots are owned by Homes NSW and 45 are lots are privately owned.
- Rezone 13 lots from R2 Low Density Residential to RE1 Public Recreation, of which 9 lots are owned by Homes NSW and 4 are lots are privately owned. The existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standards are proposed to be removed. The RE1 land is proposed to be transferred to Council. Council is not proposed as the land acquisition authority.
- No change proposed to the planning controls for 8 lots (2-14) Murphys Avenue, which will retain the R2 Low Density Residential zoning.
- Divide the precinct into 17 development / key sites, within which bonus FSR and building height controls would apply if lots are amalgamated for development. The key sites range in size from 2-19 lots which would be required to be amalgamated prior to development occurring. The controls would enable 4-6 storey residential flat buildings. The precincts are also proposed to include 50% social and affordable housing.

The submitted concept plan estimates that some 1,250 dwellings could be constructed, of which 625 (50%) would be social and affordable housing (with an indicative 30%/20% split). The dwellings would be in residential flat buildings ranging in height from 2-6 storeys. The concept indicates that the precinct could house an estimated 2,263 persons, using an average of 1.8 persons per dwelling.

The Planning Proposal request is supported by the following technical reports and documents, which were exhibited on Council's Our Community Engagement webpage as part of the preliminary consultation period -

- Planning Proposal Report.
- Appendix A Urban Design Report.
- Appendix B Social Impacts and Needs Assessment.
- Appendix C Flood Drainage and Water Quality Assessment.
- Appendix D Bushfire Assessment.
- Appendix E Traffic and Transport Assessment.
- Appendix F Aboriginal Heritage.
- Appendix G European Heritage.
- Appendix H Ecology and Biodiversity Assessment.
- Appendix I Geotechnical Desktop Review.
- Appendix J Phase 1 Contamination Site Assessment.
- Appendix K Acoustic Assessment.
- Appendix L Utilities and Servicing Assessment.
- Appendix M Wollongong City Council and Homes NSW Collaboration Agreement.
- Appendix N University of Wollongong Letter and email of support.
- Appendix O Draft Development Control Plan (DCP) Chapter – Gwynneville Precinct.
- Appendix P Social Housing Survey Engagement Summary Report.

To assist Council's assessment process, preliminary (non-statutory) consultation occurred during July and August 2024 with the private landowners, surrounding landowners, community groups, the development industry and statutory authorities. The consultation is detailed later in this report and the feedback received is summarised in Attachment 2. Matters raised in submissions are also discussed as part of the assessment of the Planning Proposal request (Attachment 3).

Homes NSW undertook separate consultation with their clients.

On 6 November 2024, Homes NSW in response to feedback, submitted a Supplementary Package including a revised concept plan and amendments to the Planning Proposal. The key changes being -

- Rezone 117 lots from R2 Low Density Residential to R4 High Density Housing, and retain the existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standard (Attachment 4). Of the lots, 66 lots are owned by Homes NSW and 47 are lots are privately owned.
- Rezone 9 lots from R2 Low Density Residential to RE1 Public Recreation, of which 7 lots are owned by Homes NSW and 2 are lots are privately owned. The existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standards are proposed to be removed. The RE1 land is proposed to be transferred to Council. A Land Reservation Acquisition Map is proposed to identify Homes NSW as the authority responsible for the acquisition of the two privately owned lots.
- No change proposed to the planning controls for 8 lots (2-14) Murphys Avenue, which will retain the R2 Low Density Residential zoning.
- The boundaries of the development / key sites were amended to better reflect ownership patterns, and the number of development / key sites was increased from 17 to 27. The revision means that less sites will need to be amalgamated to enable development to occur. Homes NSW have divided the development sites into 3 categories -

- Primary – 6 sites where all lots are owned by Homes NSW. Homes NSW intend to develop these sites for social and affordable housing.
- Secondary – 6 sites where greater than 60% of the lots are owned by Homes NSW. Homes NSW intend to develop these sites for social and affordable housing, once the private lots are acquired or in partnership with owners.
- Private – 15 sites where Homes NSW own 50% or less of the lots. Homes NSW indicates that these sites will be developed by private developers. Homes NSW may be a partner in some of the sites where it owns lots.
- The floor space ratios have been reviewed to reflect the revised key site boundaries.
- The estimated dwelling yield remains 1,250, with 50% social and affordable housing (indicative 30%/20% split) and 50% market housing. Homes NSW indicates that it intends to construct the 50% social and affordable housing in the primary and secondary key sites.
- The previously proposed “central park” is now proposed to be rezoned to R4 High Density Residential zone consistent with adjoining lots, and be managed by Homes NSW as local open space and community infrastructure. The lots are no longer proposed to be zoned RE1 Public Recreation and transferred to Council. There will be no requirement for public access, and it may be developed for housing.
- The proposed east west laneways have been removed.
- An offer to commence discussions on a draft Planning Agreement.

### **Assessment**

The attachment Assessment Report (Attachment 3) provides a detail assessment of the proposal. Key issues for consideration include -

#### Housing

There is an identified need within the LGA and State for increased housing supply and increased social and affordable rental housing. The Gwynneville precinct was developed in the 1950s for social housing, and 56% of the lots remain in Homes NSW ownership. The social housing dwelling houses are aging and no longer meet the demographic needs of Homes NSW clients. The Gwynneville precinct is one of several social housing precincts in the LGA that Homes NSW is investigating for renewal. The Wollongong LGA has the third largest supply of social housing dwellings in NSW, with over 7,000 social housing dwellings, which represents approximately 8% of the housing stock. Even with this supply, there is a ten year plus waiting list for social housing.

Within the precinct, privately owned properties have been renewed and renovated, and two dual occupancies have been developed and another two are under construction.

The rezoning and development of the precinct offers the opportunity to -

- Increase housing supply from 125 dwellings to 1,250 dwellings.
- Increase social housing from 75 dwellings to 375 dwellings, with dwelling sizes better matching client needs.
- Increase affordable rental housing from 0 to 250 dwellings, with dwelling sizes better matching client needs.

#### Flooding

The precinct is bounded by two watercourses, both of which are subject to flooding. The southern watercourse, which goes through the Wollongong Botanic Garden and Spearing Reserve, also goes through nine residential properties, seven of which are owned by Homes NSW. The Planning Proposal request proposes that the nine properties be zoned RE1 Public Recreation, and all of the lots are proposed to be transferred to Council to increase the area of Spearing Reserve. The proposal will improve the flood hazard, by removing dwellings from flood prone land.

The north-east corner of the precinct also contains a minor watercourse, that drains from the University of Wollongong, and is identified as having a minor flood risk.



The State Emergency Service advises that flooding in the two watercourses would create a flood island for a short period of time. The Department of Climate Change, Energy and the Environment and Water (DCCEEW) – Biodiversity, Conservation and Science Group advised that a Flood Impact and Risk Assessment (FIRA) should be prepared.

It is considered that the proposal will improve the current flood management outcomes.

### Transport

The precinct is located adjacent to the M1 Motorway, and University Avenue on/off ramps, and in the future could also be access by the Mt Ousley Road interchange. The precinct includes six internal local roads which have a narrow 15m road reserve with 7m wide road pavement. The roads are line marked for parking spaces and have two hour timed parking restrictions. The precinct was popular for university student parking until the timed restrictions were introduced. The precinct is close to the Gong Shuttle Bus Route which links the University with North Wollongong Station, the City Centre, Innovation Campus and Wollongong Hospital.

The proposal, if fully developed, will have a 10-times increase in dwellings numbers which will increase traffic and parking demand. The Planning Proposal request includes a Traffic Impact Assessment which indicates that some local intersections will need to be upgraded. The Assessment did not include a Traffic Management Plan or Active Transport Plan.

Transport for NSW (TfNSW) has advised that there is already a significant amount of congestion on the local and State road network within and around the Gwynneville precinct, and in particular on University Avenue, Irvine Street, and Northfields Avenue. This congestion impacts the Princes Motorway including the on and off ramps. TfNSW has concerns with additional traffic generating developments which will exacerbate such conditions. Measures to reduce vehicular trip generation from the subject site and measures to reduce congestion on the surrounding local road network will be explored, identified and formalised (in terms of delivery and funding) as part of the Planning Proposal.

In response to TfNSW concerns, Homes NSW will be requested to prepare a Traffic Management Plan and Active Transport Plan to accompany the Planning Proposal.

### Parking

A key concern for residents is the additional parking that the future development could create and the pressure it would place on the narrow local streets. On-site parking will be required for all dwellings and the two-hour timed parking restrictions will limit on-street parking. An increase in the timed hours, would encourage on-street resident and university parking. A resident parking scheme is not supported, as it would encourage the use of the street for un-timed residential parking. Improved public transport and active transport strategies may reduce the number of car trips and parking demand, although some additional congestion is to be expected with the increased densities.

### Affordable Housing

On 12 August 2024, Council adopted the Affordable Housing Policy which requires Planning Proposals seeking to increase housing density to include 10% Affordable Rental Housing.

The submitted Planning Proposal request proposes 50% Social and Affordable Housing to be delivered within the precinct and part of each development site. The revised proposal indicates that Homes NSW will provide the 50% social and affordable housing (indicative 30%/20% split) in the primary and secondary key sites, an estimated 625 dwellings.

If Homes NSW delivers all the social and affordable housing, the private sites would have a zoning and value uplift without an offset community benefit. In exchange for the value uplift, the private sites should be included in Council's draft Affordable Housing Contribution Scheme (in preparation) to require the provision of 10% affordable rental housing. Based on 625 dwellings, 10% equates to an additional 62 affordable rental housing developments spread across the precinct, or through a financial contribution to the scheme.

### Infrastructure provision

The proposed redevelopment of the precinct will require upgrades to local infrastructure, including -

- Road intersections, within and adjoining the precinct.
- Footpaths.
- Water supply augmentation.
- Electricity supply augmentation.
- Local open space.
- Community support services.

The upgrades have not been designed or costed at this stage and the required timing of works will also need to be determined. A preliminary estimate by Homes NSW suggests a cost of \$11 million for the required upgrades.

Neighbourhood Forum 4 has request that the development fund upgrades to the University – City Centre sharepath.

The precinct is located within the area covered by the Wollongong City-wide Development Contributions Plan 2024, which requires a 1% development contribution based on the development cost. Based on a total \$421 million indicative development cost estimate, a 1% contribution would be a maximum of \$4.21 million and would be received development by development. However, the local contribution would be reduced as -

- Not all sites may be developed.
- A Ministerial Direction under section 7.17 of the *Environmental Planning and Assessment Act 1979* enables an exemption for seniors housing provided by a social housing provider.
- The Contribution Plan and Council's Affordable Housing Policy enables an exemption from local contributions for Affordable Rental Housing delivered by Tier 1 and 2 Community Housing Providers where the affordable rental housing is provided for a minimum period of 15 years. The exemption does not extend to the NSW Government and the provision of social housing.

A contribution amount of between \$3-5 million would not fund the required infrastructure upgrades. Council should not be responsible for the cost of the upgrades, which is required to support the increased development.

Homes NSW have suggested entering into a Planning Agreement with Council, for their development (primary and secondary sites), which would fund the local infrastructure upgrades, provide the 50% social and affordable housing and be exempt from local contributions.

The proposed market housing developments would also be required to pay the State's Housing and Productivity Contribution (HPC) of \$6,000 per unit. The HPC scheme does not apply to social and affordable housing or to Homes NSW.

The developments would also be responsible to pay the Sydney Water Development Servicing Plan levy (DSP) of \$5,000 per dwelling (subject to indexation).

### Draft Development Control Plan chapter

The Planning Proposal request includes a draft Development Control Plan chapter for the precinct. The draft Chapter proposes site-specific controls for the precinct and does not seek to duplicate the controls in other DCP chapters, which will still apply. The draft Chapter reflects the initial concept proposal and will need to be updated prior to exhibition to reflect the amended concept. The following amendments are also required -

- The street hierarchy should be defined in accordance with Transport for NSW Design of Roads and Streets Guide.
- Street cross-section diagrams should be amended to reflect the actual narrow road widths.

- References to on-street parking for residents should be removed, in recognition that the existing 2 hour timed parking will be retained to maintain for vehicle movement.
- Include as an objective and control to maintain views to Djera (Mt Keira) from key locations.
- Remove the character sub-precincts which complicates the guidance.
- Include landscape controls for the proposed deep soil zone / setback to the Wollongong Botanic Garden for the Paulsgrove Avenue properties.
- Clarify the intent of the 'communal open space areas' within the rear setbacks of the apartments.
- Provide guidance and requirements for apartment size (number of bedrooms) and percentage mix.
- 'Quiet House Design Principles' – include a reference or refer to the relevant acoustic guidance from TfNSW for properties close to the M1.
- Include acoustic requirements for properties adjacent to the Wollongong Botanic Garden in recognition of the events that occur in the Garden.
- Include a provision discouraging the use of gas appliances.
- Include requirements for residential solar power, battery storage, and electric vehicle charging points.
- Other minor comments to be provided to Homes NSW.

It is proposed that a revised draft DCP chapter be prepared and reported to Council for endorsement prior to exhibition.

### Options

There are three options for Council to consider -

- 1 Resolve not to prepare a Planning Proposal and the existing planning controls will remain. The applicant could request a rezoning review from the NSW Department of Planning, Housing and infrastructure or request a State-assessed planning pathway.
- 2 Resolve to prepare a Planning Proposal based on the submitted revised Planning Proposal request, to rezone the precinct to enable medium density housing. **RECOMMENDED.**
- 3 Resolve to prepare a Planning Proposal to rezone the precinct to enable medium density housing, but with different planning controls to those requested. Council officers have not assessed the merits of an alternate scheme.

### CONSULTATION AND COMMUNICATION

Consistent with Council's Planning Proposal Policy, preliminary consultation occurred to inform the private landowners and seek initial community and State agency input into the Planning Proposal request. The consultation included -

- 55 letters to the private landowners. The consultation period was initially 24 July 2024 to 16 August 2024 and was extended to 30 August 2024.
- 28 letters to surrounding landowners in Murphys Avenue, Eastern Avenue, Gwynne Street, Gwynneville.
- Emails to Neighbourhood Forum 5 and Keiraville Residents Action Group (KRAG).
- Emails to Housing Trust, Property Council of Australia (PCA) – Illawarra, Urban Development Institute of Australia (UDIA) – Illawarra.
- Emails to various Statutory Authorities.
- An exhibition webpage on Council's Our Community Exhibition webpage.

As a consequence of preliminary consultation -

- The exhibition webpage received 1,202 views, 358 documents were downloaded and 45 comments lodged.
- 72 submissions were received, expressing a range of views –

	Support	Opposed	Comment	Total
<b>Online Comments</b>	16	16	13	<b>45</b>
<b>Community Submissions</b>	2	9	5	<b>16</b>
<b>Agency Submissions</b>	0	0	6	<b>6</b>
<b>Community Groups &amp; Peaks</b>	1	1	3	<b>5</b>
<b>Total</b>	<b>19</b>	<b>26</b>	<b>27</b>	<b>72</b>

The comments and submissions are summarised in Attachment 2. Key issues raised include -

- Uncertainty about the future -
  - Loss of home.
  - Change in character from low density to medium-high density residential development.
  - Who will acquire privately owned land, will the owners get fair value.
  - The feasibility of the initial exhibited development scheme.
  - The precinct will be a construction zone for 15 years.
- Increased traffic and parking issues.
- Over development or under development of precinct.
- Importance of views to Mt Keira.

If the Planning Proposal request is supported by Council, the Planning Proposal will be referred to the NSW Department of Planning, Housing and Infrastructure for review and a Gateway determination. If supported, the Planning Proposal and supporting documents will be formally exhibited. A minimum 6-week exhibition period is proposed. In accordance with Council's Community Participation Plan 2023, the exhibition will not start or end during the school holidays and will be extended to account for the Christmas – New Year period, should exhibition commence in December.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. It specifically delivers on the following -

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	Land Use Planning

## Strategic Merit

The Planning Proposal request has strategic merit as it is consistent with -

- The NSW Government's commitment to the National Housing Accord to increase housing supply, social housing and affordable housing. However, it may not deliver any housing within the 5-year timeframe of 2024-29.

- Illawarra Shoalhaven Regional Plan 2041 (2021) – to increase housing supply and affordable housing in the region. The precinct is within the Metro Wollongong precinct which is serviced by the Gong Bus route.
- Housing 2041 – the State's housing strategy which identifies the need to increase the supply of social housing across NSW
- Wollongong Housing Strategy 2023 – to increase housing supply, social housing and affordable housing in the LGA in appropriate locations close to transport and services
- Wollongong Housing and Affordable Housing Options Paper (2020) – the precinct was one of the precincts nominated by the Neighbourhood Forum Alliance to be considered for medium density housing.
- Council's Planning Proposal Policy (2024) – the proposal is seeking to change the planning controls for a precinct, and is consistent with the above endorsed strategies
- Council's Affordable Housing Policy (2024) – more than 10% Affordable Rental Housing is proposed, as well as social housing.

On 28 October 2024, the Wollongong Local Planning Panel considered the Planning Proposal request and provided the following advice for Council's consideration -

- 1 *The Panel supports the progression of a Planning Proposal to rezone the Gwynneville precinct, as described in Council's assessment report, as it has both strategic and site-specific merit.*
- 2 *The Panel advises that the feasibility be reviewed to take into account the existing land ownership pattern and recent developments which have occurred at Gwynneville. The Panel questions the feasibility of the proposed key development sites and mix of housing tenure (50% market and 50% social/affordable). Detailed attention is required because the Panel believes this is essential to the success of the project.*
- 3 *The Panel has concerns for the proposed traffic arrangements and parking provision as it is cognisant of the limited public transport options available. The Panel believes this needs further consideration and resolution.*
- 4 *The Panel advises that development studies of a typical early development block be provided to present the physical nature and character of the built form and landscape treatment (including tree canopy). This would also assist in the consultation with the community.*
- 5 *The Panel advises that a comprehensive Community Engagement Strategy be prepared to accompany the Planning Proposal which details the approach to engagement at each stage of the development. This should be prepared by an independent and experienced consultant.*
- 6 *The Panel recommends that the sustainability and ESD approach to the whole development and individual built forms be further considered in line with Council's -policy. This is important for all housing tenures and particularly beneficial for social and affordable clients.*

## CONCLUSION

The Planning Proposal request for the Gwynneville precinct offers the opportunity to renew a residential precinct with more modern social housing, affordable rental housing and private market housing. The preliminary notification period has provided the opportunity for residents, the community and State agencies to have initial input into the process.

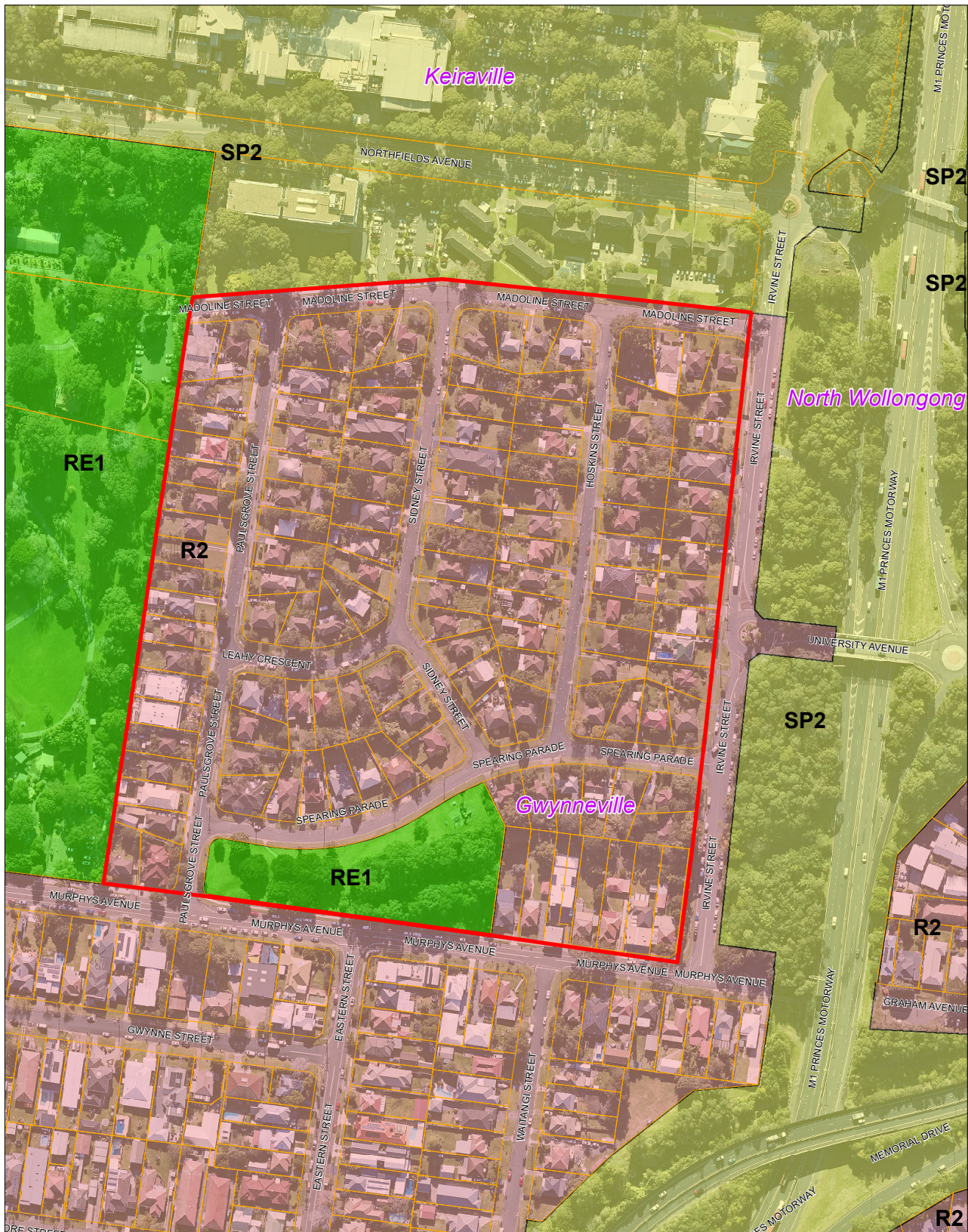
The feedback has resulted in Homes NSW amending the proposal into one that has greater implementation feasibility. Additionally, Homes NSW indicating that it proposes to deliver the social housing, the majority of affordable rental housing through the primary and secondary sites and fund the infrastructure upgrades is supported.

A draft DCP chapter has been prepared to provide further detail for development outcomes. The draft DCP chapter needs to be updated to reflect the revised concept scheme, and other minor amendments, prior to it being reported to Council for endorsement for exhibition.



It is recommended that Council support the preparation of a Planning Proposal and refer it to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and formal exhibition.





### Gwynneville Precinct – location

- Gwynneville\_Precinct\_Boundary
- RE1 Public Recreation
- R2 Low Density Residential
- SP2 Infrastructure

Drawn: H.Jones	
Date: 07-11-2024	
Date of Aerial Photography: 2024	
GIS Ref: Gwynneville Precinct – location.mxd	



**Gwynneville Planning Proposal**  
**Preliminary notification 25/7/24 – 30/8/24**  
**Comments received**

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## Our Wollongong on-line comments

	Comment
1.	Good luck Homes NSW on the success of this redevelopment
2.	Overall a good concept to address the housing shortage. I suggest that the relocation of existing residents be handled correctly, and the remuneration of private owners reflects fair compensation as they will be uprooted as well.
3.	Are all the homes in the precinct outlined to be acquired by Homes NSW.(ie all of the 131 lots). Or does this proposal only apply to the homes currently owned by Homes NSW.  [Reply sent advising - As submitted, the Planning Proposal applies to all lots irrespective of ownership. Homes NSW does not intend to acquire all lots. They may acquire some, to complete the key development sites. They may sell some of their lots to other developers / landowners for them to undertake development.]
4.	Thanks for the information. I have been living in Gwynneville for six years. I bought an old house, demolished it, and rebuilt a new one. Currently, more new houses around mine are built. I believe it's necessary to upgrade the area. However, according to the preliminary plan proposal, the proposed development seems excessive. If implemented as planned, it would result in too many people in a small area, disrupting the peace and quality of life in Gwynneville. To preserve the tranquillity of the environment around the University and the botanic garden, I suggest scaling down the development plan to cover only half of the originally proposed area. For example, new apartments could be built between Irvine Street and Sidney Street. Additionally, the houses owned by NSW along Paulsgrove Street and Sidney Street could be sold to private owners, with the condition that new houses are built within two years. If the plan is adjusted in this way, it will help reduce crowding and make the area more liveable for Gwynneville residents. Thanks for your consideration!
5.	I strongly disagree with this new proposal in changing the current zoning to increase the building density and the height and sizes of the new proposed development. This location already has major issues with not enough on street parking in relation to Wollongong University students creating parking issues and significant traffic congestion and increasing this density of new housing will only add to this existing problem. The added social housing aspect of this proposed development having people live in multi level apartments on top of each other will increase crime and undesirable element to this location. This is a village location not a precinct for high rise development-PLEASE DO NOT LET THIS GO AHEAD!!!
6.	Not enough parking due to university. To uproot families and happy neighbours is unacceptable. Some people are pensioners and to cohabitate with others of different backgrounds and generations is a threat to mental health and wellbeing. Another Lego land like Warrawong or Bellambi would thoroughly destroy the local community.
7.	I don't agree with this proposal. It damages the view and landscape of Gwynneville village and Botanic garden. Please keep R2 zone.
8.	I strongly oppose this proposal as it would greatly increase the population in the area leading to increased crime, noise / pollution and congested traffic conditions.
9.	It looks really good, strong support for this, especially with over 50% of the lots being slated for social and affordable housing. I have strong trust in Homes NSW for the great and credible work they do - but to be honest it should go harder. To actually achieve 6 storeys it should be at least FSR of 2.5, not 1.8 proposed. This would also provide some meaningful student dwellings here too. I lived on Madoline St for 3 years at uni and was astounded that so many people had to drive there instead of being permitted to live there. This proximal housing will greatly assist the Uni's embarrassing car dependency problems. I think it goes without saying that the contributions should be slated for more walking and cycling infrastructure throughout the area, not taken away for more infrastructure for wealthy Bulli folk.
10.	It looks really good, affordable student accommodation local to the uni.
11.	I would be concerned about the proximity of a large social housing complex to the university and the potential conflict between its residents and international students. Please describe what has been done to assess and mitigate this issue.
12.	Looks good. Maybe increase the ratio from 1.8 to 2.5
13.	Extra care needs to be taken with the availability of public transport. The current free bus route is close to the area and is already overcrowded during peak times. I'm also hesitant about removing the minimum floor space for units in the area. I understand that not a lot of

	Comment
	space is actually needed for living areas, but we all know the effects of being stuck indoors in cramped situations now. As a minimum, I would expect some guarantee that rental properties (social housing AND private rentals) will actually adjust their rent prices to account for the size reduction. The proposal looks decent, and should also bring some extra jobs to the area. Construction and planning, but also Transport NSW and Homes NSW, because the social housing properties will need a case management team, as they all have.
14.	I love it
15.	<p>How is this even conceivable? Firstly, current residents within the precinct will be tossed out of their houses and will need to relocate into areas that would possibly be classed as 'unaffordable. housing'. The irony has not escaped me, rendering people homeless in order to provide homes for the homeless. How is this even fair or desirable? I have noticed that the demographic of the Gwynneville area is changing. Young couples with young families are out and about more frequently and in larger numbers in the suburb's streets, shops and cafes. Based on local cafe observation, they appear to be residing in and around the designated project area. This is a welcome trend. Are they to now be chucked out of their houses, to face finding affordable market value property? Secondly, the sheer size of the proposed development will be a nightmare. From 131 lots, springs forth 1250 dwellings. And we will all live happily ever after, just like any other government housing project. One thousand two hundred and fifty dwellings will translate into thousands of people living within the precinct. The social effects of large numbers of people cohabiting in a confined area are well documented. Along with the increased population, comes increasingly complex social issues, increased numbers of cars, increased safety risks, increased parking issues on surrounding streets, increased noise levels/pollution levels etc. The third concern is the change in the culture of the suburb. Gwynneville, along with Keiraville, is a suburb with a close sense of community, a rare and valued commodity. The benefits of residing in the area, raising children in the area and the quality of life afforded by such community spirit are invaluable. We are protected somewhat by local Council current building and zoning limitations. Why would we accede to a change for what we would consider a much less desirable option? And, quite frankly, nightmare number #3. Government housing projects, particularly high rise projects, have a history of failure on a number of levels. I have no confidence in the Gwynneville proposal being a welcome, desirable or workable option. However the NSW government spins the proposal, it will simply be putting lipstick on a pig. And must be rejected.</p>
16.	<p>Whilst I am supportive of the idea of increasing the amount of affordable and social housing available in the Wollongong region, including some in Gwynneville, I have concerns regarding the proposal. As a layperson I have done my best to describe them below but understand I may not have fully understood the complex and lengthy documents.</p> <p>The concerns include:</p> <ol style="list-style-type: none"> <li>1. There currently are State Government proposals regarding increasing housing density around train stations including Corrimal, Dapto and North Wollongong. The impact of this proposal must be considered in tandem with the North Wollongong proposal so the total impact on physical infrastructure, required supports services e.g. shopping, and social impact is considered.</li> <li>2. The information provided from the University of Wollongong as a support is insufficient. Firstly it comes from the facilities director, not the director responsible for the management of student accommodation and associated demand. Secondly it is part of an email trail and therefore may not be a complete representation of the university's position. It is also unclear whether the university's position has an actual or perceived conflict of interest. Clarification of the complete view of the university's position including a declaration regarding conflicts of interest would better support consideration of their view.</li> </ol>



	Comment
	<p>3. The actual views of the current owners/occupiers of the site are unknown. This information would inform the degree in which I would support the proposal or not. I don't want to see anyone kicked out of their current home unwillingly</p> <p>4. Whilst the documentation including a survey of potential occupants views of accommodation preference, the findings refer to a range of items, none of which include a preferred configuration of accommodation eg studio, 1,2, 3 bedroom etc. this information would be highly informative when evaluating proposed floor space ratios</p> <p>5. Point 4 above notwithstanding the proposed increase in FSR and building heights is excessive. With the exception of site 17, the proposal increases FSR from the current rate of 0.5:1 to between double and quadruple. I would suggest approximately double is the upper limit. Only sites 10, 15 and 21 come close to this, at 1.2. or 1.3</p> <p>6. The comparison to building heights at the university is not valid on the basis that the buildings are spread out over a much larger area than this proposal. If, and it's a big if to me, the proposal was to go ahead I would suggest an alternate approach to both building heights and FSR. The northern third of the site, excluding area marked for open space, should be the tallest and most dense. That puts the largest amount of residents closest to the services available at the uni (small grocery store, chemist etc.) and to transport. It also put the buildings near ones currently at similar heights.. suggest range us 18 to 22m The middle third of the precinct could be shorter ie 15 m and less dense, and the southern third could be at 9 or 12 metres. This would also mean site no. 10 should be reduced to 12 metres so it is less visible from the botanic gardens. The proposed zoning does not include the allowances for visual corridors. This should be specified in the zoning so it can't be changed in the future</p>
17.	<p>As a former resident from birth to 19 years old, I lived and grew up in social housing in Northfields Avenue and Spearing Parade Gwynneville with my parents and siblings from 1959-1978. I am very thankful for the area that I lived in and developed as a child and teenager. I had the opportunity of exploring both inside and outside the, very hot in summer and very cold in winter, fibro commission house as the yard was a decent size being on a corner block. We learnt to ride our one old bike inside the confines of the fenced home and there was enough room for tennis practice on the elastic string and netball shooting through a ring in the backyard. I went on to participate in many sports with some at a high level and thus my job eventually followed my passions of working with sports and teaching. I hope the new area proposal has sufficient planning for children to also explore in their surroundings safely, particularly females, so they too can grow up to follow their dreams. Living in this Gwynneville area wasn't without the issues of domestic violence which raised its ugly head at times. It was mostly from the housing commission houses and not from the families that owned their residences. Also, particularly being female along with my three siblings, we didn't play in the immediate housing area outside the confines of our fence line due to personal safety concerns with some misguided, children, young and older adults in the neighbourhood. I imagine crime and domestic violence would only be exacerbated creating a higher percentage of domestic violence and crime in the proposed high rise units with many more people distributed into a smaller living area, adding pressures to living environments. I feel the disorderly behaviours may also spill over into neighbouring suburbs as well adding to issues and safety for the general public. Thus this is another reason I am against building to the 6 story unit level in the proposed Gwynneville development. The proposed development area also had some flooding issues when I was growing up particularly with the houses on the southern side of Spearing Parade with a watercourse running into the back of their houses. Thus with more people and units proposed, potentially more people could be exposed to the flooding. Blocked drains was also often an issue and a smelly wait of days until they were fixed by the housing commission thus another aspect of building and living to consider with greater pressure on drains, water and waste flow. I studied in the 1980's at the Wollongong Institute of Education, where the university is now and with it being so close was a bonus as I relied on foot or bicycle transport during these</p>

	Comment
	years. Thus the area is close to the university with good educational facilities and bus and train transportation though now the bicycle path needs to link from the university through this proposed area and into the city so as to keep the cyclists off the roads that will become busier. The railway underpass that connects Beaton Park to the city has had a couple of accidents I have witnessed with new to area cyclists colliding with another person at the entrance to the underpass train tunnel. The link path there is of poor surface quality and too low and narrow in the tunnel. This hasn't changed much there since the 1980's when I would ride into town and still ride now almost daily as a 60 plus year old. I now live in a suburb nearby with my husband and our children went through local public schooling in the Wollongong area. As I stated earlier, I am grateful for having been provided with public housing growing up but feel the proposed six story level housing is not in keeping with the area and surrounding suburbs. Keep the large stories on the university side and the housing level should be limited to 2-3 story in the proposed Irvine Street Gwynneville development.
18.	I am affected by the above proposal and seek your assistance in: 1 The extension of the period for submissions, we have been given until 16 August and this is simply not enough time for us to put together a considered submission. 2 Requesting representatives from Homes NSW, Wollongong City Council, and Local and State Governments to address a meeting of the affected residents, including private landowners, to answer their many questions.  [Comment - Email sent 14/8/24 advising extension to 30/8/24]
19.	Big fan of this!!
20.	I have been living in the area for 30 years now and find it a very safe and caring community and am not in agreeance with the new proposal. I would like to know where we would be rehomed and if it would be in the same area, where would we be homed whilst works were in progress, would our removalist fees be paid? Would there be garages for our cars, (as there is no parking available on the streets in this area) and roughly when would this change be implemented? I have many questions
21.	refer Shelter NSW submission
22.	The proposal is an audacious plan that goes a long way towards addressing the urgent need for more social and affordable housing in the Illawarra. While I support the redevelopment of the Gwynneville precinct, the proposal must be carried out in a manner that is sensitive to the needs of existing residents. It's important to acknowledge that for some residents, moving out of their long-standing homes may be a difficult and emotional process. Any large-scale redevelopment has the potential to disrupt people's lives, and it's important to approach this project with empathy and care and work closely with affected residents to ensure they receive the support they need. This includes assistance in finding suitable accommodation and providing resources to help them transition smoothly. I am also concerned about the impact of the redevelopment on parking in the area. Currently, many university students use the surrounding streets for free parking, and any changes to the precinct could exacerbate parking challenges. Parking is already a significant concern in Gwynneville, particularly with the influx of university students using the streets for parking during the semester. It's crucial that this proposal includes thoughtful planning around parking to ensure that the needs of both new residents and the broader community are met.
23.	This will be a high density patch of housing placed in a green belt suburb trapped between a mountain and a motorway. The convoluted road system that prioritises motorway access over local traffic. This will cause significant traffic issues. There are no services here: two mini supermarkets and a rate payer paid bus to town. Where will they park all the cars? They're going to be right next to the traffic and parking mayhem of the university Why don't you redevelop Unanderra's fibro housing commission - at least they actually have services right there
24.	The Planning Proposal is detailed and informative. I do have concerns for the inclusion of high density high rise in this small area. The University precinct ensures that the locale has a very heavy flow of traffic. The TAFE precinct is also within this area. Schools also populate the area, which means that traffic flow is already very high, and nearing capacity. While the NSW owned social housing that is currently in the area is well past it's use-by date, I am opposed to the replacement of the old housing in these streets with high rise of up to six storeys. I am of the opinion that it is putting too much pressure on the area. It is also an area where student housing is located. The area of focus for this plan would be

	Comment
	better suited to medium density housing, duplexes, two storeys. The current traffic flow in the area morning and afternoon is at a maximum. There is currently massive development of apartments in the Wollongong area, and more planned just east of the North Wollongong railway - the Bunnings site. The bus links are geared for transporting students to and from North Wollongong Station and the City free buses to the CBD. Buses on the eastern side of the railway are equally serviceable if housing were servicing the housing on the eastern side of the railway station. Additionally people use the Botanic Gardens heavily on weekends. It is also a haven for visitors through the week. The city deserves peaceful havens where people can feel refreshed. It would be in the better interests of visitors to this beautiful site if a less dense, high-rise housing did not surround it. It is not servicing anyone this way. Wollongong city is growing at a tremendous pace at present, particularly on the south side of Crown Street. The high rise in that area is capable of accommodating the demands on the city's need for more housing. The city needs a blend of single storey dwellings, medium density housing and high rise housing. It does not need to be high rise in every street.
25.	Looks interesting
26.	I live in the precinct. I really like the area although the houses here are all very outdated. There is no insulation so in winter the house is freezing cold. My thermometer has read below 10° c in the mornings when i wake up. The heater has to be on all day and if its turned off the heat is lost straight away. It is really inefficient and when everything is so expensive its not affordable. I would be happy for the redevelopment if i am given the option to return when its finished.
27.	This is madness, in an area that already struggles to cope with the traffic associated with the university, and where the surrounding streets are already one big parking lot in all directions. There used to be a green corridor from Mount Keira to the sea which is rapidly disappearing. You should try to preserve what's left. What effect will this overdevelopment have on the Botanic Gardens, with high density buildings jammed up against it? The proposal is wildly inappropriate.
28.	This is a disastrous plan for an already busy area. I live a few streets outside of the indicated zone and due to the university can not get street parking as it is. The villages of Keiraville and Gwynneville already are the same in the day time parking is hard to access the shops and they are already at capacity servicing the current residents let alone 1250 more! I am strongly against the plan. It will ruin a lovely neighbourhood and stretch it outside its capacity. Late night activity is already an issue with students roaming the streets and waking up families. This will increase crime and antisocial behaviour exponentially. Bad idea!
29.	Changing the zoning on this area will put increased and unmanageable pressure on the already busy roads in and around the proposed area. This will be a small city and the congestion around these streets and surrounding will be atrocious. There is already continual parking problems throughout Keiraville and Gwynneville this will increase the pressure. - the creek will not be able to sustain the increased runoff. You just need to see the creek near Beaton Park since the tennis courts have been expanded. The increase water in rain (not just heavy rain) has resulted in much more flooding. Why doesn't Housing NSW look at replacing the existing houses with villas and keeping the residents in there. UOW shouldn't get a say on this accommodation as they were the ones who made the shortsighted decision to sell off the student accommodation and now want others to do something. We do not support this.
30.	This huge increase to the amount of dwellings in the area will affect the village feel of the area. It would put a huge strain on local roads and parking to which there is already major issues
31.	Already very congested as it is especially in & around the uni year round even more so at the start of every yr when uni kicks off for new students. Council have already stated it's not the right precinct for that kind of development. University should have no say in the matter whatsoever after selling off most of their accommodation assets during and after covid to survive and keep viable so local people could keep their jobs at the Uni but then go and sack most of them anyway. Pathetic!
32.	This area has worked well for a long time. The residents in public housing in the area are safe and part of the community, many kids went to school together. High density housing would have a negative impact on the people and the area. It would have a negative impact on congestion. There is currently a lot of green area that would be lost if redeveloped. This

	Comment
	seems targeted at making profit rather than any benefit to the community. 50% goes to market housing which is not affordable to those in social housing, the remainder being split between "affordable housing" which is still out of reach to those in social housing and many low-middle income earners. How much would actually be social housing, and what happens to the current residents?
33.	Totally against this proposal, lack of affordable Uni parking and increased traffic flow has already ruined the area, just try negotiating in the morning and the afternoon with Uni traffic .... deplorable. Reject this stupid idea, to change planning of an existing residential area to a higher concentration affects all residents of the surrounding areas. No to this.
34.	The area is already congested with university students and unavailability of parking. The area does not need 1250 social housing positions. This is already an established community. The money would be better spent developing the block west of North Wollongong Train station which already has high density housing and units. Another option would be to develop the 449metre square area off university avenue. The proposed area certainly doesn't need high density housing bordering the beautiful Wollongong Botanical Gardens. As a long time resident over of 58 years (born and bred in Keiraville) the area already suffers from inadequate infrastructure planning and traffic management where locals can't even park in front of their own houses due to University population. The proposed development and building plans will create ghetto conditions.
35.	I live in Mount Ousley and I have frequented through the area of which this proposal is about. I do believe that it'd make a great community and place to live for people who are attending the neighbouring Uni and if they chose the TAFE they only have a 5 minute walk and they will arrive. This also contributes greatly towards the housing crisis that Australia faces, therefore I am submitting a comment of support of this proposal.
36.	I think this seems like a sensible place for further development and the mix of social affordable housing with market housing is appropriate. I would like to see further details about managing traffic as this is already a high traffic area during university semesters
37.	<p>I strongly oppose this proposal!</p> <ol style="list-style-type: none"> <li>1. Surrounding properties are low density residential homes, with narrow roads. This development is oversized for the location and is not in keeping with the surrounding infrastructure as well as putting negatively impact the area regarding traffic flow and environment.</li> <li>2. this is bait and switch project. it always advertise that 50% of 1250 dwelling are social housing. they use social housing as a main reason to kick all private residential out of this area. But from all the figures they used to assess the report only based on 20% of social housing and 10% of student accommodation. ( Please look at table 3-1, Gwynneville estate Traffic and transport assessment).</li> <li>3. How does a zoning for low density single dwelling transform into 1250 dwelling? So there will be extra 1000 cars in this area. This is outrageous, the traffic management or lack of should be enough alone for this to be denied. And in the Gwynneville estate Traffic and transport assessment, they mentioned that only 1 car park for 5 household in social housing. What a joke? If you drive around this area and look at the social houses they have 2-4 cars there. How can you think that 1 parking for 5 dwelling social housing? And no car park for student accommodation</li> <li>4. Impact on current and surrounding residents - It is expected that the development will be in construction for years. During this time there will be trucks, heavy machinery, traffic controls and everything else that comes with a significant development such as this. This will heavily impact current traffic and all nearby residents, particularly vulnerable pedestrians such as parents with prams and young children and the elderly. These pedestrians already struggle with the traffic on these roads, but would face further dangers and difficulties as a result of the construction. Whilst it may be argued this impact is only for a limited period of time, no benefit is</li> </ol>

	Comment
	<p>evident from this proposed development which would offset the inconvenience and difficulties.</p> <p>5. This proposed development appears to be attempting to take advantage of the university's student and staff population's hunger for accommodation and to maximise a financial return on it, at the expense of the character of the existing Gwynneville and Keiraville village, and without sympathy for the same. UOW They already sold 2 big accommodations near Beaton Park and on market street because of lack of students. This year Government puts cap on number of international students. Therefore the email from UOW mentioned that they need more accommodation for student in their master plan 2026 is invalid and inconsistent with what they been done.</p> <p>6. You can see in this proposal the massive profit of selling 875 residential dwelling after they kick all 55 private owners out of their home where they spent whole of their life to pay off the mortgage. And after those private owners been kicked out, where they are going. Can they find an reasonable price house with same condition like where they living? everyone know that you can buy an old dated house for more for about 1.1m-1.3m. How can they afford that? Is it fair or unfair for your residents? is it a moral project I am sure they know the answer. I strongly disagree with this proposal. They can do in a better way and good and fair to everyone. Soon in Wollongong will be no green spaces or traditional old homes. All replaced by Apartment that look cheap and poorly built which cannot stand properly in gust wind weather like today. a lot of households in social housing are families of 5 -6 persons having kids going to school. How can they fit in "shoes box" 2 bedrooms?</p> <p>Currently Home NSW owns 75 big lots of lands, if they rebuild townhouse or duplex they still can make 225 townhouses 3 bedrooms with the height still 9 m agree with current R2 zone. While with the proposal they said they will deliver 113 unit 1 bed, 125 unit 2 bed and 12 unit 3 beds. You can easily see which one is better option for families with kids. And with aged persons, it will be easier for them to live in a lower and flat dwelling.</p> <p>We all are part of community and love to contribute to improve it. But we would love our opinions will be listened and respected.</p>
38.	I think it is a great idea
39.	I support this 100%. Allowing apartments in this specific precinct near the university will reduce traffic congestion near the university, as fewer students and faculty will need to drive to attend the campus. It will also increase population density in the Gwynneville-Keiraville area, which will lead to more profitability for nearby businesses, such as the Friendly Grocer or the BWS on Gipps St. Additionally, more housing supply in that area should also make it more affordable to live in nearby suburbs like Mt Keira or Figtree, as single-family housing in those regions won't have as much student demand.
40.	As a former uni student at UOW I rented and often struggled to find accommodation. At more then one occasion I would have been homeless had i not benefited from the generosity of my friends to give me temporary shelter. I support and all building of accommodations near the uni.
41.	On behalf of my aged father (owner/resident of Hoskins street property), I (full time carer/resident/daughter) would like to submit our concerns regarding the Planning Proposal Gwynneville Precinct. We are very concerned about the lack of communication given to residents prior to the implementation of the Planning Proposal. At no time were the rights of property owners as the main stakeholders, addressed regarding the proposed bull dozing of our properties prior to the publicly posted proposal. My 96 year old father is now quite worried and confused on reading the proposal. This document is lengthy and complex. The removal of private owners' rights to sell property at will - there is no proposal of the acquisition of the private properties. Does this mean there may be forced acquisition? If my father's situation should change, what will be the options available to him? My fathers' home has had very minor modifications made over the last 70years. As noted in the "proposal", these houses are 70 years old and require updating. The lack of consideration in the



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	financial loss of improving our properties and houses prior to the public posting of the proposal is alarming. My father will need modifications made to this home to continue to live safely and comfortably. Will these updates be reflected in the value of a home destined for demolition? Would we be advised to continue on plans for improving the property? Will our rates now increase if the change in zoning takes place? Where is the money coming from to fulfil the requirements of the build and to acquire the privately owned properties? May I suggest Housing NSW has fallen well short of its responsibilities in improving, maintaining and servicing their current social housing holdings in this area, thereby mitigating some of the severe shortage of social housing currently in this area. Gyde Consulting Group has not properly identified the parking and service vehicle concerns, which are significant and have been for quite some time. How long has Gyde Consulting been aware and working on this proposal and at what cost to the tax payer? Can I re-assure my father that he has control over his own home? Can I re-assure him that if there is no forced acquisition, he will not be living in the middle of a massive construction zone till the end of his days? I look forward to a response to this email.
42.	Greater affordable housing of adequate quality is needed in Wollongong. If this proposal will increase housing stocks, increase the quality of dwellings and is located in an area where those in need of affordable housing spend their time, then I'm all for building as much of it as possible
43.	If this proposal is accepted, there will be many issues influencing the future of both Keiraville and Gwynneville village: 1. Overdevelopment and visual impact on villages landscape: Keiraville and Gwynneville are identified as a village lifestyle which described as leafy and green. The community does not want to over development that does not fit the character of the area. Rezone from R2 to R4 for the area next to Botanic garden will destroy the character of those 2 villages. It important that stakeholders/developers do well but its not at the expenses of area's village character. Significant increasing population impact on social and environment in the area. 2. Traffic and parking issues: Irvine street is a collector road that provide access to Princess Motorway and connection to UOW Ring road, Northfields Avenue and Murphy Avenue. The community gave feedback indicating that this intersection is a stoppage point on the week day morning and afternoon and the traffic moves very slowly with a very long waiting time. With the rezone from R2 to R4 and the construction project after that, this intersection and other road connect to UOW and Wollongong CBD will become traffic chaos. Any development that increases car numbers should investigate on community safety and access for pedestrian in particular children and older people Parking pressure is always a major issues around Keiraville, Gwynneville and UOW. UOW's decision to eliminate the on campus carpooling car park which will impact student and residents. This decision will have impact on immediate street around the western end of the campus and many more cars driven right through the district. If the Project come through with 1250 dwelling, there will be over 1000 extra motor vehicles on this area with no more parking. The community would like to feel safe around traffic in the area. Any new development that increase on street parking pressure should consider traffic pressures conditions into impact investigation. I hope Council will not accept this proposal and still keep the height limit of 9 meter for this area. There are many other ways to building more social housings but not by expenses of our community.
44.	I strongly disagree with the proposal for the following reasons: <ol style="list-style-type: none"> <li>Overdevelopment and visual impact on villages landscape of both Keiraville and Gwynneville: Keiraville and Gwynneville are identified as a village lifestyle which described as leafy and green. The community does not want to over development that does not fit the character of the area. Rezone from R2 to R4 for the area next to Botanic garden will destroy the character of those 2 villages. It important that stakeholders/developers do well but it is not at the expenses of area's village character. This project significantly increases the population impact on social and environment in the area.</li> <li>Traffic and parking issues: Irvine street is a collector road that provide access to Princess Motorway and connection to UOW Ring road, Northfields Avenue and Murphy Avenue. The community gave feedback indicating that this intersection is a</li> </ol>

	Comment
	<p>stoppage point on the weekday morning and afternoon and the traffic moves very slowly with a very long waiting time. With the rezone from R2 to R4 and the construction project after that, this intersection and other road connect to UOW and Wollongong CBD will become traffic chaos. Any development that increases car numbers should investigate on community safety and access for pedestrian in particular children and older people. Currently, parking pressure is always a major issue around Keiraville, Gwynneville and UOW. UOW's decision to eliminate the on-campus carpooling car park which has already seriously impacted student and residents. At the moment, UOW staff must already compete with other people (including students) everyday to find the parking place in and near the University by going to the University as early as they can. Otherwise, all parking slots run out. This proposal will have impact on immediate street around the western end of the campus and many more cars driven right through the district. If the Project come through with 1250 dwelling, there will be over 1000 extra motor vehicles on this area with no more parking. The community would like to feel safe around traffic in the area. Any new development that increases street parking pressure should consider traffic pressures conditions into impact investigation.</p> <p>3. Proposal looks like a bait-and-switch project: It always advertises that 50% of 1250 dwelling are social housings. They use social housings as a main reason to kick all private residents out of this area. However, all the figures they used to assess are only based on the data of 20% being the social housings and 10% being the student accommodations. (Please see Table 3-1, Gwynneville Estate Traffic and Transport Assessment). This conflict and misleading data shows that this proposal is questionable in its integrity and trustability.</p> <p>4. A dodgy rezoning from low density single dwellings into high density 1250 dwellings: The proposal in result in extra 1000 cars in this area. This is outrageous for the traffic management, which alone could be one strong reason for the proposal being rejected. In the Gwynneville Estate Traffic and Transport Assessment, they mentioned that only 1 car park for 5 households in social housings. If you drive around this area and look at the social houses, there are usually 2-4 cars in each household. How does 1 parking for 5 dwellings work? And where are car parks for student accommodations? What a joke?</p> <p>5. Bad impacts on local residents: It is expected that the development and construction processes will go for years. During this time, there will be many heavy machineries, trucks, traffic controls, etc. in the already narrow roads in the region. This will heavily impact current traffic and all nearby residents, particularly vulnerable pedestrians such as parents with prams and young children and the elderly. These pedestrians already struggle with the traffic on these roads but would face further dangers and difficulties because of the construction. Whilst it may be argued that this impact is only for a limited period of time, no benefit is evident from this proposed development which could offset the inconvenience and difficulties.</p> <p>6. A dodgy reasoning: This proposal tries its best to appear in public as a solution to solve the need of the university's students and staff for accommodation and to maximise a financial return on it. However, the hunger for accommodation is invalid. In fact, UOW already sold 2 big accommodations near Beaton park and on Market Street because of lack of students. This year, Government puts a cap on number of international students. Therefore, the email from UOW (to support this proposal) mentioned that they need more accommodation for students in their master plan 2026 is questionable and inconsistent with what they have been done. As a result, the reasoning for this proposal is invalid and illogical.</p> <p>7. Immoral project: This proposal can bring about the massive profit of selling 875 residential dwellings by kicking 55 private owners out of their home where they spent whole of their life to pay off the mortgage. Where are they going afterward?</p>

	Comment
	<p>Can they find a reasonable price house with the same condition like where they are living? An old house now costs about 1.1 mil-1.3 mil. How can they afford that? Is it fair for the residents? Is this a moral project? Further, many households in social housing are families of 5 -6 persons having kids going to schools. How can they fit in "shoes box" 2 bedrooms which this proposal proposes? Currently, Home NSW owns 75 big lots of lands. If they build townhouses or duplexes on those lands, they still can make 225 townhouses of 3 bedrooms each with the height still being 9 m or lower for the current R2 zone. Instead of choosing such a better way for all residents and environment, on the contrary, this proposal chooses a different way by building 113 one-bedroom units, 125 two-bedroom units, and 12 three-bedroom units. It is easy to realise which option is better for families with kids and aged persons (who would better live in a lower and flat dwelling). I am also sure they know. This immoral project should be rejected. We all are part of community and love to contribute to the Wollongong community development. But we would love our opinions will be truly listened and respected. A better development plan should be well prepared and investigated. This proposal is clearly not.</p> <p>For these reasons, I strongly disagree with this proposal and, in my opinion, this proposal should be rejected.</p>
45.	<ol style="list-style-type: none"> <li>Excessive reliance on the Free Bus for transport, which has an unreliable future. Currently funded by WCC, UOW and NSW Govt with no guarantees beyond current (short term) funding agreement. Funding for the free bus needs to be on a permanent basis.</li> <li>Traffic impact will exacerbate a situation which already exceeds capacity threshold</li> <li>The proposal provides only 30% social /affordable and favours private residences at 70%, student accommodation 10%. It needs to be the other way around - 70% S/A housing, 30% private and 10% student.</li> <li>Only 12 apartments have 3 bedrooms for social/affordable housing, disregarding people with families.</li> <li>No bike parking and consideration for dedicated cycleways extending to CBD and coastal cycleway. If there ever was a need for construction of a dedicated safe cycleway loop from the CBD to UOW, then to the Innovation Campus and beyond to the coastal cycleway it is now - (also taking into account the planned small town proposed at the Bunnings site).</li> <li>Current residents need to be relocated nearby and given a right to return when completed.</li> <li>The development will have a considerable flooding and stormwater impact. WCC's 2024 Fairy &amp; Cabbage Tree Creeks Flood Study indicates clearly the extent of flash flooding in the surrounding area. The new Mt Ousley Interchange will also contribute to increased flash flooding as acknowledged in the REF for that project.</li> <li>The proposal will result in a tremendous increase in car use and also cause more congested parking in Gwynneville/Keiraville . These suburbs already suffer from high vehicle impact during UOW semesters.</li> </ol>

## Letters / email submissions

	Comment
1.	<p>We are affected by the above proposal and seek your assistance on:</p> <ol style="list-style-type: none"> <li>1. The extension of the period for submissions, we have been given until 16 August and this is simply not enough time for us to put together a considered submission</li> <li>2. Requesting representatives from Homes NSW, Wollongong City Council and Local and State Governments to address a meeting of the affected residents, including private landowners to answer their many questions</li> </ol> <p><a href="#">[Comment - Email sent 13/8/24 advising extension to 30/8/24]</a></p>
2.	<p>We are affected by the above proposal and seek your assistance on:</p> <ol style="list-style-type: none"> <li>1. The extension of the period for submissions, we have been given until 16 August and this is simply not enough time for us to put together a considered submission</li> <li>2. Requesting representatives from Homes NSW, Wollongong City Council and Local and State Governments to address a meeting of the affected residents, including private landowners to answer their many questions</li> </ol> <p><a href="#">[Comment - Email sent 13/8/24 advising extension to 30/8/24]</a></p>
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4.	<p>I am writing regarding the plan to rezone the Gwynneville precinct, we strongly object to this proposal going ahead.</p> <p>Most of the people in this area have lived in their homes albeit private or public housing for 20, 30 and 40 years , it is a nice area where residents and the elderly and disabled feel safe to walk about.</p> <p>Housing thousands in the same area is not only going to cause severe traffic congestion, crime and noise disturbance as well as displacing a lot of local birds and wildlife that inhabit the area now.</p> <p>Residents are already feeling stressed not knowing what their future holds, and not being informed and being upended and expected to start over again in their 70s and 80s, it's just not fair.</p> <p>Elderly people do not want to move into a high rise with young people, nor do they want to move from family and what is familiar to them, being access to local shops and amenities.</p> <p>There could perhaps be a very scaled down version of the plan that does not involve uprooting the whole area and trying to rehome them in similar to what they now have.</p>
5.	<p>It is stated that 79 of the 131 homes on site are made up of Social &amp; Affordable Housing supplied through Homes NSW, leaving 52 homes privately owned. I submit my concerns below.</p> <p><b>Renters &amp; Home Owners rights to a fair deal</b></p> <p>It would be important to interview existing residents of the 79 rental homes to determine the age and length of time they have resided on site in the community. An example highlighted recently, was made by a resident occupying a wheelchair, having lived in his home for 40 years after adding essential disability requirements, and maintaining a healthy lifestyle by undertaking projects daily from his accessible double garage. This resident's life and health, like many others would not do well by being offered to move off to a distant suburb, away from accessible services and familiar community, and having to start lives over. Tenants from 79 rentals will have no choice, being forced to make one of the most unsettling changes in their lives, while 52 home owners will be forced to face the difficult reality of losing privacy, light and sunshine to their homes by neighbouring units, or transferring</p>

	Comment
	<p>house and mortgage at great expense to escape the major implications of such a unparalleled shift in zoning to high rise.</p> <p>Gwynneville is one of the older suburbs of Wollongong, and many of the tenants could be of retirement age and living from pension to pension. <i>This development could have the shockingly reverse desired effect of expelling long term tenants out of their homes, and even perhaps out of permanent housing if they are unable to afford the change in the cost of new rentals.</i> There could be dire, unforeseen financial implications for tenants if Housing NSW raise the cost of rentals for these newly built units!</p> <p>As the 17 building sites are constructed one by one, perhaps Community Housing tenants may be offered accommodation in one of the new social, affordable houses being built, and therein able to remain in community. However what provision will be made for the 1<sup>st</sup> of the 17 sites, how many people will be displaced and what choice will they have?</p> <p><b>University Precinct Effects</b></p> <p>The Gwynneville block identified being very close to the UOW, will no doubt attract mainly investment buyers, resulting in many multi-story units being filled with Uni students. As a long term resident of the neighbouring suburb of Keiraville we are already witness to every 3<sup>rd</sup> or 4<sup>th</sup> home being rented to students and the cultural changes which followed.</p> <p><i>When a 3 bedroom unit is rented locally, it frequently contains 6 residents. When there are 6 residents there are 6 cars with parking for only 3.</i></p> <p>Proposed multi-story unit complexes in this vicinity, will necessitate a planning amendment to the standard vehicle parking space requirements, in order to update the reality of student accommodation, and avoid vehicle and parking mayhem.</p> <p><i>The crisis of Affordable Housing will not be assisted by a high rise development dominating the precinct and causing ongoing traffic and parking issues.</i> Every tenant has the right to park in the locality of their accommodation, which will not be possible unless there is change to the requirements in this instance. One potential strategy to reduce some of the vehicle and parking issues, would be to increase the proportion of affordable housing properties from 50% to 60% so that reduced cars numbers per household will more readily represent the expected lower numbers.</p> <p>With the 50% of units being for social &amp; affordable housing, and then many privately rented high density units, the other obvious changes experienced in Keiraville, is the lack of yard maintenance in rented accommodation and the problem of noise. It should be a clear requirement that a body corporate management would be required to regularly maintain the remaining 'open space'. It should be recognised by Homes NSW that older tenants alongside large numbers of young students is not conducive to successful neighbourhood amenity.</p> <p><b>Land Use Zoning amendment.</b></p> <p>I strongly object to the capacity and willingness of NSW Government to sidestep long held building requirements and planning guidelines, by rezoning the land involved from R2 to R4. This should be challenged legally. <i>These local residents are the least able to stand their ground.</i> It should only be admissible to rezone to the next level zoning. With respect to the 52 privately owned homes in the area, purchases are based on the recognised benefits of location, cultural amenity, community, suburb and accessibility. <i>Each of these essential aspects is being taken away from them.</i></p> <p><i>The plight of our land, our land fill sites, and urgency of Australia's climate change preventative requirements are being ignored at our peril.</i></p> <p>Many private investment properties, have been withdrawn from the rental market due to the profits available through Short Stay B and B's. The vacant housing market no longer caters for the numbers of low income earners, and Homes NSW should have been fully aware of</p>



	Comment
	<p>changes over recent years which brought about this loss. Homes NSW should be doing more to lobby Government for a financial and regulatory incentives for more existing properties to be made available to permanent renters.</p> <p>As this major shift is a Government decision, and a failure on the part of future planning (in the past) - substantial financial compensation should be costed into the project and made available to both tenants and home owners.</p>
6.	<p>Please accept my preliminary input to the above proposal as outlined below; I am in favour of this overall proposal for housing renewal and increased density but have several concerns if this were to be adopted as per the submitted concept plan, documents and reports that I have viewed on Councils exhibition website, and on how this would impact me and my retirement funding.</p> <p>Though these concerns may well be answered in the future, I think that more transparency should be forthcoming to existing property owners before this proposal should proceed. Housing within the suburb of Gwynneville, particularly stock held by Homes NSW are well past their use by date and I am in favour of seeing these sites modernised or redeveloped. I am the owner of a corner site on Madoline Street which was purchased purely as an investment and with my sole intention to develop this site by building dual dwellings, and as mentioned above, to fund my retirement and that of my husband.</p> <p>I have concerns about how this major proposal would proceed, if adopted. Would existing site owners be forced to sell their sites back to Homes NSW? If not, how would this proposal proceed? If so, how would they be valued? There are a number of monetary figures that would be needed to be included to establish an existing investment site's true value, such as mine, which would be totally different compared to an owner/occupier who resides in the same area but has no intention to develop their site.</p> <p>I note that to amalgamate the 17 proposed sites within the area, all sites, both Homes NSW and privately owned sites, would be required. Thus, does this mean that there will be a restriction on future Development Applications by current site owners? And if owners such as myself are restricted from developing our properties in the interim, will WCC notify all owners? And when would this happen?</p> <p>I believe that Homes NSW would adopt a zero dollar output development funding style to develop the 17 sites. If I were forced to sell my property back to Homes NSW, what costs would be incurred by myself? I believe that I would lose out on my site's true development potential. Where I would lose, Homes NSW will gain. Even in the simplest of scenarios, if I were to sell to Homes NSW and purchase a similar site elsewhere, I would already lose in a monetary sense due to myself having to pay Stamp Duty to the NSW State Government, by at least to the tune of \$60,000 to replace my site. This I would find unacceptable.</p> <p>As previously mentioned, I am in favour of this proposal, but am deeply concerned for the impact to myself, my future earning potential of my site, future capital growth potential of my site, and in particular, how this all affects my current retirement plans.</p>
7.	<p>You need to consider all of these before rezoning Gwynneville</p> <ol style="list-style-type: none"> <li>1/ Traffic and the parking it is going to cause</li> <li>2/ The noise of traffic from the university students and their uber motor bikes delivering food day and night will be worse than now</li> <li>3/ No privacy causing hostility being so close to neighbours</li> <li>4/ Parking for more than 2 or 3 cars (mum dad and siblings )</li> <li>5/ Fires in units affects everyone</li> <li>6/ Area for house pets nil</li> <li>7/ A lot of crime in units and parking areas as shown on TV news and drug dealings</li> <li>8/ A lot of tree clearing which will affect the environment and cause pollution</li> <li>9/ Why are you wanting to cater for overseas students and not our own people</li> <li>10/ Where are all the Gwynneville community going to live when this is happens</li> <li>12/ If you need High Density buildings and more housing why not look at the Botanic Garden as you won't be impacting on homeowners or renters Please don't take my house as it is set up for my wheelchair bound son and had to have all doorways made wider for his wheelchair bathroom carport etc</li> </ol>

	Comment
8.	I have been living here for 38 years and raised my 3 children here . I have made this my home with a life long lease , I feel safe here and know the area . I understand change has to happen and need more housing , would like to know more about our future plans , would we be able to move back in once there built and would there be villas also for the elderly .
9.	<p>I am completely against this proposal and the negative impact, high density housing would have on the residents in this section of Gwynneville and it's surrounds, including Keiraville. Firstly, it is already a car park for the UOW in this section, over to Murphys Ave, the whole length of Murphys Ave, south to Gipps St and all the streets between. I visited my friend the other day who lives at the top of Murphys Ave Keiraville and I couldn't get a parking spot on the road. At times you can't even park at the local Keiraville or Gwynneville shops because there are so many cars.</p> <p>At the bottom of Murphy's Ave is the entrance to the Botanic Gardens where visitors need to park on the road, during events at the Botanic Gardens the streets are full of cars including the small area from Paulsgrove Ave to Irvine St. There is at times nowhere on the road to park for anyone visiting residents.</p> <p>The streets here have restricted parking and they are narrow, not made for high density traffic. I grew up in Keiraville and now live in Gwynneville, I am very concerned about all the new units being built and squeezed into Keiraville/Gwynneville including the 14 Cosgrove Ave proposal. These once leafy quiet suburbs are being turned into University accommodation &amp; carpark. The University Accommodation building is thankfully hidden by trees and the Botanic Gardens and far enough away from our homes that they can't look over into peoples backyards. Imagine how horrible it would be with multi units looking into your yard every day? There is also a very good bus service directly outside the UOW, for students living outside this area, no need to house them all next to the University.</p> <p>If anything these lovely suburbs below our landmark Mt Keira should be preserved and not ruined by high density housing &amp; more traffic.</p> <p>Surely there is other more suited land in Wollongong to build multi housing without ruining peoples lives that already live there.</p> <p>I ask Council to please consider the current residents daily lives dealing with living close to the UOW and don't approve any re zoning laws for Gwynneville.</p>
10.	<p>Having had a look at the Planning Proposal request, I am very concerned at the proposed significant increase in dwelling numbers and the very likely significant increase in car use in Gwynneville and nearby areas that would result if the proposals are implemented.</p> <p>This is likely to impact on Irvine Street, which at present is the main feeder road to the University of Wollongong. Already, this road has traffic problems in March that require special traffic control measures.</p> <p>I also consider that the traffic and pedestrian issues raised by Neighbourhood Committee 5 at its August 2024 meeting need addressing – these issues follow</p> <ul style="list-style-type: none"> <li>a the implications of development as it proceeds on the adjacent sites are set out, not least what to do when residents or land owners do not wish to participate;</li> <li>b arrangements for re-housing displaced residents are set out;</li> <li>c why some areas are proposed 4 stories and others for 6 stories;</li> <li>d how binding is the Master Plan;</li> <li>e funds are allocated funds for upgrading the shareway between the city centre and the university, specifically to include a bridge over Northfields Avenue (Paulsgrove Ave -Madoline St - Unicentre).</li> <li>f there is a review of parking arrangements and proposals for share car/bikes;</li> <li>g there is a review of flood mitigation proposals</li> <li>h funds are ensured for upgrading the shareway between the city centre and the university, specifically to include a bridge over Northfields Avenue (Paulsgrove Ave - Madoline St - Unicentre).</li> <li>i traffic implications are reviewed particularly in the light of the Mount Ousley interchange .</li> </ul> <p>Until these issues are resolved, I would request that Council DO NOT proceed with re-zoning proposal.</p>
11.	I am writing to express my considerable concerns regarding the proposed rezoning changes from Homes NSW for the Gwynneville precinct.

	Comment
	<p>The concern is that the proposed rezoning is excessive in both scale and scope. Instead of a planned approach that considers the existing community and plans a sustainable future for existing community members it is an example of “urban consolidation to density targets”. The scale and the scope of these plans is highly offensive to current residents as it will destroy the established community networks, culture of place and put excessive strain on local infrastructure which is already at, or exceeding capacity.</p> <p>The proposed plan takes areas currently zoned as R2 and transform it to R4. This proposed change will encourage higher residential densities within the precinct. While this is the key means of achieving a target of increased dwellings within the suburbs, doing so will destroy the character, culture and community of our existing residential suburb.</p> <p>Of key concern is that the plans indicate that high rise up to 6 storeys is considered appropriate for Gwynneville. This is simply unacceptable. As noted within the report, Gwynneville is a low-rise, low-density suburbs characterised by young and old residential families.</p> <p>The damage of the rezoning changes is self-compounding. It will force some established families to be displaced, leading to the stress of purchasing another home. At today's high market prices, this can mean a compromise in the choice of area and type of housing to live in.</p> <p>With the new social housing precinct, people of varying socio-economic backgrounds will be settled, which comes with its own problems like crime, drug issues and domestic disputes, as an example consider the housing commission complex at Myuna Way, Mangerton.</p> <p>The consolidation of residential population as envisaged under the plan is of a scale and scope that will undermine the sustainability and safety of the surrounding community members, it will have the potential to undermine the safety of students living and studying around the university site campus and particularly for students travelling/studying at night.</p> <p><b>Roads &amp; Traffic concerns</b></p> <p>The roads in this area are narrow and key access points are already congested throughout the day. The population and density targets envisaged in the report will compound existing problems. The roads in our suburb do not cope with the current levels of traffic and certainly don't have capacity for increased traffic following the completion of the Mount Ousley interchange. The Gwynneville Precinct project will further compound the problem. The traffic and assessment report confirms this in its analysis:</p> <p>"The local road network currently experiences capacity issues, which are expected to increase up to a peak design year of 2038. These capacity issues are also exacerbated by the delivery of the planned nearby Mount Ousley interchange, which is expected to be completed by 2027."</p> <p>As stated below, the report recommends submitting a Traffic Impact Assessment for each development phase of the project which is concerning as it will not properly mitigate traffic concerns both in between each phase of the project and after the project is completed. It also does not consider any road works involved during these phases which will add to traffic congestion in the area.</p> <p>According to the Gwynneville Estate – Traffic and Transport Assessment by Homes NSW 17, July 2024</p> <p>The report concludes that the outputs of this transport model can be viewed as "conservative" and the traffic impacts from the development will be less than anticipated <b><u>at this preliminary stage.</u></b></p> <p><b>Public Transport</b></p> <p>Furthermore, the shuttlebus and other bus services currently operating in the area are overstrained, the report has not prepared an analysis of current passenger congestion for all bus services, and so has not considered the impact that this development will have on all bus services.</p> <p>The North Wollongong Railway Station is approximately 1.3km walking distance which I consider is too far outside the vicinity for R4 Zone purposes. Due to the distance of pedestrian travel, people from the precinct will most likely utilise the local bus network to travel to the railway station, so placing additional congestion to the bus network system. This has not been anticipated in the current traffic report and possibly any traffic report</p>

	Comment
	<p>assessment proposed at each stage of the development process for the Gwynneville precinct project.</p> <p>Another additional strain on the public transport system in the future, and not considered by the traffic report are the increase in student numbers. This extract was taken from The University of Wollongong master plan which approximates another 3,000 students in the next twenty years.</p> <p>"As student numbers increase, demand for more student accommodation will follow. Following completion of the student accommodation currently under construction, an additional 1,108 beds will be required by 2036 to meet the 20% of student EFTSL target".</p> <p>In conclusion, the application of this overall plan has been to consolidate to a high-density target in the Gwynneville precinct. Rezoning to high density destroys the existing vibrant and dynamic communities that are well established and puts illogical strain on every local amenity and infrastructure. As a member of this community, I am strongly opposed to urban consolidation in the manner to be implemented under the plan.</p> <p>I also support the concerns listed in the minutes from the Neighbourhood Forum 5 meeting at Wiseman's Park Bowling Club on the 5 August be resolved regarding the large Gwynneville rezoning proposal by the NSW Land and Housing Corporation.</p>
12.	<p>I refer to the preliminary notification of a Planning Proposal for the Irvine Street, Gwynneville Precinct (Precinct) submitted by Homes NSW. As the landowner of 20 Hoskins Street, Gwynneville I am generally supportive of the proposal to develop the Precinct for higher density housing for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Precinct is self-contained and separated by distance as well as a park/reserve from lower density housing to the south of the Precinct which is the main interface that needs to be considered.</li> <li>• There is an immediate and long term need to provide additional housing across Australia and this includes the Wollongong local government area (LGA). A lack of housing supply is one of the key reasons for the increase in housing prices which has put significant pressure on housing and rental affordability. All LGA's must supply a pipeline of housing well above housing demand forecasts to assist addressing the national housing crisis and housing affordability issues in the medium to long term. It should be noted that housing forecasts are primarily based on past population growth and significant 'known' changes to employment or infrastructure investment. It should be considered the minimum housing target to be provided.</li> <li>• The Precinct is located in close proximity to two strategically important economic assets for the Wollongong LGA, being the University of Wollongong and TAFE NSW – Wollongong which generate a demand for rental accommodation. The proposal has the potential to provide additional new housing, in the vicinity of these assets, thereby encouraging students outside the LGA and local area to move and live in Wollongong. This has both short and long term positive flow on effects for the local economy, particularly by generating a 'younger' population growth cohort.</li> <li>• More than half of the precinct is owned by one land owner, Homes NSW. This provides a unique opportunity to develop the precinct and negotiate with landowners to consolidate lots which is the first major hurdle to deliver a significant change to the existing urban fabric. It could also provide newer and more modern housing for existing residents. <u>However, Homes NSW's intention for 50 per cent of the Precinct to be developed for social and affordable housing is unrealistic and unlikely to be viable, particularly for private landowners. The proportion of affordable homes imposed in any planning controls within the Wollongong Local Environmental Plan (LEP) needs to be based on feasibility testing and this has not been undertaken to support the proposed LEP changes.</u></li> <li>• While there is some newer housing stock in the Precinct, the majority of housing is from the 1950's and is considered to be aged. It is therefore a candidate precinct for urban renewal and should be considered for higher density housing before new</li> </ul>

	Comment
	<p>investment occurs in the Precinct. It should be noted that a number of landowners are in the process of or considering redeveloping their land for duplexes. Given the cost of housing; the lack of supply of developable land in Gwynneville; and the lack of 'affordable' housing stock in the area that does not require significant renovations to upgrade an existing established home, landowners are considering and/or developing duplexes. The duplex pathway allows homeowners to build a new home whilst not having the cost burden to pay for a stand alone new dwelling (i.e. live in one duplex and sell the other to pay for the cost of the development). Should this eventuate on the privately owned land in the Precinct, it could negate the ability for higher density housing to be provided where Homes NSW does not own the land. It could also impact on the height of future high rise to be more compatible with the lower density 'new' housing.</p> <ul style="list-style-type: none"> <li>The NSW State Government has identified land around the North Wollongong Station for higher density development (i.e. land on the western side of the freeway approximately 400m from the train station). The changes to the planning legislation are due to come into effect in April next year. Hence, this part of Gwynneville will be transformed from low density detached dwellings to higher density apartments (approximately 6 storeys high). The Precinct, therefore, will not be out of character with surrounding future development and would be a continuation of the higher density land form to the Precinct's east.</li> </ul> <p>Notwithstanding the above, as a landowner, I am concerned that:</p> <ul style="list-style-type: none"> <li>The proposed planning changes will not be able to deliver the amount of additional housing intended for the precinct as it may not be worth a private developer acquiring privately owned land due to the onerous social and affordable housing requirements. This could therefore leave existing landowners that want to sell in limbo or financially disadvantaged.</li> <li>There will be ongoing financial implications of the rezoning in the short to medium term (i.e. higher land taxes and council rates) and amenity impacts for residents (i.e. decades of construction works for Homes NSW to build the new buildings).</li> <li>It could be challenging to negotiate and consolidate land with adjoining landowners. Selling the site to a developer without all lots in the Key Site being consolidated / amalgamated would mean a minimum 30 per cent reduction in land/market value.</li> <li>The 50 per cent social and affordable housing target for privately owned land is unrealistic and would be financially unviable. <u>The Planning Proposal has not provided any information or evidence to confirm that this is achievable, and this must be undertaken prior to the finalisation of the Planning Proposal if such targets are to be included in the Wollongong LEP.</u></li> </ul> <p>General and specific comments on the Planning Proposal documentation are provided below for further consideration.</p> <p><b>General Comments:</b></p> <ol style="list-style-type: none"> <li>Definitions and further explanations regarding social and affordable housing should be included in the Planning Proposal. Both are rented accommodation.</li> <li>The focus of the Planning Proposal should be to provide more housing to address the lack of housing supply and rental affordability. It is Homes NSW's objective and mandate to provide a minimum of 30 per cent social housing. Whilst Homes NSW has policy objectives and has chosen to ensure 50 per cent of the housing they construct in the Precinct will be social and affordable housing, this target should not be imposed on private land owners as it is likely to impact on the amalgamation of privately owned land, the value of the land and development feasibility. It would be more appropriate for Wollongong City Council to develop an Affordable Housing Contribution Scheme in accordance with the Department of Planning, Infrastructure and Environment's (DPIE's) February 2019 Guidelines to set the portion/per centage of affordable housing for private land owners.</li> </ol>



	Comment
	<p>3) Individual landowners cannot achieve the outcomes for this Precinct, it will need to be led and developed by Homes NSW or private developers. Feasibility testing must be undertaken as part of the Planning Proposal to determine whether the 50 per cent social and affordable housing target, particularly for privately owned land, will be viable for a private developer that firstly has to pay to consolidate the land. For context, planning provisions within Randwick Council LEP 2012 set a 3-5 per cent affordable housing target (refer to clauses 6.26 and 6.27). Most existing policies aim for a 5-10 per cent affordable housing target subject to development viability. It is not appropriate to set such a high target as a planning control within the Wollongong LEP.</p> <p>4) An assessment should be undertaken to determine whether the proposed high concentration of social and affordable rental housing would have social consequences for the local community. Consultation with NSW Police (local police) should be undertaken as part of this assessment to address issues that are currently present in other housing estate areas (e.g. Mangerton Estate).</p> <p>5) In the context of the amount of housing that needs to be provided to support the future population growth of Wollongong, there are not many sites that have the potential for significant redevelopment / urban renewal opportunities such as the Irvine Street Precinct. Therefore, the proposed height and floor space ratio (FSR) controls should achieve the maximum amount of housing for this location. This is a once in a generation opportunity to maximise the amount of housing that is supplied. The preliminary scenic view and site visibility investigations undertaken in Appendix A demonstrates that there is potential to go slightly higher in certain locations, particularly within the centre core of the Precinct. In addition, the site visibility assessment should acknowledge the proposed transport orientated development (TOD) for North Wollongong Train Station (buildings approximately 6 storeys high).</p> <p>6) The Gwynneville area and surrounding suburbs are often highly sought after areas for university/TAFE students to rent housing. It is not clear whether students (often sharing accommodation with other students) would qualify for affordable 'rental' housing and hence it is important that this Precinct allows the private sector to cater for this rental sector (i.e. normal apartments that are not designed specifically as student accommodation).</p> <p>7) The Planning Proposal seeks to achieve a high amenity walkable and accessible neighbourhood (Appendix O, page 4) however, there is no assessment or discussion of the services that will be required to achieve this vision apart from additional open spaces and community facilities. The proposed R4 High Density Residential Zoning allows for shop top housing however it is likely that Homes NSW will need to take the lead in delivering the amenity and commercial outcomes required such as takeaway shops, a local supermarket, hair salon, medical/health facilities, etc. A population increase of over 2,000 residents and more, particularly with the TOD for North Wollongong Train Station, would provide the demand for such services and encourage walkability. The Spearing Parade Corridor could be a suitable location for this if it were to also provide short term parking. Providing such amenity and services could also invite residents from the broader area to access the Precinct. While the University of Wollongong does have limited amenity and services that could support the Precinct's redevelopment, it is not widely accessible to residents. The future master planning of the University should therefore consider how it could be more integrated into the surrounding urban fabric and service the broader community rather than just university students. An economic/retail demand assessment should be undertaken to identify the amenity and services need to support the proposed population growth.</p> <p><b>Specific Comments:</b></p> <p>1) I am the owner of land located within proposed Key Site No.21. The northern lot of this key site has been identified as public open space. It is not clear from the Planning Proposal documentation whether a future developer will need to purchase this land as part of the site amalgamation process or if this land will be purchased by local or state</p>

	Comment
	<p>government. This needs to be determined as part of the Planning Proposal as it impacts on the development feasibility inputs for the Key Site, particularly any proposed affordable housing target requirement.</p> <p>2) There are only two key sites within the Precinct that are completely privately owned. Amalgamating land is a key hurdle to urban renewal. Whilst NSW Homes will need to acquire privately owned land to deliver its intended housing outcomes, it is in a more unique position than private land owners. In order for the private land owners to want to amalgamate their land to sell to a developer they will all need to agree to do so and are likely to seek a premium price for their land in order to be able to relocate to suitable accommodation. However, in order for a developer to be interested in purchasing land, they will want to pay at least 30 per cent less than the market value. Hence, the development feasibility (and affordable housing contribution) for the privately owned key sites will need to be calculated differently to that of NSW Homes as they already own, in most instances, some or most of the land.</p> <p>3) The proposed height control of 4 storeys for Key Site No.21 should be reconsidered. If the lots are amalgamated it is likely this will be sold to one developer. Hence the buildings will be constructed together and are likely to share a basement carpark. It would be more uniform if the roof heights were at the same level with the southern portion of the site being able to accommodate the carpark entrance and higher clearance heights for garbage truck access and removal. This would minimise the amount of cut and fill across the site as intended by the proposed Development Control Plan (DCP). In addition, the cross section diagram (Figure 43 of Appendix A) shows the potential for increased building heights in Hoskins Street. Therefore, a proposed building height of at least 5 storeys for 18 and 20 Hoskins' Street should be considered.</p> <p>4) The proposed open space corridor on 23 Sidney Street and 22 Hoskins Street seems to be unnecessary and would be more optimally utilised for commercial premises (e.g. café/restaurants, small supermarket, etc) and housing. The quality of open space is more important than the quantity.</p>
13.	<p>Had some thoughts with regards to access between Irvine Street and Hoskins Street in the new Precinct forming in Gwynneville.</p> <p>Over the years I have unfortunately noticed many pedestrian near misses and traffic incidents sometimes less than minor out front of the property.</p> <p>It brings me to question the location of a turn on the edge of the property after a high traffic passage when there is a better and more simple solution.</p> <p>To make passage through to the street parallel to Irvine street, Hoskins Street, from straight off the back of the T intersection roundabout of University Avenue and Irvine Street creating a X roundabout instead of a T roundabout would be a safer alternative.</p> <p>It will also distribute traffic pressure.</p> <p>The new street could then carry on through from Hoskins Street.</p> <p>There are also drainage and other infrastructure advantages assuming we go with building the occupancies around the infrastructure instead of the other less popular view.</p>
14.	<p>My husband and I own a villa in Spearing Pde where we have lived for 17 years, we have some concerns about the proposed future developments. The main concerns are ---</p> <ol style="list-style-type: none"> <li>1. high rise buildings may overshadow single level dwellings, blocking light and preventing already installed solar panels to not work as efficiently thus increasing cost of electricity and cost of living issues.</li> <li>2. Drainage may be compromised. We live on the lower end of a slope in Spearing Pde, there are already large drainage pipes and water catchment tanks in this yard. Our concern is with denser housing and greater displacement of soil for foundations</li> </ol>

	Comment
	<p>plus less trees to help bind soil and absorb water we may well be flooded. There is also Spearing Reserve across the road from us which has a large flood mitigation system in place and still when there is heavy rain the Reserve is flooded.</p> <p>3. There is a great need for Social Housing and I am glad possible sites are being reviewed. Social housing is not about building a block of units and throwing people into them which can create a ghetto effect. A major concern is that these dwellings not only provide a safe place to live but are built with care ensuring there is full insulation in roofs, under floors and in outer walls plus solar panels to reduce living costs for heating and cooling. There needs to be external access for all and green spaces including trees.</p> <p>4. mixture of accommodation. To me this means a variety of housing such as villas, multi level units and/or town houses where there is a mixture of ownership and rentals. It would be disappointing to me if the University of Wollongong saw this development as a means of replacing the residential units they sold recently. This area has a variety of residents and should remain that way,</p>
15.	<p>I am the owner of a property in the precinct.</p> <p>Firstly, as to your letter and the Proposal, I would like to comment that in my view both are written as a "fait accompli," and without any empathy or information concerning the existing tenants of Housing NSW, or the owners of properties within the Precinct, which has caused unnecessary anxiety. Myself, and the majority of my neighbours have lived here for over 30 years.</p> <p>The Proposal is vague and unduly repetitive.</p> <p>The following represents a list of my concerns, together with questions requiring answers to aid in my decision making process:</p> <ol style="list-style-type: none"> <li>1. What is your definition of affordable housing? What is your definition of social housing? What is the ratio of these two aspects?</li> <li>2. Is there a cost analysis concerning the proposed development? If so, is a copy available?</li> <li>3. Regarding land amalgamation, as to private owners: Are you compulsorily acquiring properties, and if so, how is the value to be determined? Also, if properties are acquired, will the owners be compensated for stamp duty and removal costs, considering that most owners would like to reside within the Gwynneville/Keiraville area?</li> <li>4. Will there be ongoing financial implications of the rezoning in the short to medium term (i.e. higher land taxes and council rates)?</li> <li>5. What is the time frame of the overall development and if it is to be achieved in specific sections, or key development sites, where and when will this happen?</li> <li>6. Significant, long-term construction within the Gwynneville precinct will undoubtedly negatively impact air quality. Research has shown that this affects health. I ask that you address this aspect having reviewed the relevant scientific and medical evidence.</li> <li>7. Please supply a copy of Stantec's Transport Impact Assessment for consideration and comment. <a href="#">[Comment: formed part of the webpage exhibition material]</a> The Planning Proposal states that it will not result in an unmanageable increase in traffic volumes and parking in the Gwynneville precinct (p.15), yet in the same Proposal suggests removing already scarce all-day parking from Irvine St to allow dual lane traffic. The Proposal also suggests that the location will reduce reliance on private vehicles through access to bus and train transport.(p.52). An examination of the current precinct population would suggest that the majority of tenants will still own cars.</li> <li>8. If the exact development footprint of the future development cannot be determined at this stage (p. 77), then how can private owners make decisions as to sell, amalgamate, or stay where they are? This is especially relevant as on p.80 it is stated that the new development will be required to occur generally in accordance with the pattern set out in the concept master plan (Figure 11, p.29). Also, no drawings that show details of the proposed development are available at this stage. When will they become available and what input will owners and tenants have (if any)?</li> </ol>

	Comment
	<p>9. Page 92 lists one of the priorities of Future Directions as: provide opportunities within the immediate community for people to transition out of social housing into private homes. How often does this happen? This seems incongruous with what I have observed for years, and the statistics given on p.95. Most of the tenants I know in this precinct are over 60 years old and/or living with a disability. These tenants are unlikely to transition to private housing, will not attend the university, will not need access to the train station to travel to Sydney for work, and are unlikely to hop on a bike. I suggest that many of the estimated incoming population of 2,263 people will be in this position, they will age in place meaning /ow turnover and limited opportunities to house new tenants. This will stagnate opportunities for more university accommodation, therefore increasing traffic to the area as students will need to travel to the university. Those tenants that age in place will be left sharing accommodation buildings with those students that do secure a dwelling, the age difference forever increasing and perhaps proving incapable of coexisting happily.</p> <p>10. Has consideration been given to re: development in other Homes NSW precincts such as Phillips Ave, West Wollongong, and Greenacre Rd, Wollongong where the current buildings require repair and the site could accommodate higher buildings and higher population density? These sites are also close to Wollongong Shuttle bus stops, the CBD, schools, and local hospitals.</p> <p>11. The Gwynneville precinct has over 60% social housing (79/131). We are surely doing our share and the proposed increase from 79 to 625 social dwellings will significantly affect the 'vibe' of the neighbourhood, with possible ongoing social consequences for the area.</p> <p>12. Throughout the Proposal, Glyde often mentions the benefits of this precinct: proximity to the University, the Botanic Gardens, the Conservatorium of Music, the CBD, local primary and high schools, hospitals, Wollongong beaches, bus (including the free Wollongong shuttle) and train transport, local shops, Beaton Park, churches, access to M1 motorway and Memorial Drive, and of course vistas to Mt Keira. These are the reasons why we purchased in this area over 30 years ago. We even overlook a park! Please tell me where I should relocate to that offers all these benefits at a premium I can afford. This proposal if it goes ahead will put constrictions on our future. Will we be pressured to sell? The unknown elements of the development proposal will surely have a negative impact on any private sale in the next few years. Will we be living in a construction zone for years? Instead of having the power over the timing of when, or if, we move (as you'd expect with private landowners), we will be open to coercion to sell or amalgamate on a timeline set by others.</p>
16.	<p>I am a property owner and am firm in my opposition to the prospect of having to leave my home to make way for this development. I bought my home in Hoskins Street Gwynneville just over 4 years ago. It is a haven for myself and my child after having to move multiple times in the preceding 2 years. After the uncertainty of having to move out of our family home and then renting, my hope was that our Gwynneville home would be a place of stability, where we could be free from having the terms of our residence dictated by outside forces. It feels like a cruel irony that our home is in the middle of the proposed development precinct.</p> <p>My options in the face of the development proceeding are unpalatable. It is unclear if there will be forced acquisitions or how the process of acquiring the privately owned land will play out. If I get the choice to stay, with a parcel of 5 lots owned by Homes NSW to the North of my block, there is a high likelihood that a 3-6 story multi dwelling building will be built next door, resulting in us being overlooked by, and in the shadow of, such a structure. If I choose to sell up, I'll be loaded with the additional cost of stamp duty incurred through the purchase of a new home, adding to my already significant level of debt.</p> <p>We have developed links to this area and feel part of a community here. We have set up a street library and are keen to contribute in other ways to the local community. I am very upset at the changes that will come if this planning proposal is approved. I am extremely disturbed by the possible outcomes of either losing my home or having the neighbourhood</p>

	Comment
	<p>changed so radically that it no longer provides the amenity of low density housing, easy access to public transport and the Wollongong CBD as well as the open space, which I value so highly. I work in Sydney and the easy access to the train makes that commute so much more bearable and sustainable.</p> <p>The dramatic and exponential change from 131 housing lots to the planned 1250 dwellings will exacerbate existing traffic problems associated with the Precinct's proximity to the University of Wollongong. It is already an area that experiences significant congestion impacting our access and egress from our homes at certain key periods of the year. In the first 4-5 weeks of each university teaching session, there are significant delays associated with our morning commute as traffic controllers hold up our journey out of the area in order to improve the flow of students and their cars into the area. Increasing the number of dwellings in the Precinct tenfold will place extreme strain on the infrastructure and transport system, as residents will still rely on cars, especially with no decent supermarket within walking distance of the location.</p> <p>I am gradually renovating the premises with a view to ageing-in-place. While the process of renovating is slow as a sole parent family with a single income, I have worked hard to sensitively and sustainably improve our home with energy saving additions. I have further improvements planned to continue to add to the comfort and liveability of the premises. I am also engaged in the long term project of developing the garden with local indigenous and native plants, providing habitat for local wildlife. I have had plans drawn up for the garden by a horticultural designer and have found the process of slowly building this garden through planting and low impact landscaping to be highly rewarding. It is quite frankly heartbreaking to think that this work could be swept away by the apparent 'clean slate' approach that seems to be at the heart of the development proposal. I am doubtful that I would be able to find another home like this one that fills our needs in terms of location, amenity and opportunities for improvement within my budget.</p> <p>It is disturbingly dismissive and wasteful to just tear down the solid and well built homes in the area. There is surely scope for a more sensitive approach that refreshes the existing buildings and explores innovative approaches around land use rather than squandering the resources at hand. The plan to 'knock down and rebuild' will disrupt the lives of all residents who will need to find alternative accommodation in the midst of a housing crisis.</p> <p>The proposal is unfair to current residents and disregards our needs and plans for the future. I do not support the Planning Proposal for the Irvine Street, Gwynneville precinct.</p>

## State Agency submissions

	Author	Comment
1.	Endeavour Energy	Standard letter
2.	Department of Climate Change, Energy, the Environment and Water - Biodiversity, Conservation and Science Group	<p>The Planning Proposal will need to demonstrate consistency with Section 9.1(2) Local Planning Direction 4.1 Flood and the NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023.</p> <p>The Planning Proposal should be informed by a detailed understanding of flood behaviour through the preparation of a Flood Impact and Risk Assessment (FIRA) which should:</p> <ol style="list-style-type: none"> <li>1. Identify the full range of flood behaviour and potential impacts on and off site and propose measures to minimise identified impacts;</li> <li>2. Consider the full range of flooding and impacts on public safety, evacuation, flood access and isolation risks, including</li> </ol>



	Author	Comment
		<p>consultation with the SES to assist in identifying and managing these risks;</p> <p>3. Consider the range of possible floods, landform changes, cumulative development, climate change and riverine corridor rehabilitation and public safety in the selection and estimation of flood planning levels and areas;</p> <p>4. Demonstrate consistency with all elements of the planning circular and Ministerial Direction 4.1 - Flood.</p> <p>The Planning Proposal is for an existing urban area which includes a small reserve (Spearing Reserve) containing biodiversity values such as mature native trees. BCS supports the proposal to expand the riparian zone within the reserve and retain and increase the number of street trees across the subject area. A detailed Landscape Plan and Vegetation Management Plan for the Planning Proposal / subsequent development applications should ensure that biodiversity outcomes are achieved, as outlined in the Preliminary Planning Proposal. These Plans should be prepared with consideration of Council's Urban Greening Strategy, 2017-2037 and Objectives 11 and 13 of the ISRP.</p>
3.	NSW Environment Protection Authority	The EPA has reviewed the provided documentation and does not consider that the proposal will impact on matters for which the EPA is the appropriate regulatory authority therefore, we have no further comment on this proposal at this time.
4.	Heritage NSW Department of Climate Change, Energy, Environment and Water	<p>We have reviewed the proposal and provide the following comments for your consideration.</p> <p><b>State and local heritage considerations under the Heritage Act 1977</b></p> <p>The Heritage Impact Statement prepared by Urbis and dated 17 July 2024 concludes that the proposed development will not impact State Heritage Register (SHR) listed items. We note that Gleniffer Brae (SHR #00557) is located close to the development area and that the Wollongong Botanic Gardens provides a buffer between Gleniffer Brae and the Irvine Street precinct. Heritage NSW does not support any direct or indirect impacts to Gleniffer Brae through the proposed urban renewal project.</p> <p>In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the Heritage Act 1977, they should do so.</p> <p><b>Aboriginal cultural heritage considerations under the National Parks and Wildlife Act 1974:</b></p> <p>Heritage NSW supports the conservation and protection of Aboriginal cultural heritage values. An Aboriginal cultural heritage assessment report (ACHAR) prepared by Urbis and dated 19 July 2024 has been provided with this referral.</p> <p>We support the ACHAR recommendations, however, we suggest that Recommendation 3 regarding further investigation is amended to state that test excavation in the identified area of moderate archaeological potential should occur as soon as possible to provide the best opportunity to identify and protect Aboriginal cultural heritage values and avoid possible future delays.</p> <p>The Urban Design Report shows that the area mapped as having moderate archaeological potential will be impacted by the activities described in sections 27.1 Landscape Outcomes and 27.2 Connecting to Desired Locations. The demolition of some houses</p>

	Author	Comment
		<p>may also impact this area. The proponent needs to assess whether these activities will impact archaeological deposits.</p> <ul style="list-style-type: none"> <li>• If there is a risk of harm to archaeological deposits, then archaeological test excavation must be conducted before any ground disturbance occurs to inform the impact assessment and management measures.</li> <li>• If the area of moderate archaeological potential will not be impacted, then protective measures need to be developed in consultation with the Registered Aboriginal Parties to protect this area from direct or indirect impacts during the proposed works. This may include temporary fencing and marking the area on any maps during constructions as a 'no go' area.</li> </ul> <p><b>General Comments</b></p> <p>As the assessment of the potential archaeological deposit has yet to be completed there is potential for impacts to Aboriginal heritage. We recommend the proponent include potential impacts to Aboriginal Heritage in the constraints list in the Planning Proposal, section 2.2 Opportunities and Constraints.</p>
5.	Rural Fire Service	<p>Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future development of the land is generally consistent with the recommendations of the Bushfire Assessment report prepared by Peterson Bushfire dated 9 July 2024, Ref: 23061.</p>
6.	State Emergency Service	<p>The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW. The consent authority will need to ensure that the planning proposal is considered against the relevant Section 9.1 Ministerial Directions, including 4.1 – Flooding and is consistent with the NSW Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines, including the Support for Emergency Management Planning. Key considerations relating to emergency management are outlined in Attachment A.</p> <p>The site is a high flood island, with the majority of the proposed residential lots above the PMF level. Access roads become impacted as early as 20% AEP events and the site is isolated by the 1% AEP event, with floodways impacting surrounding roads and the broader road network cutting access to the site. However, the isolation period is expected to be less than 6 hours.</p> <p>The proposed development would result in additional dwellings and increased population density in this precinct which is situated in an area of the catchment with existing flood access/egress constraints. In summary, we:</p> <ul style="list-style-type: none"> <li>• Support the extension of the green corridor to mitigate flood risk to life and property.</li> <li>• Recommend consideration of the risks associated with intensifying development at known risk of isolation, and encourage investigating ways to reduce these risks if the development is pursued.</li> <li>• Recommend not pursuing the residential lots to the south of Spearing Reserve, as they appear to be impacted by flood hazard level H3 – H5 in a PMF event.</li> </ul>

	Author	Comment
		<ul style="list-style-type: none"> <li>• Recommend seeking advice from the NSW Department of Climate Change, the Environment, Energy and Water (DCCEEW) in relation to the impacts of the proposed development on flood behaviour at the site and on adjacent and downstream areas, particularly considering the potential increase of impervious surfaces.</li> <li>• Recommend ensuring that any future residents and people accessing the site are adequately informed of the flood risk at the site for the life-span of the development.</li> <li>• Recommend ensuring that all openings to the basement (ramp, vents, etc) are situated above the Probable Maximum Flood (PMF), or reconsidering basement carparking if this is not feasible to reduce risk to life and property.</li> </ul> <p>You may also find the following Guidelines, originally developed for the Hawkesbury Nepean Valley and available on the NSW SES website useful:</p> <ul style="list-style-type: none"> <li>• Reducing Vulnerability of Buildings to Flood Damage</li> <li>• Designing Safer Subdivisions</li> <li>• Managing Flood Risk Through Planning Opportunities</li> </ul>
7.	Transport for NSW	<p>TfNSW highlights there is already a significant amount of congestion on the local and state road network within and around the Gwynneville precinct, in particular, University Avenue, Irvine Street, and Northfields Avenue. This congestion impacts the Princes Motorway including the on and off ramps. TfNSW has concerns with additional traffic generating developments which further exacerbate such conditions.</p> <p>Given the above, TfNSW believes measures to reduce vehicular trip generation from the subject site and measures to reduce congestion on the surrounding local road network must be explored, identified and formalised (in terms of delivery and funding) as part of the Planning Proposal. Detailed comments are provided in Attachment 1.</p> <p><b>Detailed comments</b></p> <p>Reducing private vehicle trip generation is considered a very important key factor for this PP. TfNSW believes the measures to reduce vehicular trip generation need to include:</p> <ul style="list-style-type: none"> <li>- Measures to make active and public transport more attractive, especially for trips to and from the University and for trips to and from Wollongong City Centre.</li> <li>- Measures to reduce the attractiveness for vehicles to utilise Irvine Street, especially for trips to and from the University and for trips to and from Wollongong City Centre.</li> <li>- Implementation of appropriate planning provisions to restrict the number of car parking spaces for each dwelling, which in turn promotes the use of public and active transport.</li> </ul> <p>As with all rezonings which would facilitate traffic generating developments, a detailed transport impact assessment is required to formally quantify the impacts and to support proposed solutions.</p> <p>TfNSW notes, the proponent has prepared the Gwynneville Estate Traffic and Transport Assessment. However, TfNSW believes the next step needs to be a more holistic review of proposed land use and supporting transport arrangements culminating in a precinct plan (or the like). The precinct plan would:</p>

	Author	Comment
		<p>- Illustrate the host of measures identified to minimise vehicular trip generation, including measures within the site itself and measures on the surrounding network.</p> <p>- Detail how the measures will be implemented (i.e. timing, funding, delivery responsibility).</p> <p>Following the above, the Traffic and Transport Assessment would need to be revised to address the following matters:</p> <p>a) Detail the measures identified within the precinct plan to minimise vehicular trip generation.</p> <p>b) The base case SIDRA modelling needs to be calibrated with observations of existing queue lengths and delays (for critical movements) during peak periods. At a minimum, this needs to include observations at the following roundabout intersections:</p> <ul style="list-style-type: none"> <li>o Northfields Ave/Ring Road/Irvine St</li> <li>o Irvine St/University Ave</li> <li>o University Ave/Princes Motorway on/off ramps</li> </ul> <p>c) Identify a revised traffic generation rate considering measures to reduce the attractiveness of using private vehicles. TfNSW recommends the proponent obtain our endorsement of this revised rate before proceeding to point d) below.</p> <p>d) Update future modelling scenarios, including any road network improvements required to achieve an acceptable level of performance.</p>
8.	Sydney Water	<p><b>Water servicing</b></p> <ul style="list-style-type: none"> <li>• The proposed development site lies within the Mt Keira Water Supply Zone (WSZ) and falls within Mt Keira Reduced 2 Pressure Zone.</li> <li>• Our preliminary assessment indicates that water servicing should be available.</li> <li>• Amplifications, adjustments, and deviations and/or minor extensions may be required.</li> <li>• Detailed requirements will be confirmed and provided at the DA stage during the S73 stage.</li> </ul> <p><b>Wastewater servicing</b></p> <ul style="list-style-type: none"> <li>• The proposed development site is located within Gwynneville SCAMP.</li> <li>• Our preliminary assessment indicates that water servicing should be available.</li> <li>• Amplifications, adjustments, and deviations and/or minor extensions may be required.</li> <li>• Detailed requirements will be confirmed and provided at the DA stage during the S73 stage.</li> </ul> <p>Given the scale and complexity of the proposed development, further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a Feasibility application is submitted with Sydney Water.</p>

## Community Groups & Peak Organisations submissions

	Author	Comment
1.	Neighbourhood Forum 5	<p>At its meeting on 5<sup>th</sup> August the Forum resolved that, whilst welcoming the potential increase in affordable housing, Council be requested not to proceed with re-zoning until:</p> <ul style="list-style-type: none"> <li>a the implications of development as it proceeds on the adjacent sites are set out, not least what to do when residents or land owners do not wish to participate;</li> <li>b arrangements for re-housing displaced residents are set out;</li> <li>c why some areas are proposed 4 stories and others for 6 stories;</li> <li>d how binding is the Master Plan;</li> <li>e funds are allocated funds for upgrading the shareway between the city centre and the university, specifically to include a bridge over Northfields Avenue (Paulsgrove Ave - Madoline St - Unicentre).</li> <li>f there is a review of parking arrangements and proposals for share car/bikes;</li> <li>g there is a review of flood mitigation proposals ensured proper maintenance in perpetuity;</li> <li>h traffic implications are reviewed particularly in the light of the Mount Ousley interchange proposals.</li> </ul>
2.	Neighbourhood Forum 5 (2 <sup>nd</sup> submission)	<p>At its meeting on 2<sup>nd</sup> September the Forum resolved to advise Council and Homes NSW, that in addition. To resolving outstanding issues raised in my letter of 7<sup>th</sup> August (in particular upgrading external shareways and the free bus), a Medium Density re-zoning (with perhaps floor space ratio of 1:1), is more appropriate as providing a transition from the University to the adjoining Low Density residential areas.</p>
3.	Shelter NSW	<ol style="list-style-type: none"> <li>1. Seek the following commitments from Homes NSW (via a renewed Collaboration Agreement): <ul style="list-style-type: none"> <li>a. Public Housing (and Social Housing more broadly) being the majority tenure type in the Gwynneville estate, post-development.</li> <li>b. At least 50% Social Housing on all Public Housing Estate developments (greater percentages where possible, when looking at 'mixed-tenure' social benefits at a suburban scale rather than individual estate scale).</li> <li>c. At least 20% Affordable Rental Housing (being affordable in perpetuity and rented at no more than 30% of gross household income).</li> <li>d. The remaining balance of residential land on historic Public Housing estates being other government-owned or government-involved housing (such as shared equity home ownership for low- to moderate-income households; Landcom 'Build-to-Rent' developments targeted to meet the needs of low- income students of nearby University of Wollongong campus;</li> </ul> </li> </ol>



	Author	Comment
		<p>Wollongong City Council's existing partnership with Head Start Homes for low-income and First Nations households 'rent-to-buy' schemes).</p> <p>e. Affordable Housing policy gaps to be addressed:</p> <ul style="list-style-type: none"> <li>i. Specify minimum proportions within the three income bands (very low, low, and moderate) who should be housed in Affordable Rental Housing to actively prevent developer or housing provider bias in accepting mostly moderate-income tenants.</li> <li>ii. Careful attention to be paid to design outcomes for Affordable Housing within broader private housing complexes so these dwellings are not materially subpar or perceived to be subpar by way of location, floor- level, number of bedrooms, strata by-laws, open space, solar access, ventilation, passive heating/cooling opportunities and the like.</li> <li>iii. Affordable Rental Housing ownership, operations, and tenancy management should be retained by government agencies, local Councils, or not-for-profit Community Housing Providers.</li> <li>iv. Affordable Housing compliance needs to be instilled in DA conditions of consent as well as on land titles (examples include requiring Affordable Housing tenancies to be filled prior to Occupation Certificates being issued for private market dwellings).</li> <li>v. A centralised monitoring framework on dwellings approved, constructed, and operational as Affordable Housing (and lapsing periods of affordable rent-setting), with clear demarcation of government agencies responsible for compliance and enforcement at each stage in the Affordable Housing lifecycle.</li> </ul> <p>2. Request further information from Homes NSW on:</p> <ul style="list-style-type: none"> <li>a. Proposed numbers of bedrooms mixes for new dwellings (especially for Social and Affordable</li> </ul>

	Author	Comment
		<p>Housing) – this information in the early phases is important in understanding whether existing Public Housing tenants (particularly First Nations households) will have a genuine ‘right to return’ to the estate.</p> <ul style="list-style-type: none"> <li>b. How the private-market component (and private households) will integrate with the overall view of the future of the estate.</li> <li>c. How co-design and consultation with existing communities in the estate (including private owners who were formerly tenants in Public Housing) will progress.</li> <li>d. How Homes NSW proposes to identify, manage, and respond to strata living issues (fees, by-laws, Social Housing tenancy management in otherwise private-market &amp; strata’d buildings) that will affect all households in residential flat buildings.</li> </ul> <p>3. Read and engage with the recommendations surrounding tenant disruption in <i>the Compact for Renewal</i> and <i>Public Housing Renewal in the Illawarra</i> reports, including (but not limited to):</p> <ul style="list-style-type: none"> <li>a. Acknowledge ultra-ageing profiles of existing Public Housing tenants and how this complicates a fair opportunity for ‘right to return’ to the estate.</li> <li>b. Establish Tenant Advocacy Boards to be engaged with before/during/after redevelopment.</li> <li>c. Tenant relocation during works should be no more than 5km from home and take into account the challenging “skinny” geography of the Illawarra; even 5km can feel “a long way from home” (&lt;5km relocation distance may prevent children needing to be relocated to different schools).</li> <li>d. Proactive involvement of tenants in whether it is suitable and desirable for a change of landlord or managing body to occur (to a CHP) and include Tenant Advocacy Boards in the selection criteria process for change of landlord/managing body.</li> </ul> <p>4. Enhance local controls (Development Control Plans, LEP design excellence clause) with:</p> <ul style="list-style-type: none"> <li>a. Exemplar provisions for universally accessible design <ul style="list-style-type: none"> <li>i. gold standard <i>Livable Housing Design Guidelines</i> for all new Social Housing stock (at the very least for all internal dwelling configurations and fixtures)</li> </ul> </li> </ul>

	Author	Comment
		<ul style="list-style-type: none"> <li>ii. at least silver standard for all new Affordable Rental Housing stock</li> <li>iii. accessible footpaths and public domain planning.</li> </ul> <ul style="list-style-type: none"> <li>b. Specific guidance on at least 70% of non-market housing in apartment buildings needing to achieve adequate solar access.</li> <li>c. Specific guidance on at least 60% of non-market housing in apartment buildings needing to have good cross-ventilation.</li> </ul>
4.	Housing Trust	<p>Housing Trust strongly supports the proposal as a critical enabler of housing renewal and appropriate density uplift in this high need location. Advancing the proposal is a key opportunity to help address the severe housing shortage in Wollongong. It will help meet the NSW Government's target of 9,200 new homes by 2029 and contribute to the 58,000 additional homes needed in the Illawarra Shoalhaven by 2041.</p> <p>In considering the needs and demographics of the local community it is imperative to highlight current levels of housing stress and the urgent need for delivery of social and affordable rental housing within the precinct. Analysis of 2021 Census data found 11,877 households in Wollongong living in housing stress (paying more than 30% of household income for housing). 81% of these households were renters.</p> <p>There are currently 1,851 households on the wait list for social housing in the Wollongong allocation zones. 11% of these households are priority applicants demonstrating the highest level of housing need. The median wait time for an offer of social housing in the area is three years, the second longest in the state.</p> <p>The precinct is exceptionally well positioned to help meet demand, through a broad mix of social, affordable and private market housing. The location allows access to a wide range of amenities and services. It is conveniently located near key transport links, including the Wollongong free bus service, train station, freeway, and cycleways ensuring easy connectivity to the broader region and Sydney.</p> <p>Walkable access to recreational facilities including the Wollongong Botanic Gardens, preschools, primary and high schools make the site an ideal setting for a variety of household complements, including families. We strongly encourage Homes NSW to include a variety of housing typologies including three and four bedroom homes in their design plans. This will ensure delivery of a thriving and diverse community and full utilisation of the precinct's recreational benefits. Thorough community consultation and tailored relocation plans for existing residents will be key to the success of the proposal moving forward. We are delighted to see Homes NSW proactive approach to working closely with a broad range of stakeholders throughout the development process. Housing Trust has a strong track record of involving tenants and the community in projects from inception to completion and would be pleased to assist in any way.</p> <p>Housing Trust's deep connections within the local community, combined with our extensive experience in developing and managing social and affordable rental housing, position us as a valuable partner for the project. We look forward to collaborating with Homes NSW and Wollongong City Council to ensure the proposal progresses to</p>

	Author	Comment
		deliver a precinct that not only meets but exceeds community expectations for modern, energy efficient, purpose-built homes in the heart of Gwynneville.
5.	National Trust – Illawarra Shoalhaven Branch	<p>While the Trust acknowledges the need for more social and affordable housing within the Illawarra, we have a number of concerns with the proposed changes to various planning controls that will allow for the redevelopment of the precinct. Our concerns include:</p> <ol style="list-style-type: none"> <li>1. Impact on the landscape values of the adjacent Wollongong Botanic Gardens. While not heritage listed, the gardens provide an area of biodiversity within a highly urban environment. The existing biodiversity is likely to be threatened with increased densities, additional light pollution etc.</li> <li>2. Impact on the principal view lines from the heritage listed Gleniffer Brae house and gardens to the East. The siting of the dwelling and garden elements were consciously made to take advantage of views from the elevated position across towards the coastline. These view lines should be retained. The current proposal with four to six storey developments in the precinct are likely to impact these view lines.</li> <li>3. Impact on the view lines both to and from the heritage listed Illawarra Escarpment. The cultural significance of these view lines relates to both Aboriginal and European heritage. Of particular significance to Aboriginal people are the view lines to Djeera (Mount Keira). As with Point 2 above, the proposal for four to six storey developments in the precinct are likely to impact these view lines. These view lines must be maintained.</li> </ol>

## PP-2024/3 Gwynneville Planning Proposal

### Assessment report

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## Summary of recommendations

The initial assessment of the Gwynneville Planning Proposal request submitted by Homes NSW has found that:

- The Planning Proposal request has strategic and site specific merit
- The Planning Proposal request will contribute to addressing the increased demand for additional social and affordable rental housing
- The Planning Proposal request will contribute to increasing housing supply to address the increased housing demand
- The precinct is generally suitable for increased housing density.
- The narrow road reserves and pavement widths will limit on-street parking, and measures to reduce parking demand will be required, including improve public transport and active transport.
- Infrastructure upgrades will be required to support the future development, including water supply augmentation, electricity supply augmentation, road intersection improvements.

The Planning Proposal request is at the start of a statutory process. It is recommended that a Planning Proposal be prepared to amend the planning controls for the precinct to enable medium density housing. If supported by Council, a Planning Proposal will be prepared and referred to the NSW Department of Planning, Housing and Infrastructure for review and a Gateway determination. Following the Gateway determination the Planning Proposal and supporting information will be exhibited for community input.

The submitted draft Development Control Plan chapter will require amendment to reflect the revised Planning Proposal request and to improve its function.

Council and Homes NSW will need to discuss the preparation of a draft Planning Agreement for the required infrastructure upgrades and local development contributions.

A draft Affordable Housing Contributions Scheme should also be prepared for the precinct, for private development not covered by the proposed Planning Agreement.

## 1 Introduction

On 19 July 2024 Homes NSW submitted a Planning Proposal request for the precinct bounded by Irvine Street, Madoline Street, the Wollongong Botanic Garden and Murphys Avenue, Gwynneville. The Planning Proposal request applies to 134 lots (including 4 strata lots), however it only directly effects 124 lots, of which 75 lots are owned by Homes NSW and 59 are privately owned. Two of the lots have been strata subdivided into two lots as part of dual occupancy developments, and two lots contain boarding houses. The Planning Proposal request seeks to amend the planning controls to enable medium density residential development where sites are amalgamated. The request estimates that 1,250 dwelling could be permissible, of which 50% would be social and affordable housing.

To assist Council's assessment of the request preliminary (non-statutory) consultation has occurred with:

1. the owners of the privately owned land
2. some community groups
3. Peak development organisation
4. Statutory authorities.

The community feedback is summarised in a separate document "PP-2024/3 Gwynneville Planning Proposal – Preliminary feedback". Issues raised in the submissions are referenced in this report.

In accordance with the Local Planning Panel Direction issued by the Minister for Planning and Public Spaces, the Wollongong Local Planning Panel considered the proposal on 28 October 2024 and has provided advice, in summary, that the Planning Proposal request has strategic merit and site-specific merit and supports the preparation of a Planning Proposal (full Panel advice contained in section 3.1 of this report)

### 1.1 Background

On 31 May 2024 the State introduced a new rezoning pathway for the State's Housing agencies (NSW Land and Housing Corporation, the Aboriginal Housing Office and Landcom) to deliver social and affordable housing, through the NSW Department of Planning, Housing and Infrastructure.

On 12 June 2024 the Minister for Homes announced that Homes NSW would be pursuing revitalisation of the Bellambi Point and Gwynneville Estates.

On 19 July 2024, rather than follow the new rezoning process, introduced in May, the (now) Homes NSW chose to lodge a Planning Proposal request for Gwynneville with Council for Council's processing and assessment.

### 1.2 Planning Proposal process

The process to amend the zoning of land, the development standards applying to land, or the permitted land uses is known as a Planning Proposal and are assessed under the framework of the NSW Environmental Planning Assessment Act 1979.

Council or a Government agency can initiate a planning proposal based on a strategic direction or policy, or a land owner may request Council to consider the preparation of an amendment. To amend an existing Wollongong Local Environmental Plan 2009 (LEP), an application needs to be made to Council in the form of a "Planning Proposal Request". The Planning Proposal Request explains the intended effect of the proposed LEP amendment (change) and the reasons or justification for making it. The planning proposal request must include appropriate supporting material or investigations. The preparation of a planning proposal is the first step in the process of amending a LEP.

The NSW Department of Planning, Housing and Infrastructure's LEP Making Guideline (2023) outlines the process. In summary, the process is as follows:

**Table 1.1 Planning Proposal process**

Step	Undertaken by	Status / possible timeframe
1. Lodgement of Planning Proposal request	Homes NSW (applicant)	Completed – 19/7/24
2. Preliminary consultation (non statutory) and assessment. (This step is not formally required in the process, but is undertaken by Council to assist its decision making process). Council may seek additional information from applicant	Council	Completed – 24/7/24 to 30/9/24
3. Consideration by Wollongong Local Planning Panel	Council	Completed – 28/10/24
<b>4. Report to Council for decision whether to support the preparation of a Planning Proposal and draft DCP chapter</b>	Council	<b>25/11/24 - Current step in process</b>
5. If supported, refer the Planning Proposal to NSW Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination If not supported, the applicant can request a review from the DPHI and the Southern Regional Planning Panel. The DPHI could decide to prepare its own Planning Proposal	Department of Planning, Housing and Infrastructure (DPHI)	December 2024 - January 2025
6. If Gateway granted, undertake any requirements, and then prepare exhibition material	Council	January 2025
7. Formal (statutory) exhibition period of Planning Proposal and draft DCP chapter, seeking community and State agency comments	Council	February 2025 – March 2025 (in accordance with Council's Community Participation Plan the exhibition cannot commence during the school holiday period)
8. Consideration of submissions and issues raised. May seek additional information from applicant	Council	April – May 2025
9. Report to Council seeking decision whether to finalise Planning Proposal and DCP chapter	Council	July 2025 (tentative)
10. If supported, refer the Planning Proposal to DPHI for review, finalisation and preparation of an LEP amendment. In some instances Council may have delegation to undertake this process. If not supported, the applicant can request a review from the DPHI	DPHI	July - August 2025
11. Notification of the LEP amendment and commencement of the DCP chapter	DPHI	October 2025



Once the LEP has been amended, Development Applications for the land uses permitted and in accordance with the new planning controls and development standards, can be lodged for assessment. An exhibition period will occur for each Development Application.

The State Environmental Planning Policy (Housing) 2021 enables Homes NSW to self-assess some development applications, which may not be submitted to Council and exhibited.

### 1.3 The site / precinct

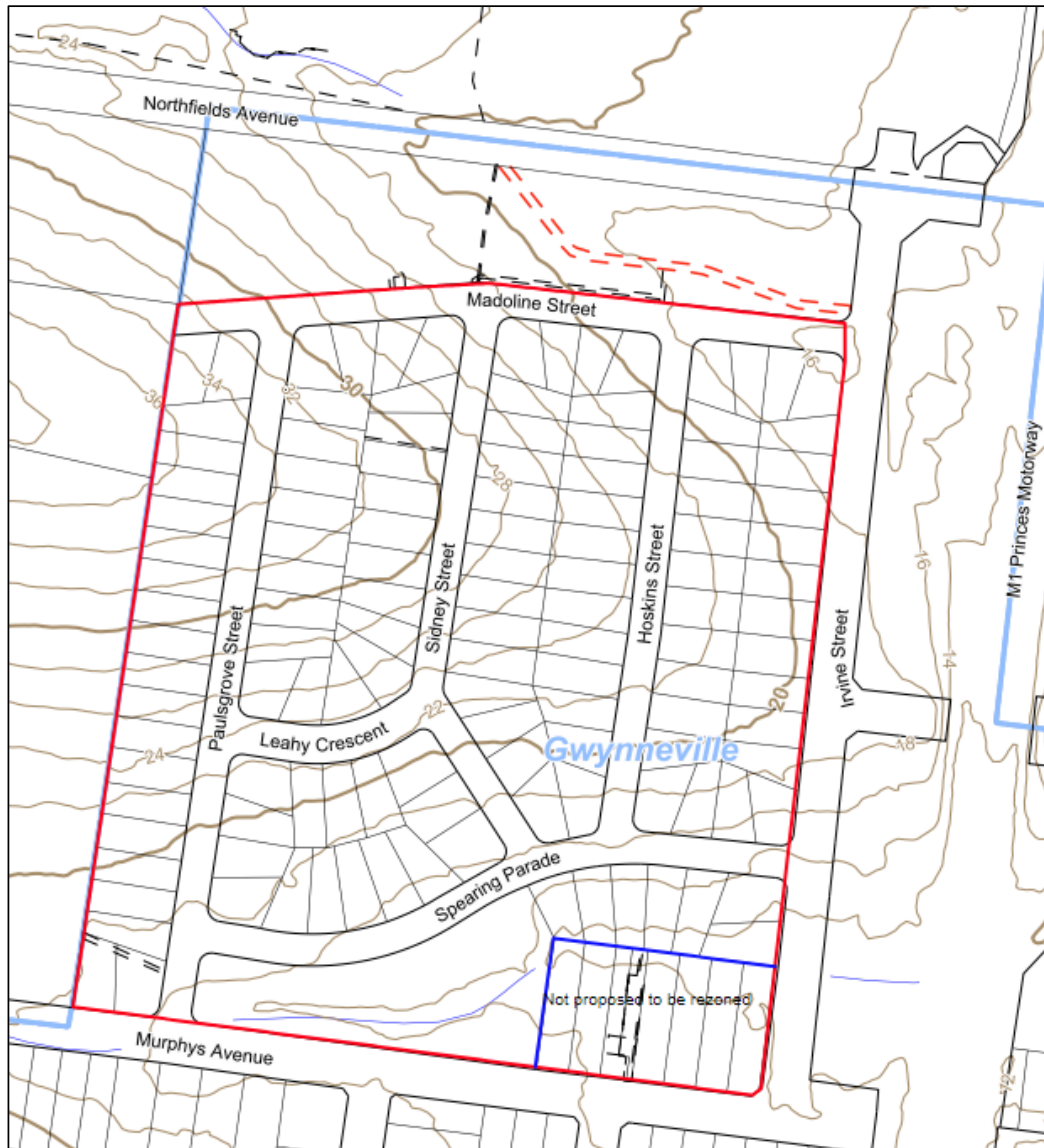
The Planning Proposal request applies to 134 lots (including 4 strata lots) in Irvine Street, Madoline Street, Sidney Street, Paulsgrove Street, Hoskins Street, Leahy Crescent, Spearing Parade and Murphys Avenue (part), Gwynneville (Figure 1.1). However, no change is proposed to 8 lots (No.s 2-14) Murphy's Avenue, which would retain their existing R2 Low Density Residential planning controls. The precinct has an area of 11.2 hectares (including roads and Spearing Reserve).

The precinct is located in Dharawal Country on the traditional lands of the Wodi Wodi people. The precinct is located on the foothills of Merrigong (Illawarra Escarpment) between Djeera (Mt Keira) and the entrance to Fairy Creek (also called Para Creek) (Figure 1.2). Djeera and Merrigong provide the backdrop to the precinct and remain important today for wayfinding / navigation. Djeera is linked to the Five Islands by a creation story. The tributaries of Fairy Creek provide physical and cultural links to Merrigong, although the connectivity has been cut by the railline, Princes Highway, Northern Distributor/Memorial Drive, the M1 Motorway and other local roads.

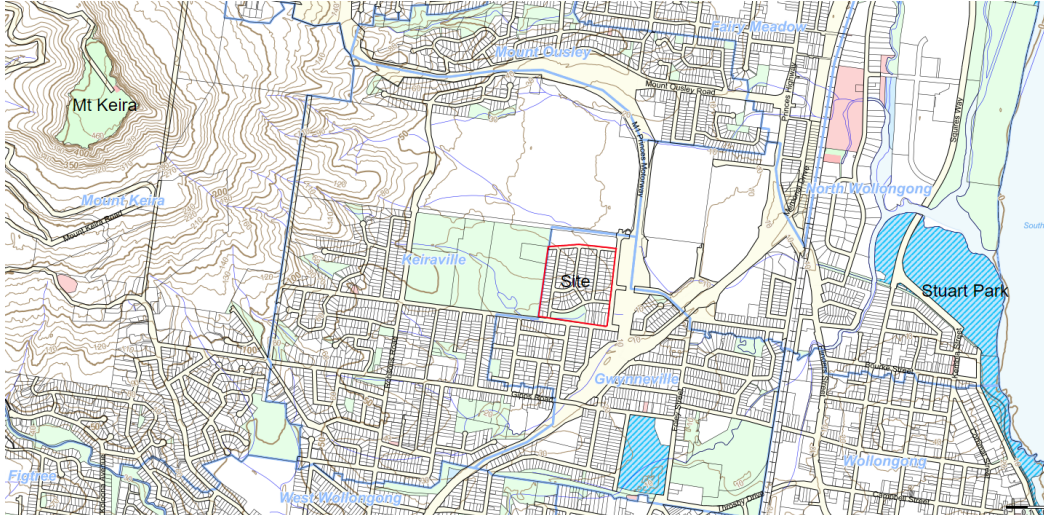
Within the precinct, the roads and lots created in a 1951 subdivision (DP 36218). The road reserves were created with 15m (50 foot) width, as opposed to a standard 20m (66 foot) width. Spearing Reserve was dedicated as a park (8,290m<sup>2</sup>). The 128 residential lots have a total area of 8.1 hectares, with an average area of 632.5m<sup>2</sup> (Figure 1.3). The majority of the lots were developed for social housing. The 1955 air photo show that the dwellings did not have detached garages or driveways and there were no footpaths along the roads (Figure 1.4). Over time, garages were built, the number of social housing dwellings was reduced with properties being sold to private owners, and new houses, dual occupancies and boarding houses were built. Figure 1.5 is a current air photo.

Currently Homes NSW owns 75 lots and 57 lots are privately owned. The majority of lots still contain single dwelling houses. Two lots have been developed for dual occupancy developments, and another two dual occupancy developments are under construction. Two lots contain boarding houses.

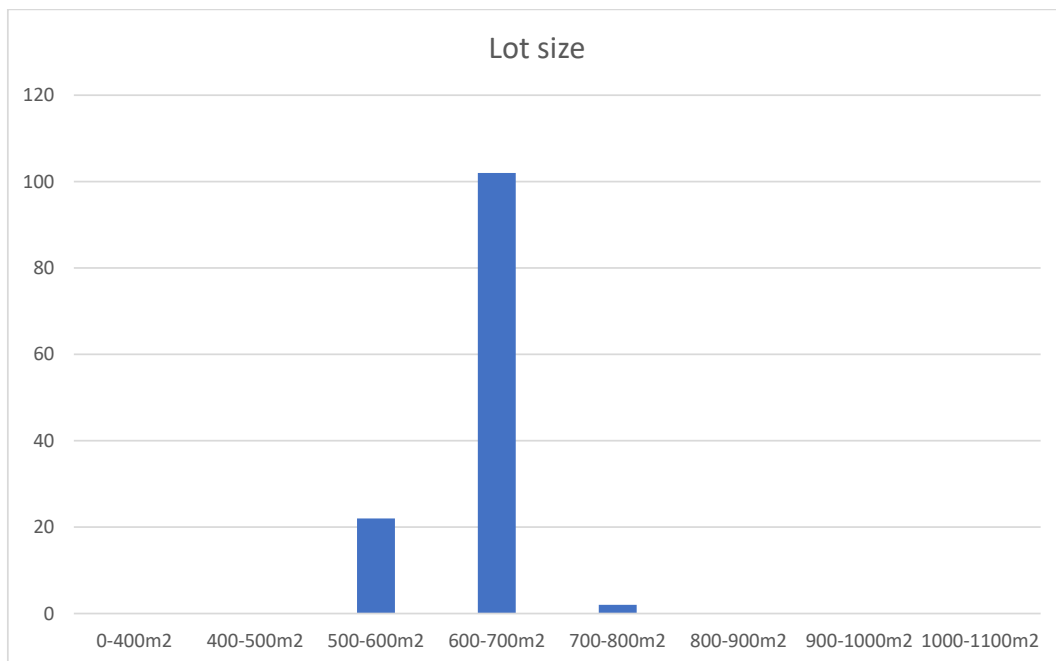
**Figure 1.1 Location**



**Figure 1.2 Setting**



**Figure 1.3 Lot size analysis**



**Figure 1.4** 1955 Air photo





Figure 1.5 2024 Air photo







## 2 Planning Proposal request

On 19 July 2024 Homes NSW submitted a Planning Proposal request for the precinct. The initial proposal sought to:

- Rezone 113 lots from R2 Low Density Residential to R4 High Density Housing, and retain the existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standard. Of the lots 66 lots are owned by Homes NSW and 45 lots are privately owned. (Figure 2.1)
- Rezone 13 lots from R2 Low Density Residential to RE1 Public Recreation, of which 9 lots are owned by Homes NSW and 4 lots are privately owned. This includes 4 lots to form a “central park” and 9 lots along Murphys Avenue and Spearing Parade. The existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standards are proposed to be removed. The RE1 land is proposed to be transferred to Council. Council was not proposed as the land acquisition authority.
- No change proposed to the planning controls for 8 lots (Nos. 2-14) Murphys Avenue, which will retain the R2 Low Density Residential zoning.
- Divide the precinct into 17 development precincts / key sites, within which bonus FSR and building height controls would apply if lots are amalgamated for development. The controls would enable 4-6 storey residential flat buildings (Figure 2.2). The precincts are also proposed to include 50% social and affordable housing. The precincts range in size from 2 lots to 19 lots.

The submitted concept plan estimated that some 1,250 dwellings could be constructed, of which 625 (50%) would be social and affordable housing. The dwellings would be in residential flat buildings ranging in height from 2-6 storeys. The proposal indicated that the precinct could house an estimated 2,263 persons.

The Planning Proposal request was supported by the following technical reports and documents, which were exhibited on Council’s Our Community Engagement webpage as part of the preliminary consultation period:

- Planning Proposal report
- Appendix A Urban Design Report
- Appendix B Social Impacts and Needs Assessment
- Appendix C Flood Drainage and Water Quality Assessment
- Appendix D Bushfire Assessment
- Appendix E Traffic and Transport Assessment
- Appendix F Aboriginal Heritage
- Appendix G European Heritage
- Appendix H Ecology and Biodiversity Assessment
- Appendix I Geotechnical Desktop Review
- Appendix J Phase 1 Site Assessment (contamination)
- Appendix K Acoustic Assessment
- Appendix L Utilities and Servicing Assessment
- Appendix N University of Wollongong Letter and email of support
- Appendix O Draft DCP
- Appendix P Social Housing Survey Engagement Summary Report

On 6 November 2024 Homes NSW, in response to feedback, submitted a Supplementary Package which included a revised concept plan and amendments to the Planning Proposal. The key changes being:

- Rezone 117 lots from R2 Low Density Residential to R4 High Density Housing (increase of 4 lots), and retain the existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standard. Of the lots, 66 lots are owned by Homes NSW and 47 are lots are privately owned.
- Rezone 9 lots from R2 Low Density Residential to RE1 Public Recreation (decrease of 4 lots), of which 7 lots are owned by Homes NSW and 2 are lots are privately owned. The existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standards are proposed to be removed. The RE1 land is proposed to be transferred to Council. A Land Reservation Acquisition Map is proposed to identify Homes NSW as the authority responsible for the acquisition of the two privately owned lots.
- No change proposed to the planning controls for 8 lots (2-14) Murphys Avenue, which will retain the R2 Low Density Residential zoning.
- The boundaries of the development / key sites were amended to better reflect ownership patterns and the number of development / key sites increased from 17 to 27 (Figure 2.2). The revision means that less sites will need to be amalgamated to enable development to occur. Homes NSW have divided the development sites into 3 categories:
  - Primary – 6 sites where all lots are owned by Homes NSW. Homes NSW intend to develop these sites for social and affordable housing.
  - Secondary – 6 sites where greater than 60% of the lots are owned by Homes NSW. Homes NSW intend to develop these sites for social and affordable housing, once the private lots are acquired or in partnership with owners.
  - Private – 15 sites where Homes NSW own 50% or less of the lots. Homes NSW indicates that these sites will be developed by private developers (Figure 2.3).
- The floor space ratios have been reviewed to reflect the revised key site boundaries.
- The estimated dwelling yield remains 1250, with 50% social and affordable housing and 50% market housing.
- The “central park” is proposed to be rezoned to R4 High Density Residential zone consistent with adjoining lots, and be managed by Homes NSW as local open space and community infrastructure or possibly developed for housing. The lots are no longer proposed to be zoned RE1 Public Recreation and transferred to Council.
- The proposed east west laneways have been removed.
- Homes NSW intends to construct the proposed 50% social and affordable housing on 6 primary and 6 secondary sites, subject to funding.
- An offer to commence discussions on the planning agreement for the precinct.

The supplementary information will be incorporated in any future statutory exhibition process.

**Table 2.1 Existing and proposed precinct zone and lot comparison**

Zone	Existing			Requested (revised proposal)		
	Zone area (ha)	No. lots	Lot area (ha)	Zone area (ha)	No. lots	Lot area (ha)
R2	10.85	134	8.52	0.67	8	0.67
R4	0	0	0	7.27	117	7.27
RE1	0.83	1 (Spearing Reserve)	0.83	1.41	9	1.41
<b>Totals</b>	<b>11.68</b>	<b>135</b>	<b>9.34</b>	<b>9.35</b>	<b>135</b>	<b>9.35</b>

**Table 2.2 Existing and proposed dwelling density**

Zone	Existing			Requested (revised proposal)		
	Zone area (ha)	No. dwellings	Dwellings Density (dwellings/ha)	Zone area (ha)	No. dwellings	Dwelling Density (dwellings/ha)
R2	10.85	134	12.4	0.67	8	11.9
R4	0	0	0	7.27	1250	171.9
RE1	0.83	0	NA	1.41	0	NA
<b>Totals</b>	<b>11.68</b>	<b>134</b>	<b>11.55</b>	<b>9.35</b>	<b>1258</b>	<b>134.7</b>

**Figure 2.1 Existing and proposed LEP comparison maps**



Existing	Proposed (revised proposal)
<p><b>Minimum Lot Size (449m<sup>2</sup>)</b></p> 	 <p>(see also bonus provisions – table 2.3)</p>
<p><b>Maximum Building Height (9m)</b></p> 	 <p>(see also bonus provisions – table 2.3)</p>
<p><b>Land Reservation acquisition</b></p> <p>NA</p>	 <p>Acquisition Land Reservation Acquisition Homes NSW</p>



**Figure 2.2 Development sites (revised proposal)**



**Table 2.3 Proposed bonus controls for amalgamated development sites (revised proposal)**

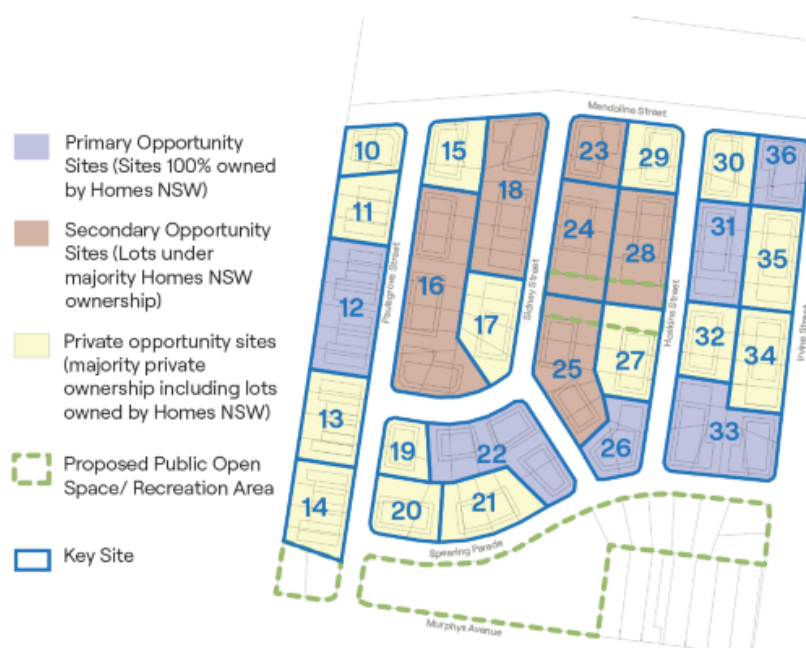
Development site	Total No of lots	Area (m2)	Min lot size (m2)	Proposed Floor Space Ratio (x:1)	Proposed Max Height (m)	Estimated No. of dwellings
10	2	1,368	1,300	1.4	15	23
11	3	1,954	1,900	1.0	13	21
12	6	3,755	3,700	1.2	15	53
13	4	2,564	2,500	1.4	15	43
14	4	2,520	2,450	1.1	13	32
15	3	1,919	1,850	1.4	18	33
16	10	6,362	6,250	1.2	15	91
17	4	2,532	2,450	1.4	18	44
18	7	4,416	4,350	1.8	22	96
19	2	1,295	1,250	1.2	15	19
20	3	1,901	1,850	1.1	15	26
21	4	2,518	2,450	1.0	15	28



Development site	Total No of lots	Area (m2)	Min lot size (m2)	Proposed Floor Space Ratio (x:1)	Proposed Max Height (m)	Estimated No. of dwellings
22	6	4,087	3,950	1.2	18	56
23	3	1,781	1,700	2.3	22	50
24	5	3,216	3,150	1.2	18	46
25	6	3,713	3,650	1.2	18	51
26	3	1,815	1,750	1.4	15	30
27	4	2,574	2,500	1.3	18	39
28	5	3,245	3,200	1.4	18	56
29	3	1,801	1,750	2.0	22	43
30	3	1,748	1,700	2.1	22	46
31	4	2,556	2,500	1.3	18	56
32	3	1,911	1,850	1.3	15	29
33	7	4,241	4,150	1.6	18	83
34	4	2,591	2,500	1.8	15	57
35	4	2,577	2,500	1.3	18	40
36	3	1,762	1,700	2.4	22	51
Spearing Reserve extension (proposed RE1)	9	5,787	NA	NA	9	
<b>Total</b>	<b>124</b>	<b>78,509</b>				<b>1243</b>

(notes: Total slightly different to submitted 1250 dwellings. Excludes existing Spearing Road Reserve and strata lots)

**Figure 2.3 Development site categories**



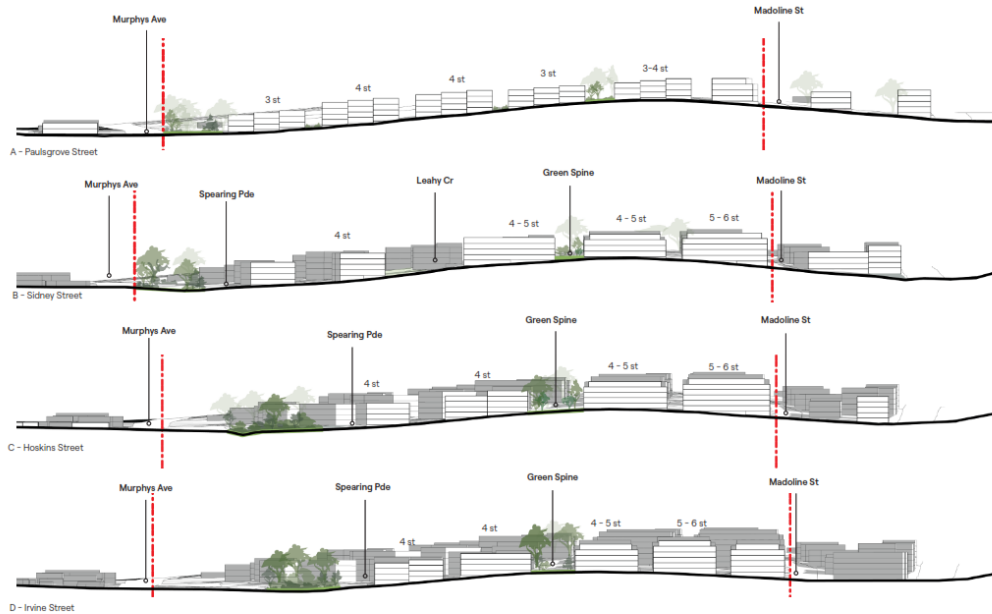
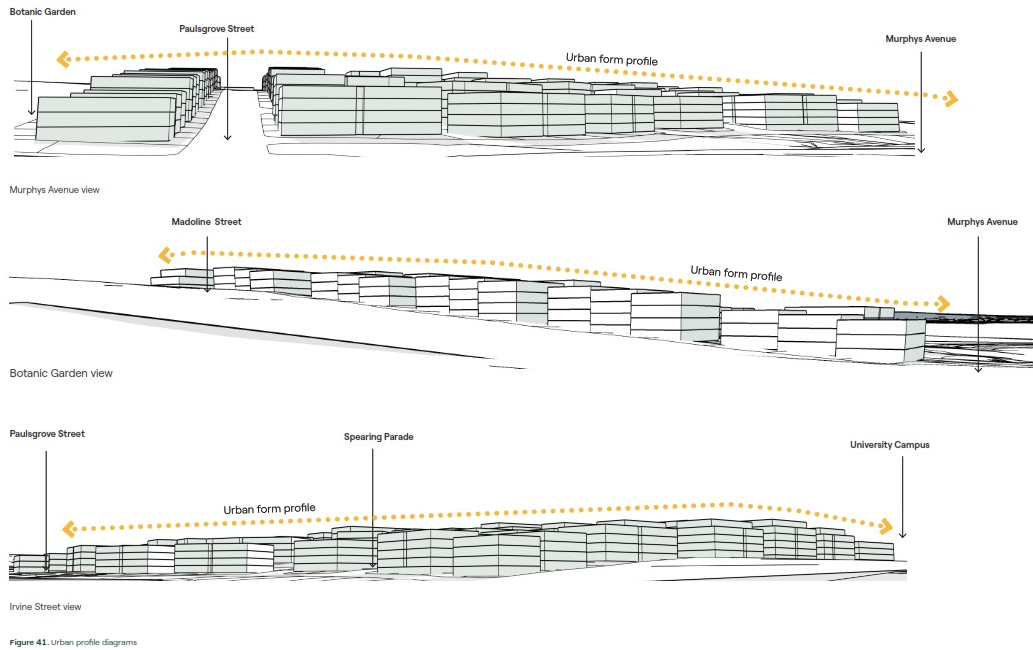
**Figure 2.4 Concept plans – built form (revised proposal)**



Note: Number of storeys of each building indicated



Figure 40. Height distribution diagrams



### 3 Strategic and site specific merit

#### 3.1 Strategic merit

For a Planning Proposal request to progress, it is required to have strategic merit, ie consistency with either State, Regional or local planning strategies. The Gwynneville Planning Proposal request has strategic merit as it is consistent with:

- The NSW Government's commitment to the National Housing Accord to increase housing supply, social housing and affordable housing. However, it may not deliver any new housing within the 2024-29 Accord's 5 year timeframe
- Housing 2041 (2021) – the State's 20 year Housing Strategy so that all people, at all stages of their lives, will be able to access the right type of housing at the right time and with the best support available. The Strategy includes actions for the State to invest in the renewal of social housing and to increase the number of social housing dwellings.
- Illawarra Shoalhaven Regional Plan 2041 (2021) - to increase housing supply and affordable housing in the region. The precinct is within the Metro Wollongong precinct which is serviced by the Gong Bus route.
- Wollongong Housing Strategy 2023 – to increase housing supply, social housing and affordable housing in the LGA in appropriate locations close to transport and services
- Wollongong Housing and Affordable Housing Options Paper (2020) – the precinct was one of the precincts nominated by Neighbourhood Forum Alliance to be considered for medium density housing.
- Council's Planning Proposal Policy (2024) – the Planning Proposal request is seeking to change the planning controls for a precinct, and is consistent with the above endorsed strategies
- Council's Affordable Housing Policy (2024) – the Planning Proposal request proposes 625 (50%) social and affordable housing, although the split is not specified, which is more than the 10% Affordable Rental Housing required in Council's policy for residential rezonings. There is currently 74 social housing dwellings in the precinct.
- The Planning Proposal request is generally consistent with relevant State Environmental Planning Proposals (SEPPs) and section 9.1 Ministerial Directions (summarised in Appendix 1).

#### 3.2 Site specific merit

As well as strategic merit, a Planning Proposal should have site-specific merit, ie the proposal is appropriate in the nominated location. The Gwynneville precinct is well located:

- Adjacent to the Wollongong Botanic Garden
- Adjacent to the University of Wollongong.
  - The University has constructed 7 storey accommodation at the northern end of the precinct between Madoline Street and Northfields Avenue and at the western end of Northfields Avenue.
  - Students attending the University park in the precinct and other surrounding streets.
- Adjacent to the M1 Motorway, and University Avenue on/off ramps,
- Once constructed the precinct could also be access by the Mt Ousley Road interchange, through the University grounds (construction commenced)
- On the Gong Shuttle Bus route, although the closest stop is at the University campus entrance on Northfields Avenue
- Wollongong Hospital is a distance of approximately 2km by road
- 74 of the lots (57%) are owned by Homes NSW and are used for social housing. The housing stock is ageing and does not meet the social housing demands. Homes NSW is seeking to

renew and increase the number of social housing dwellings to better address the social housing waiting list.

The precinct includes Spearing Reserve (0.89ha) which is proposed to expand to 1.3 ha.

A café, butcher and hair dresser are located on Murphys Avenue. Cafes are also available in the University of Wollongong.

Conversely,

- the closest town centre shops are located at Gwynneville (0.84 km by road) and Keiraville (0.92 km by road). The closest supermarkets are located in Wollongong (2.6km by road) and Fairy Meadow (2.6 km by road).
- The closet railway station is North Wollongong (1km by road) and can also be accessed by the Gong Shuttle bus route.
- The precinct is located beyond the proposed North Wollongong Transport Oriented Development precinct (400m around North Wollongong Station), where the State is proposing to permit low and mid-rise housing (up to 6 storey) to increase the use of existing infrastructure.
- The precinct was designed / subdivided for low density detached social housing, with narrow road widths and was not designed to cater for 10 times the additional housing.

On balance the rezoning of the precinct, has site-specific merit.

### 3.3 Wollongong Local Planning Panel advice

On 28 October 2024 the Wollongong Local Planning Panel considered the proposal and provided the following advice for Council's consideration:

1. *The Panel supports the progression of a Planning Proposal to rezone the Gwynneville precinct, as described in Council's assessment report, as it has both strategic and site-specific merit.*
2. *The Panel advises that the feasibility be reviewed to take into account the existing land ownership pattern and recent developments which have occurred at Gwynneville. The Panel questions the feasibility of the proposed key development sites and mix of housing tenure (50% market and 50% social/affordable). Detailed attention is required because the Panel believes this is essential to the success of the project.*
3. *The Panel has concerns for the proposed traffic arrangements and parking provision as it is cognisant of the limited public transport options available. The Panel believes this needs further consideration and resolution.*
4. *The Panel advises that development studies of a typical early development block be provided to present the physical nature and character of the built form and landscape treatment (including tree canopy). This would also assist in the consultation with the community.*
5. *The Panel advises that a comprehensive Community Engagement Strategy be prepared to accompany the Planning Proposal which details the approach to engagement at each stage of the development. This should be prepared by an independent and experienced consultant.*
6. *The Panel recommends that the sustainability and ESD approach to the whole development and individual built forms be further considered in line with Council's -policy. This is important for all housing tenures and particularly beneficial for social and affordable clients.*

## 4 Natural Environment and hazards

### 4.1 Topography

The precinct is gently sloping ranging in elevation from 12m to 36m above sea level. A ridgeline transects the precinct from Irvine Street towards Madoline Street and the Wollongong Botanic Gardens (Figures 4.1)

The precinct contains two minor watercourses.

- An un-named watercourse extends from the Wollongong Botanic Garden, through Spearing Reserve and along the rear of the properties in Spearing Parade. Historically the watercourse crossed Murphys Avenue twice near the entrance to the Wollongong Botanic Garden.
- A second minor un-named watercourse extends from the University of Wollongong, across Northfields Avenue and the University's Madoline Street property to the corner of Madoline Street and Irvine Street.

A slope analysis (Figure 4.2) shows the land has gentle slopes of less than 8 degrees (14%) which is considered suitable for urban development.

**Figure 4.1 Topography**

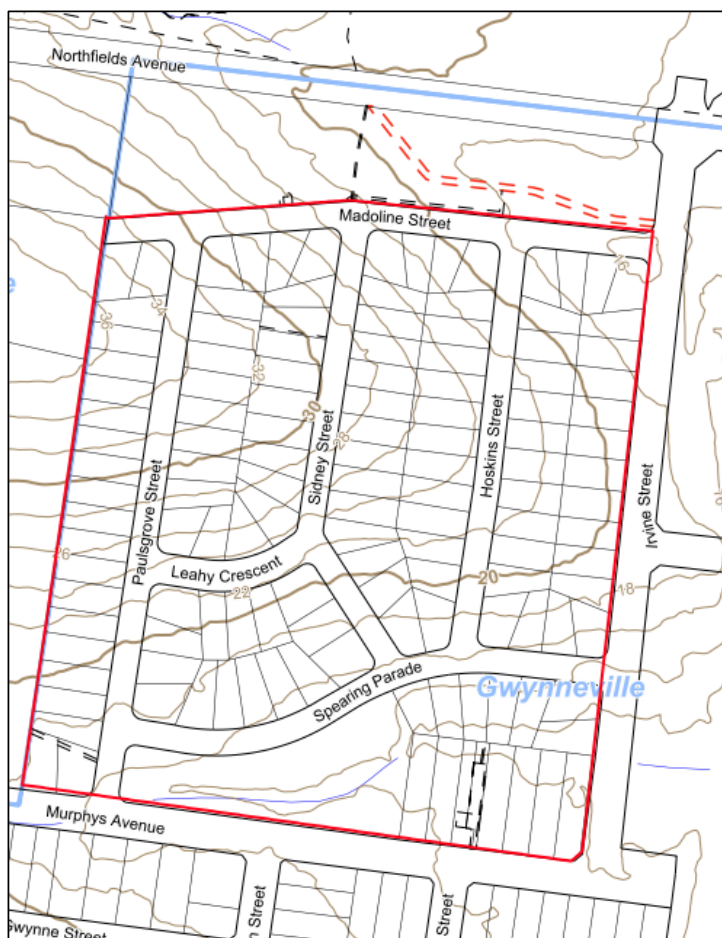
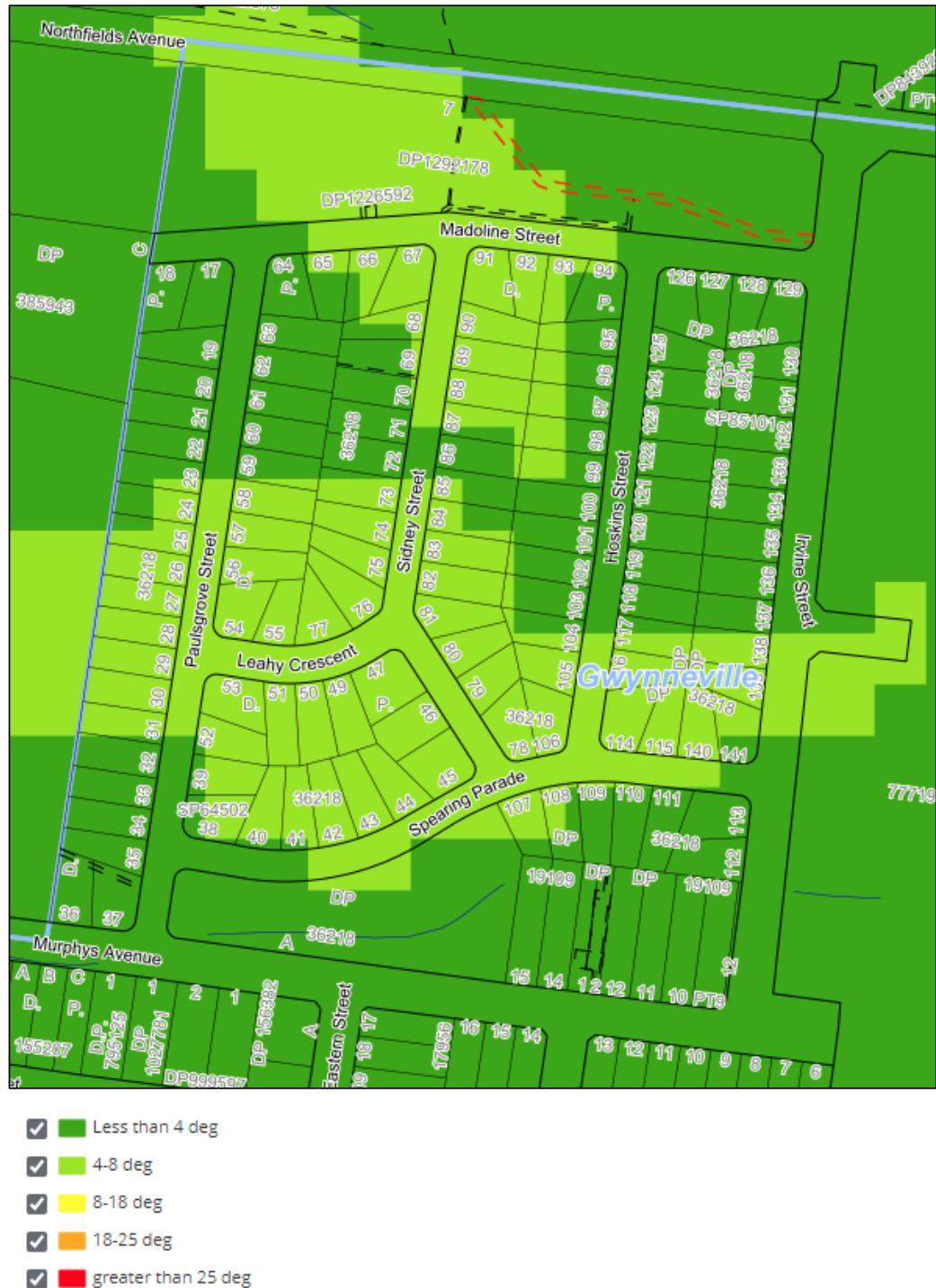




Figure 4.2 Slope analysis



## 4.2 Geotech

The Planning proposal request is accompanied by a Geotechnical Desktop Review report prepared by Stantec. The report does not identify any significant constraints to future development, due to the gentle slopes. The report notes that the foundations will likely be underlain by residual soils or sandstone bedrock which is relatively low risk, some colluvium/alluvium may however be present around the creek area in the south east. The site soils should be readily excavatable with standard earthmoving equipment, however rock will depend on intact strength and defects to confirm excavate ability, for which investigation would be required. The reports notes that further investigation may be required for individual developments.

Council's Geotech Engineer reviewed the report and advised that

- There is no known history or slope instability in this vicinity.
- The geotechnical report has been reviewed with a site inspection and comparison to known geotechnical studies for the general area. The site is anticipated to be underlain residual and some alluvial and colluvial deposits. If encountered, alluvial and colluvial material will need to be considered during the structural designs for any proposed development due to the potential for differential movement of foundations.
- The rezoning of the site and proposed development is feasible from a geotechnical perspective subject and the geotechnical constraints can be managed through routine earthworks with supplementary advice to support the geotechnical designs.

## 4.3 Flooding

The Precinct is located within the Fairy Creek catchment and contains 2 watercourses. On 12 August 2024 Council adopted the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan. Figures 4.3, 4.3 and 4.5 show flood levels, flood planning area and flood risk, respectively. Both watercourses are mapped as being flood prone.

Ministerial Direction 4.1 Flooding requires Council when preparing a Planning Proposal on flood prone land to consider whether a Planning Proposal is consistent with the NSW Government's Flood Prone Land Policy, the principles of the Floodplain Development Manual 2005 and Considering Flooding Land Use Planning Guideline 2021.

The Planning Proposal request and concept design propose that nine lots on the southern side of Spearing Parade, which are flood prone be rezoned to RE1 Public Recreation and transferred to Council to increase the size of Spearing Reserve. Seven of the lots are owned by Homes NSW and 2 lots are privately owned. The proposed rezoning of the lots from R2 Low Density Residential to RE1 Public Recreation and removals of the existing dwelling houses would reduce the flood risk. Any intensification of residential development in this area would be contrary to the Ministerial Direction.

Three lots in the north-east corner of the precinct, at the intersection of Irvine Street and Madoline Street are also partially mapped as flood prone. The Planning Proposal request and concept design propose that these lots be rezoned from R2 Low Density Residential to R4 High Density Residential and form part of two development sites for residential flat buildings. The intensification of residential development in this area is contrary to the Ministerial Direction, however as the properties are only partially affected, the future development can be designed to mitigate the risk and impact.

The Planning Proposal request is accompanied by a Flooding, Water Quality and Stormwater report prepared by Stantec. In terms of flooding, the report concludes that the proposed development:

- Will not significantly increase existing flood extents
- Will not increase the existing flood risk of the area
- Will not increase peak flowrate of stormwater runoff

The report has been reviewed by Council officers, the Department of Climate Change, Energy and the Environment and Water (DCCEEW) and State Emergency Service (SES).

The SES advised the precinct *is a high flood island, with the majority of the proposed residential lots above the PMF level. Access roads become impacted as early as 20% AEP events and the site is isolated by the 1% AEP event, with floodways impacting surrounding roads and the broader road network cutting access to the site. However, the isolation period is expected to be less than 6 hours.*

*The proposed development would result in additional dwellings and increased population density in this precinct which is situated in an area of the catchment with existing flood access/egress constraints. In summary, we:*

- *Support the extension of the green corridor to mitigate flood risk to life and property.*
- *Recommend consideration of the risks associated with intensifying development at known risk of isolation, and encourage investigating ways to reduce these risks if the development is pursued.*
- *Recommend not pursuing the residential lots to the south of Spearing Reserve, as they appear to be impacted by flood hazard level H3 – H5 in a PMF event.*
- *Recommend seeking advice from the NSW Department of Climate Change, the Environment, Energy and Water (DCCEEW) in relation to the impacts of the proposed development on flood behaviour at the site and on adjacent and downstream areas, particularly considering the potential increase of impervious surfaces.*
- *Recommend ensuring that any future residents and people accessing the site are adequately informed of the flood risk at the site for the life-span of the development.*
- *Recommend ensuring that all openings to the basement (ramp, vents, etc) are situated above the Probable Maximum Flood (PMF), or reconsidering basement carparking if this is not feasible to reduce risk to life and property.*

The DCCEEW – Biodiversity, Conservation and Science Group advised that *the Planning Proposal will need to demonstrate consistency with Section 9.1(2) Local Planning Direction 4.1 Flood and the NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023.*

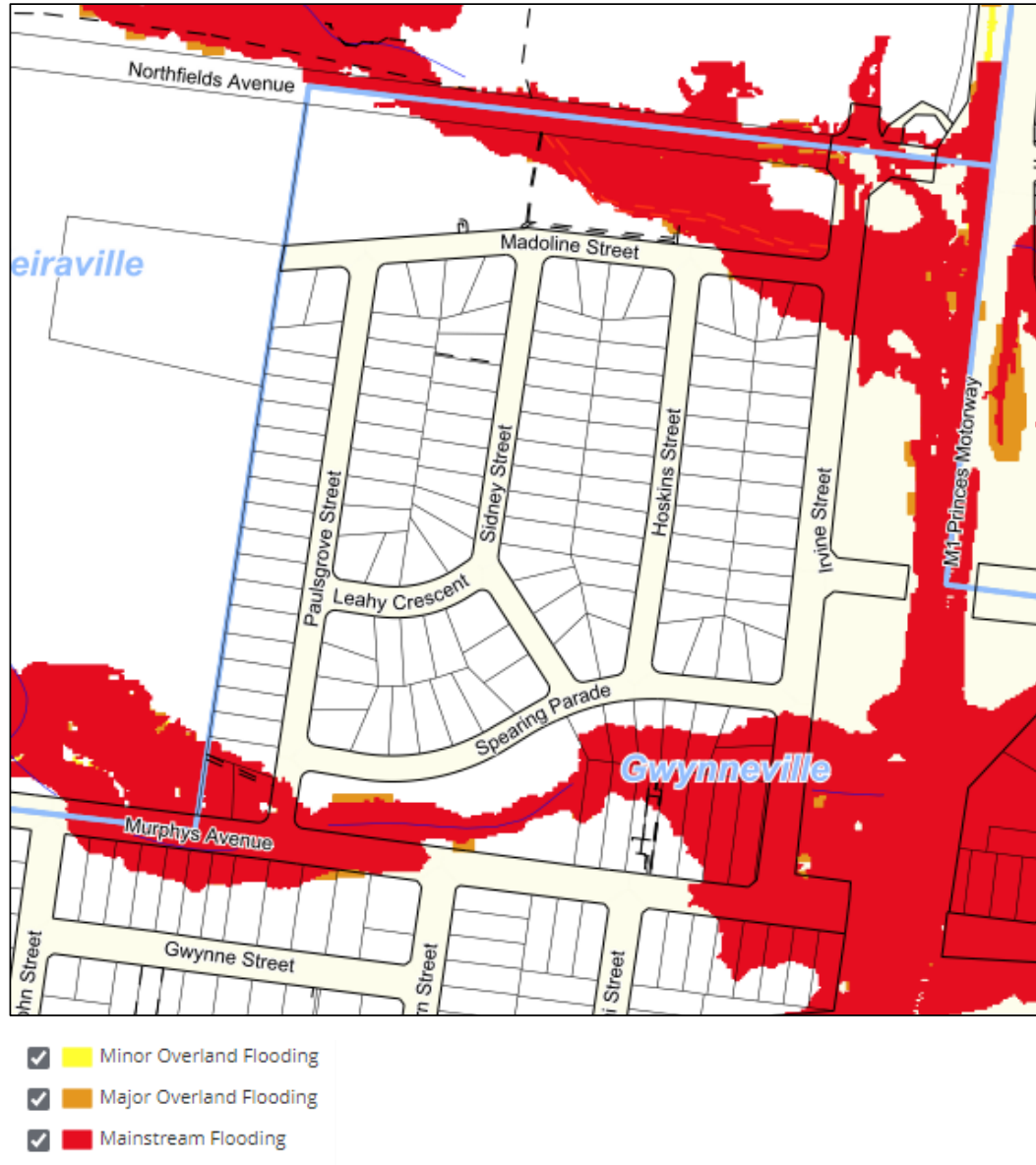
*The Planning Proposal should be informed by a detailed understanding of flood behaviour through the preparation of a Flood Impact and Risk Assessment (FIRA) which should:*

1. *Identify the full range of flood behaviour and potential impacts on and off site and propose measures to minimise identified impacts;*
2. *Consider the full range of flooding and impacts on public safety, evacuation, flood access and isolation risks, including consultation with the SES to assist in identifying and managing these risks;*
3. *Consider the range of possible floods, landform changes, cumulative development, climate change and riverine corridor rehabilitation and public safety in the selection and estimation of flood planning levels and areas;*
4. *Demonstrate consistency with all elements of the planning circular and Ministerial Direction 4.1 - Flood.*

**Figure 4.3 Flood levels**



**Figure 4.4 Flood Planning Area**



**Figure 4.5 Flood Risk**

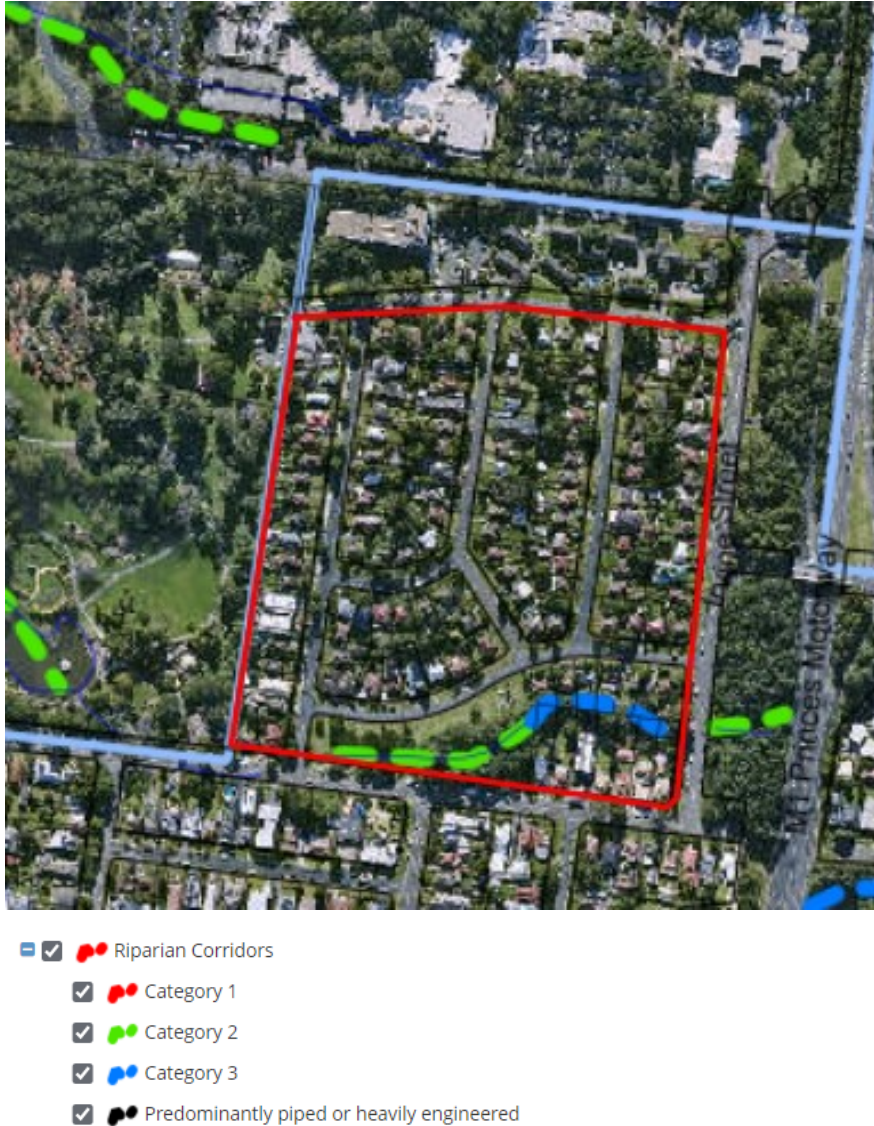


#### 4.4 Riparian Corridors

The Precinct contains 2 watercourses, however only the southern watercourse located between Murphys Avenue and Spearing Parade contains an open creek and is mapped as a riparian corridor (Figure 4.6). The riparian corridor has been modified by the park setting in Spearing Reserve and by the residential development.



**Figure 4.6 Riparian Corridors**



The Planning Proposal request and concept design propose that nine lots on the southern side of Spearing Parade, be rezoned to RE1 Public Recreation and transferred to Council to increase the size of Spearing Reserve. Seven of the lots are owned by Homes NSW and 2 lots are privately owned. The proposed rezoning of the lots from R2 Low Density Residential to RE1 Public Recreation and removals of the existing dwelling houses would enable the rehabilitation of the northern part of riparian corridor. The transfer of the land and riparian corridor to Council would be another asset for Council to manage. The Spearing Parade lots are 31m-41 in depth which may result in a riparian corridor of 20m and a grass / mowed edge of 10m-20m. The grass area would have a minor increase in the usability of Spearing Reserve for informal recreation. The vegetation may need to be managed in terms of a bush fire asset protection zone. The southern part of the riparian corridor would continue to be owned and managed by the Murphys Avenue lot owners

The Planning Proposal request is accompanied by a Flooding, Water Quality and Stormwater report prepared by Stantec. In terms of riparian corridors, the report concludes that the proposed development will not significantly impact riparian corridor zones.

The removal of the dwellings from the northern side of creek and dedication as public land will improve the riparian outcomes. Vegetation management and maintenance will be required. The southern side of the creek will remain privately owned.

#### 4.5 Vegetation and fauna

Air photos show that the precinct was cleared of native vegetation prior to the 1938 as it was used for farm land. The residential development since the 1950s has provided the opportunity for trees to grow on some properties and the road reserve. Trees have also been planted in Spearing Reserve. The adjoining Wollongong Botanic Garden, opened in 1971, contains substantial vegetation planting and gardens.

The Planning Proposal request is accompanied by a Preliminary Biodiversity Assessment report prepared by Stantec. The report identified the Illawarra Escarpment Bangalay x Blue Gum Wet Forest vegetation community occurring in Spearing Reserve and along the watercourse. No Threatened Ecological Communities listed under the Biodiversity Conservation Act 2016 or the Environment Protection and Biodiversity Conservation Act 1999 occurred within the Study Area.

The study identified common native fauna species were identified within the Study Area during the site inspection. Predominately, birds were observed foraging or transiting through. One threatened bird species, a little lorikeet (*Glossopsitta pusilla*), was detected during the site inspection. No threatened flora species were detected during the site inspection. Other species that could use the precinct include the gang-gang cockatoo (*Callocephalon fimbriatum*), little bent-winged bat (*Miniopterus australis*), large bent-winged bat (*Miniopterus orianae oceanensis*), grey-headed flying fox (*Pteropus poliocephalus*), knotweed (*Persicaria elatior*) rufous fantail (*Rhipidura rufifrons*) and yellow-bellied sheath-tail-bat (*Saccolaimus flaviventris*).

The report recommended:

- Weed management should be implemented to prevent the spread of exotic species.
- Further ecological assessment should be undertaken, subsequent to finalisation of the proposed development footprint and design which may require entry into the Biodiversity Offsets Scheme.
- The proposed development should avoid the riparian zone and the Illawarra Escarpment Bangalay x Blue Gum Wet Forest in the south of the Study Area.
- As far as practicable, remnant trees and large planted native trees should be retained.

#### 4.6 Bushfire

The precinct has been developed for housing and does not contain any bush. The adjoining M1 Motorway does contain vegetation which could support a small bushfire.

Ministerial Direction 4.3 Planning for Bushfire Protection and Planning for Bush Fire Protection Guideline (RFS 2019) are required to be considered in the preparation of a Planning Proposal. The Direction discourages the establishment of incompatible land uses in bush fire prone areas.

The precinct is not mapped as a Bush Fire Prone lands in Council's Bush Fire Prone lands mapping recently certified by the Rural Fire Service (Figure 4.7).

**Figure 4.7 Bush Fire Prone lands**



The Planning Proposal request is accompanied by a Bushfire Assessment report prepared by Peterson Bushfire. The report identified the trees and weeds along the M1 Motorway as a potential fire risk and proposed an Asset protection zone along Irvine Street (Figure 4.8).



**Figure 4.8 Proposed Asset Protection zones**



The NSW Rural Fire Service raised no objections to the proposal subject to a requirement that the future development of the land is generally consistent with the recommendations of the Bushfire Assessment report prepared by Peterson Bushfire dated 9 July 2024.



#### 4.7 Contamination

The Planning Proposal request is accompanied by a Preliminary Site Investigation report prepared by Stantec. The report did not identify any significant sources of contamination. The report notes previous fill material may be contaminated. The report noted that there may be hazardous materials within dwellings that will need to be managed during demolition. The report noted that further more detailed investigation will be required with each development application.

It is considered that the requirements of the following policies have been addressed satisfactorily in this stage of the process:

- Contaminated Land Management Act 1997
- State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 3 Remediation of Land
- Ministerial Direction 4.4 Remediation of Contaminated Land

#### 4.8 Acid Sulfate Soils

The precinct is unlikely to contain any acid sulfate soils. The eastern part of the precinct is mapped as being with the class 5 Acid Sulfate Soils 500 metre buffer area (Figure 4.9).

**Figure 4.9 Acid Sulfate Soils**





## 5 Social needs assessment

The precinct was developed in the 1950's for social housing and 74 of the 128 dwellings still are still owned by Homes HSW and are utilised for social housing.

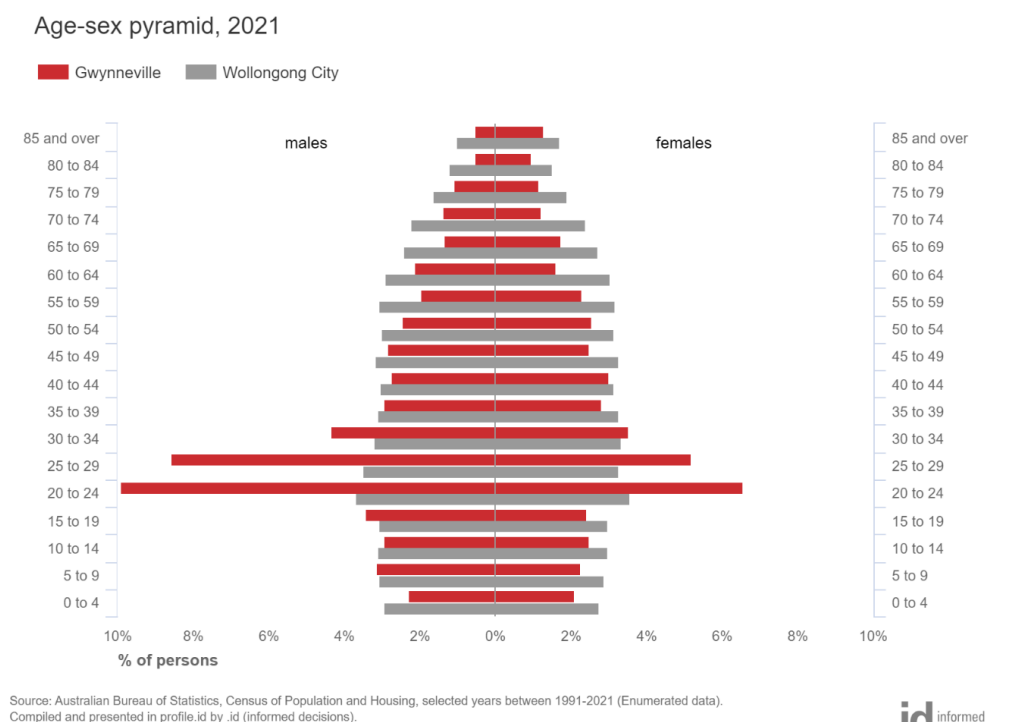
The State has identified the need to renew ageing social housing stock and provide an increase in social housing that better addresses tenants needs.

Council's Housing Strategy also identifies the need to increase social housing stock in the LGA to maintain a 7% proportion of all dwellings.

The 74 social housing dwellings represent 6.3% of Gwynneville 1,167 dwellings (id Community profile – 2021 census). Of the dwellings, 650 (55.7%) are dwelling houses, 445 (39%) medium density and 33 (2.8%) high density, the balance being other or not stated. The suburb of Gwynneville extends from the railline, across the Princes Highway and Motorway. The precinct is located in the north west corner of the suburb near the boundary of Keiraville, along Northfields Avenue. The majority of the medium and high density dwellings are likely to be located in the Madoline Street – Northfields Avenue block owned by the University of Wollongong.

Gwynneville has a usual resident population of 3,139 persons, with the age structure being dominated by University students (id Community profile – 2021 census).

**Figure 5.1 Gwynneville age pyramid**



The precinct combined with the University of Wollongong's Madoline Street – Northfields Avenue block is a census small area 1 precinct. However due to the different character and nature of the University housing with the precinct, the data does not provide an accurate picture or profile of the

characteristics of the precinct. For example, lone person households could be either the elderly or students.

The Planning Proposal request includes a Social Infrastructure Needs Assessment prepared by Gyde. The report notes the differences between the existing population and dwelling type and the proposed housing. The report considers the dwelling structure in North Wollongong, which has a greater percentage of residential flat buildings, to determine possible occupancies rates and population characteristics. As 50% of the proposed dwellings are proposed for social and affordable housing, a comparison with a private market housing areas may not be accurate. Homes NSW understands its existing and future tenants needs and have indicated that its demand is for smaller (1-2 bedroom) dwellings to cater for the elderly and lone person households.

The composition of the future population is difficult to predict. There may be a combination of lone persons households, families, students and the elderly.

The Report indicates that a proposed dwelling mix of 55% 1 bedroom, 35% 2 bedroom and 10% 3 bedroom dwellings. The Report estimates an incoming population of 2,263 persons for the precinct.

To serve the future population the Report recommends:

- The provision of at least 2 hectares of public open space on site, with a focus on passive recreation and in the form of a network.
- Provide on-site play spaces
- Consult with Council on the provision of local / neighbourhood level community space, possibly indoor / outdoor meeting space.
- Improve pedestrian and cycling connectivity with Wollongong CBD and surrounds
- Consult with the university of Wollongong to align with the University masterplan
- Consider the inclusion of on-site child care centre, and community health services
- Refer the Planning Proposal request to NSW Education / Schools Infrastructure and NSW Health.

The proposed extension to Spearing Reserve is approximately an additional 0.57ha. The recreational value of Spearing Reserve is reduced due to its drainage and riparian functions. The proposed increase is less than the 2 hectares recommended by the Social Infrastructure Needs report. However the precinct is adjacent to the Wollongong Botanic Garden which can provide a passive recreation function.

The concept plan does not indicate a possible location for a child care centre or community buildings. The existing R2 Low Density Residential zone and proposed R4 High Density Residential zone permit Centre-based child care facilities and home-based child care, as well as community facilities. It is unlikely that Council would build a child care centre or community facility in the precinct. Within the Wollongong LGA, child care centres are commercially managed and operated, although some utilise Council buildings.

## 6 Infrastructure

As the precinct has been developed for residential uses, it is already served by service infrastructure, however the proposed future development may require augmentation of services.

The Planning Proposal request was accompanied by a Utilities Servicing Study prepared by Stantec. Figure 5.1 shows the location of existing services.

**Figure 6.1 Utilities**



### 6.1 Water

The precinct is served by Sydney Water's reticulated water supply network. The submitted Utilities Servicing Study indicates that augmentation of potable water network will be required to serve the development in the precinct. A water main extension from the DN500 trunk main located at the intersection of Robsons Road and Northfields Avenue would be required to service the development.

This would require a new pipe of approximately 750m in length along Northfields Avenue.

The report did not indicate a development threshold or timing for when augmentation is required or an estimated cost. On 6 November 2024, Homes NSW offered to commence discussions on a draft Planning Agreement that would include the proposed upgrades.

Sydney Water advised that water servicing should be available, although amplifications, adjustments, and deviations and/or minor extensions may be required. Given the scale and complexity of the proposed development, further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a Feasibility application is submitted with Sydney Water.

If the Planning Proposal is progressed, further consultation will occur with Sydney Water about the capacity of the network.

Sydney Water's Development Servicing Plan (DSP) levy of \$5,000 per dwelling (subject to indexation) would also be levied on future development.

### 6.2 Sewerage

The precinct is served by Sydney Water's reticulated sewerage network. The submitted Utilities Servicing Study indicates that there are 2 sub-catchments with the ridgeline forming the boundary between northern and southern sewer mains.

The submitted Utilities Servicing Study indicates that the existing connections have capacity to service the development. Excluding the sewer main within Madoline Street, all other reticulation sewer mains within the precinct have no other upstream properties and can be removed or realigned as part of future development.

Some of the existing sewer lines are located behind existing dwellings and run diagonally through other properties. It is anticipated that sewer mains will be required to be realigned to serve the future development and basement car parks. Depending on the sequencing of any development, it will be important to maintain the connection with any upstream properties.

Sydney Water advised that waste water servicing should be available, although amplifications, adjustments, and deviations and/or minor extensions may be required. Given the scale and complexity of the proposed development, further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a Feasibility application is submitted with Sydney Water.

If the Planning Proposal is progressed, further consultation will occur with Sydney Water about the capacity of the network.

### 6.3 Electricity

The precinct is served by Endeavour Energy's overhead electricity network. The submitted Utilities Servicing Study indicates that augmentation of the electrical network will be required to service the precinct. A new underground 11kV feeder will need to be developed from the Mount Ousley Zone

station. The associated underground cable may be run through spare ducts adjacent to and crossing the M1 / Princes Highway, along and crossing Northfields Avenue to Madoline Street.

The report did not indicate a development threshold or timing for when augmentation is required or an estimated cost. On 6 November 2024, Homes NSW offered to commence discussions on a draft Planning Agreement that would include the proposed upgrades.

Endeavour Energy provided general development advice on the Planning Proposal request and did not provide any specific comments.

#### 6.4 Telecommunications

The submitted Utilities Servicing Study indicates that precinct is served by a number of data and telecommunications including by AARNET, Optus and/or Ucomm, NSW, NBN Co, NSW/ACT, and Telstra NSW.

Preliminary consultation has not occurred with the telecommunications providers, as the provision telecommunications is not critical to future development.

#### 6.5 Gas

The precinct is served by Jemena's gas network, with underground mains along all roads.

There is an increasing move to discourage gas appliances due to their contribution to Greenhouse gas emissions, climate change and health. Some NSW Council's have banned gas appliances on health grounds, however the NSW Government has not introduced a ban. Electric appliances are more energy efficient and have less emission, especially when solar powered.

It is proposed that the accompanying draft DCP include a provision discouraging the use of gas appliances.

#### 6.6 Stormwater

The low ridgeline in the middle of the precinct, means that stormwater drains to the north and south. Stormwater pipes are located along Madoline Street and Spearing Parade. Stormwater pipes are located under 34 and 38 Murphys Avenue (corner of Paulsgrove Avenue) which carry stormwater from the Wollongong Botanic Gardens. These two properties are owned by Homes NSW and are proposed to be zoned RE1 Public Recreation and transferred to Council when no longer required by Homes NSW.

It appears that the stormwater network will be able to accommodate the increased development. On-site detention will be required as part of each development to maintain existing stormwater volumes.



## 7 Traffic and Transport

### 7.1 Existing road network

The precinct is located adjacent to the M1 Motorway, and University Avenue on/off ramps, and in the future could also be access by the Mt Ousley Road interchange. The precinct is served by three intersections to Irvine Street and Murphys Avenue. The precinct includes 6 internal local roads which have a narrow 15m road reserve with 7m wide road pavement. The roads are line marked for parking spaces and there are 2 hour timed parking restrictions. The precinct was popular for university student parking, which led to the introduction of the timed parking restrictions.

The road cross sections are narrower than Council's standard Type 6 (17.1 metre wide road reserve with footpaths on either side).

The submitted Traffic and Transport Assessment report indicates that the existing intersections are operating at a level of service A.

The draft Planning Proposal concept plan does not propose any changes to the existing road layout, although some intersection improvements are proposed (discussed later).

### 7.2 Traffic

The proposed ultimate 10 times increase in the number of dwellings from 127 to an estimated 1250 dwellings will significantly increase traffic volumes. Each household could have 0, 1 or 2 cars depending on the household composition. The NSW Trip Generation Surveys : Medium Density Residential dwellings (Transport for NSW 2013) indicates that each dwelling could generate an average of 4.17 vehicle trips per day.

The submitted Traffic and Transport Assessment report estimates that the intersections within the precinct will continue to operate at a level of service A when the precinct is fully developed. However, other adjacent intersections will operate at a reduced level of service and will require upgrading:

- Irvine Street – University Avenue roundabout – a south bound slip lane is proposed
- Irvine Street – Northfields Avenue – University Ring Road roundabout
- M1 Southbound off-ramp extra lane

The timing / threshold of when the works are required is unknown. The report includes concept sketches for the works, but does not include designs or costings. On 6 November 2024, Homes NSW offered to commence discussions on a draft Planning Agreement that would include the proposed upgrades.

### 7.3 Public transport

The Traffic and Transport Assessment report promotes public transport as a means of reducing vehicle trips. Due to the proximity of the University of Wollongong, six bus routes travel around the precinct, including the Gong Shuttle and North Wollongong Station shuttle services. Bus stops for the hourly local services are located in Murphys Avenue, Irvine Street and Northfields Avenue. The Gong Shuttle commences at the University and provides a service every 10-20 minutes during weekdays and 30 minutes on weekends. The service does not have a stop on Irvine Street.

An increase in bus frequency will be required to address the future demand of residents.

#### 7.4 Active transport

The Traffic and Transport Assessment report promotes active transport as a means of reducing vehicle trips. Only Paulsgrove Avenue has existing footpaths. The report indicates that all roads should have footpaths, which is consistent with Council's Type 6 road cross section.

The report also suggests that bicycle facilities should be incorporated into the residential developments, which is consistent with Council's DCP requirements.

#### 7.5 Parking

As noted the precinct has limited on street parking, and has timed parking restrictions. The narrow road widths will not accommodate an increase in on-street parking. On-street parking will also restrict the movement of garbage and recycling collection and delivery vehicles. All required parking will need to be provided on-site. A reduction in on-site parking rates, may increase the demand for on-street parking. A residents parking scheme is not supported as it would increase on-street parking. A change to the timed parking limits will increase student parking in the precinct.

Future residents will need to be made aware to the parking limitations and be encouraged to use active and public transport.

## 8 Built Environment

The precinct currently largely consists of detached dwellings constructed in the 1950 for single storey dwelling houses for social housing. Some renewal and replacement of the dwelling houses has occurred. The precinct contains three boarding houses and two dual occupancies with another two dual occupancies under construction.

### 8.1 Wollongong Botanic Garden

The precinct is located adjacent to the Wollongong Botanic Garden. The Garden is a regional recreation and scientific asset. The Garden contains a collection of gardens and a playground and picnic facilities. The Garden will provide a passive recreation space for future residents.

The Garden is also used for cultural events, such as theatre, cinema, concerts which can generate noise. Council does not want the use of the Garden to be reduced due to possible complaints by future residents.

### 8.2 Heritage

The precinct does not contain any listed heritage items under the Wollongong LEP 2009. Within the Wollongong Botanic Garden, Gleniffer Brae house and gardens (545m from precinct western boundary) is a State listed heritage item. Cratloe Cottage (the Discovery Centre) within the Garden was built in 1921 and is located 50m from the precinct's western boundary, is not heritage listed but is a significant building.

The Planning Proposal request was accompanied by an Aboriginal Cultural Heritage Assessment report prepared by Urbis. The report found that:

- there are no recorded Aboriginal sites within the precinct.
- There is the potential for Aboriginal sites along the creeklines – moderate archaeological potential
- The views to Djeera (Mt Keira) are important
- On going consultation should occur as the project progresses.

The Planning Proposal request was accompanied by a Heritage Impact Statement report prepared by Urbis. The report found that:

- There are no heritage items within the precinct, and no existing buildings or features warrant heritage listing
- The precinct is adjacent to the Wollongong Botanic Garden which contains the State listed Gleniffer Brae house and garden. The trees in the Garden will largely screen the proposed development from Gleniffer Brae.
- The proposed development will be visible from Cratloe Cottage (the Discovery Centre).

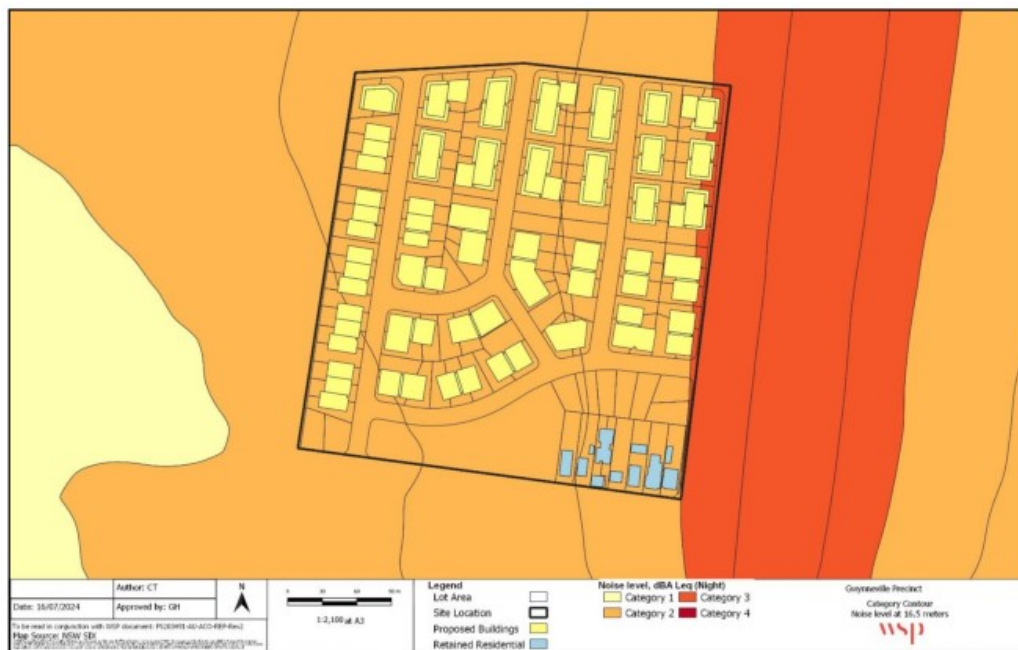
### 8.3 Noise

The Planning Proposal request is accompanied by a Noise Assessment prepared by WSP. The principal noise source is traffic noise from the M1 Motorway (Figure 8.1). The report found that initial noise modelling results indicate that the majority of proposed dwellings fall under Category 2 of AS 3671-1989, requiring standard construction and closed windows, doors, and other openings. Five of the proposed dwellings located along Irvine Street, which are closest to the M1 Motorway, fall under Category 3 of AS 3671-1989. This category requiring upgraded constructions and closed windows, doors, and other openings.

The report suggests that 4 to 6 storey residences constructed along the Irvine Street will act as a noise barrier against the M1 Princes Motorway for the rest of the precinct. For the Irvine Street developments, acoustic treatments and design should follow AS/NZS 3671:1989 standards, minimizing doors and windows where possible on the most exposed sides of buildings and placing noise-sensitive rooms away from the motorway.

The report also notes that University carparks may be a source of noise. As noted in section 8.1 of this report, activities and events in the Wollongong Botanic Garden may be a source of noise.

**Figure 8.1 Noise impact**



## 9 Planning Controls

### 9.1 Planning Proposal

#### R4 High Density Residential zone

The Planning Proposal request seeks to rezone the precinct to R4 High Density Residential, although the proposed built form is 2-6 storeys which is better described as mid-rise housing or medium density.

The R4 High Density Residential zone is targeted at high density residential development, with residential flat building and multi dwelling housing being the permissible residential accommodation uses. Whereas the R2 Low Density Residential and R3 Medium Density Residential zones also permits low density housing including dwelling houses, dual occupancy and attached dwellings. The approval of new low density housing under either of the R2 or R3 zones could limit the future development potential of the precinct.

The proposed change to the R4 High Density Residential zone would indicate the desired future character of the precinct. The proposed change to R4 High Density Residential would mean that approved dwelling houses and dual occupancy developments would be no longer permissible and would gain existing use rights. The use of these dwellings, maintenance and extensions would remain permissible. Boarding houses remain a permissible use in the R4 zone.

#### Bonus provisions

Despite seeking to rezone the site to R4 High Density Residential, the Planning Proposal request seeks to largely retain the existing floor space ratio and height of building controls.

Increased development potential to the 2-6 storeys envisaged would become available where lots are amalgamated into development sites (key sites). Seventeen development sites are proposed proposing the amalgamation of between 2 to 19 lots (Table 9.1 and 9.2). The

#### Affordable Housing

On 12 August 2024 Council adopted the Affordable Housing Policy which requires Planning Proposals seeking to increase housing density to include 10% Affordable Rental Housing.

The submitted Planning Proposal request proposes 50% Social and Affordable Housing to be delivered within the precinct and part of each development site. The proportion of social and affordable housing is not specified, although earlier documentation indicated 30% social housing and 20% affordable rental housing.

Affordable housing is defined in the NSW Environmental Planning and Assessment Act 1979 to mean *housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.*

SEPP (Housing) 2021 specifies that *a household is taken to be a very low income household, low income household or moderate income household if—*

- (a) *the household—*
  - (i) *has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—*
    - (A) *very low income household—less than 50%,*



- (B) *low income household—50–less than 80%,*
- (C) *moderate income household—80–120%, and*
- (ii) *pays no more than 30% of the gross income in rent, or*
- (b) *the household—*
  - (i) *is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and*
  - (ii) *pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.*

Shelter NSW recommended that at least 50% social housing be provided and at least 20% affordable rental housing be provided in the precinct/

The Housing Trust indicated support the redevelopment of the precinct for social and affordable housing.

#### Development program and feasibility

The initial Planning Proposal request concept plan proposes that the precinct be divided into 16 key sites (referred to as development sites), where between 2 and 19 lots are required to be amalgamated. No precincts are entirely owned by Homes NSW, 2 precincts are entirely privately owned, with 15 precincts contain a mix of public and privately owned housing.

**Figure 9.1 Key sites – initial proposal**



**Table 9.1 Lot ownership – initial proposal**

Key site	No of Homes NSW lots	No. of privately owned lots	Total No of lots	Proposed RE1 zoned lots
10	12	7	19	2
11	0	2	2	
12	1	6	7	
13	7	3	10	
14	6	5	11	
15	3	3	6	
16	5	2	7	
17	4	3	7	3
18	4	1	5	1
19	5	3	8	1
20	5	3	8	1
21	0	4	4	1
22	9	1	10	4
23	2	1	3	
24	5	3	8	
25	5	5	10	
26	1	2	3	
<b>Total</b>	<b>74</b>	<b>54</b>	<b>128</b>	<b>8</b>

A number of comments and submissions from the private land owners questioned:

- How their land would be incorporated into the development precinct?
- Who is responsible for acquiring their land?
- Would they be paid fair value for their land?
- What happens if they don't want to participate?
- The precinct are inequitable in the number of lots, meaning some may take longer to amalgamate and develop than others.
- The likely long construction timeframe and disruption over many years.
- The requirement for 50% social and affordable housing makes the development unfeasible, unless the social and affordable housing is purchased at an adequate value.

- Who is going to buy the social and affordable housing, and at what value.
- The suitability of the precinct for additional housing, due to the narrow roads, poor parking
- Concern about the displacement of social housing tenants
- No consideration of existing dual occupancy or boarding house developments

As part of the initial scheme, the requirement for amalgamation to create development sites means that all lots are being considered, and there will not be isolated non-included lots. However, it added to the complexity of the development and may have meant that housing could not be delivered quickly in the short term, especially where large numbers of properties needed to be acquired. As noted in the comments from residents, some owners may be unwilling to sell. Seven of the initial development sites included the 13 lots proposed to be zoned RE1 Public Recreation (table 9.1), the acquisition cost of which was proposed to be absorbed by the development and would effect the feasibility. The development precincts also have varying floor space ratios and built form outcomes.

On 6 November 2024 Homes NSW submitted a revised Planning Proposal request which includes a revised key sites scheme (Figure 9.2 and table 9.2). The number of key sites was increased from 17 to 27, the number of lots in each key site was reduced, and the ownership pattern was considered. Homes NSW divided the precincts into three categories:

- Primary – 6 key sites, 29 lots, entirely owned by Homes NSW.
- Secondary – 6 key sites, 36 lots, where Homes NSW owns 60% or more of the lots in each precinct
- Private – 15 key sites, 50 lots, where Homes NSW owns 50% or less than the lots in each precinct.

The larger number of key sites, consideration of ownership patterns and removal of the lots proposed to be zoned RE1 Public Recreation has made the development more feasible.

The revised documentation indicates that Homes NSW will acquire the 2 lots it does not own on Spearing Parade. The removal of the lots from the key sites will assist in the delivery of the open space, as it will not be tied to development. Additionally, there is no urgency to remove the dwellings and relocate the tenants.

**Figure 9.2 Revised key sites**



**Table 9.2 Lot ownership – revised scheme**

Key site	No of Homes NSW lots	No. of privately owned lots	Total No of lots
<b>Primary</b>			
12	6	0	6
22	6	0	6
26	3	0	3
31	4	0	4
33	7	0	7
36	3	0	3
<b>Secondary</b>			
16	7	3	10
18	5	2	7
23	2	1	3
24	3	2	5
25	4	2	6
28	4	1	5
<b>Private</b>			
10	0	2	2
11	1	2	3
13	1	3	4
14	2	2	4
15	1	2	3
17	1	3	4

Key site	No of Homes NSW lots	No. of privately owned lots	Total No of lots
19	1	1	2
20	0	3	3
21	1	3	4
27	0	4	4
29	1	2	3
30	1	2	3
32	1	2	3
34	1	3	4
35	2	2	4
Spearing reserve extension	7	2	9
<b>Total</b>	<b>75</b>	<b>49</b>	<b>124</b>

The revised scheme addresses some of the concerns raised by other owners and other parties around the feasibility of the development proposal.

The revised scheme appears to be more feasible, as a lower number of sites will need to be amalgamated to enable development to progress. The revised scheme will enable Homes NSW to prioritise the development of the Primary sites (in its ownership), and while they seek to acquire lots or partner with the owners of the secondary sites.

The lower number of sites to be amalgamated will also assist to facilitate the development of the key sites where the majority of lots are privately owned.

Homes NSW has also advised that the Primary sites could accommodate 380 - 435 dwelling and the secondary sites 262-299 dwellings, which could be more than the proposed 50% social and affordable housing target. This would reduce or remove the requirement for the private sites to provide social and possibly affordable housing.

If Homes NSW delivers all the social and affordable housing, the private sites would have a zoning and value uplift without an offset community benefit. In exchange for the value uplift, the private sites should be included in Council's draft Affordable Housing Contribution Scheme (in preparation) to require the provision of 10% affordable rental housing. Based on 625 dwellings, 10% equates to an additional 62 affordable rental housing developments spread across the precinct, or through a financial contribution to the scheme.

## 9.2 Development Control Plan chapter

The Wollongong Development Control Plan (DCP) 2009 applies to the precinct. Many chapters of the DCP would be relevant to future development applications in the precinct including:

- A1 Introduction
- A2 Ecological Sustainable Development
- B1 Residential Development
- D1 Character Statements – noting the proposal will change the character of this part of Gwynneville from a low density housing to medium density housing
- E1 Access for people with a disability



- E2 Crime Prevention through Environmental Design (CPTED)
- E3 Car parking
- E6 Landscaping
- E7 Waste Management
- E10 Aboriginal Heritage
- E11 Heritage Conservation
- E12 Geotechnical Assessment
- E13 Floodplain Management
- E14 Stormwater Management
- E15 Water Sensitive Urban Design
- E16 Bushfire Management
- E17 Preservation of Trees and Vegetation
- E18 Threatened Species
- E19 Earthworks
- E20 Contaminated land management
- E21 Demolition and Hazardous Building Materials management
- E22 Erosion and Sediment Control
- E23 Riparian Land Management

The Planning Proposal request includes a draft site specific DCP chapter for the precinct, prepared by Gyde, which if adopted would be inserted into Part D of the DCP.

The draft chapter proposes to supplement the provision of the other chapters of the DCP (rather than repeat the controls) and address the requirements of SEPP (Housing) – Chapter 4 Design of Residential Apartment Development, and the Apartment Design Guide (ADG).

The draft Chapter reflects the initial concept proposal and will need to be updated prior to exhibition to reflect the amended concept. The following amendments are also required -

- The street hierarchy should be defined in accordance with Transport for NSW Design of Roads and Streets Guide.
- Street cross-section diagrams should be amended to reflect the actual narrow road widths.
- References to on-street parking for residents should be removed, in recognition that the existing 2 hour timed parking will be retained to maintain for vehicle movement.
- Include as an objective and control to maintain views to Djeera (Mt Keira) from key locations.
- Remove the character sub-precincts which complicates the guidance.
- Include landscape controls for the proposed deep soil zone / setback to the Wollongong Botanic Garden for the Paulsgrove Avenue properties.
- Clarify the intent of the 'communal open space areas' within the rear setbacks of the apartments.
- Provide guidance and requirements for apartment size (number of bedrooms) and percentage mix
- 'Quiet House Design Principles' – include a reference or refer to the relevant acoustic guidance from TfNSW for properties close to the M1.
- Include acoustic requirements for properties adjacent to the Wollongong Botanic Garden in recognition of the events that occur in the Garden.

- Include a provision discouraging the use of gas appliances.
- Include requirements for residential solar power, battery storage, and electric vehicle charging points.
- Other minor comments to be provided to Homes NSW.

### 9.3 Urban design and built form

The precinct largely contains dwelling houses of 1-2 stories. Taller 6 storey student accommodation does occur north of Madoline Street in the University of Wollongong campus. The Planning Proposal request and concept plan depict a development form of 2-6 stories (Figure 2.4), which will be a significant change in local character. The concept depicts higher development in the north and centre of the precinct, with lower built form on the edges and adjacent the Wollongong Botanic Garden.

Some submissions received during the preliminary notification period suggested in was over development, while others suggested that there should be higher development and density.

The submitted urban design report included a visual analysis of the concept plan, which suggested that the proposed building heights would not impact long views, but would impact short views. For example, the development would be visible from Cratloe Cottage (located in the Wollongong Botanic Garden) when looking towards the Wollongong City Centre. The report notes that the view towards Jeera (Mt Keira) from University Avenue bridge and other east-west viewing points is significant.

### 9.4 Development Contributions

The precinct is located within the area covered by the Wollongong City-wide Development Contributions Plan 2024, which requires a 1% development contribution based on the development cost. A draft Planning Agreement or Letter of Offer has not been submitted.

The Planning Proposal request does not detail the cost of the development. Based on the 16 development precincts, at least 16 development applications will be lodged with Council. The current required site amalgamation requirements will mean that development applications will not be lodged in the near future, unless the boundaries are changed or sites are amalgamated.

Based on an estimated total development cost of \$421 million, a maximum local development contribution of \$4.21 million could be expected to be paid over the life of the development (subject to indexation). This equates to about \$3,375 per dwelling.

However, the local contribution would be reduced as:

- Not all sites may be developed
- A Ministerial Direction under section 7.17 of the Environmental Planning and Assessment Act 1979 enables an exemption for seniors housing provided by a social housing provider.
- The Contribution Plan and Council's Affordable Housing Policy enables an exemption from local contributions for Affordable Rental Housing delivered by Tier 1 and 2 Community Housing Providers where the affordable rental housing is provided for a minimum period of 15 years. The exemption does not extend to the NSW Government and the provision of social housing.

In addition to a local contribution, the State's Housing and Productivity Contribution (HPC) of \$6000 per unit dwelling would apply to the 50% proposed market housing. The State's levy does not apply to social and affordable housing.

Sydney Water's Development Servicing Plan (DSP) water supply levy of \$5000 per dwelling (subject to indexation) would also be levied on future development. The DSP charge was reintroduced on 1 July

2024. Contributions will be capped at 25% of the full contribution in 2024-25, 50% in 2025-26 and full contributions will be paid from 1 July 2026. A wastewater levy does not apply in the northern Illawarra.

Neighbourhood Forum 4 requested that the local development contribution received are allocated to fund the upgrading the shareway between the City Centre and the University, specifically to include a bridge over Northfields Avenue (Paulsgrove Ave -Madoline St - Unicentre).

On 6 November 2024, Homes NSW offered to commence discussions on a draft Planning Agreement with Council. Homes NSW would fund the required infrastructure upgrades, and not pay local development contributions (discussed below).

### 9.5 Infrastructure upgrade requirements

The reports submitted with the Planning Proposal request indicated the following infrastructure upgrade requirements:

- Water supply augmentation – new pipeline along Northfields Avenue
- Electricity supply augmentation – new 11k feeder main under M1 Motorway
- Road intersection widening at 4 intersections
- Community meeting space
- Footpaths and landscaping along all streets

The reports did not include designs, timing or costings for these works. The upgrades may not be required for the initial developments, but will be required at some stage in the overall development of the precinct. Footpaths can be costed to each development site. The other four costs should be apportioned across the entire development, otherwise a threshold may be reached and one development may need to fund the respective upgrade.

On 26 October 2024, Homes NSW provided some preliminary cost estimates for proposed works, which total \$11 million.

### 9.6 Feasibility assessment

The submitted report did not include a financial feasibility assessment. The increased development potential, if sites are amalgamated, should mean that the development is feasible. However, the proposed 50% social and affordable housing requirement may reduced that feasibility, depending on how it is accommodated as part of development.

The average sale price for a 3 bedroom dwelling house in Keiraville is currently \$1.055 million (Domian.com - no current sales data for Gwynneville). In North Wollongong the average sale price for a 1 bedroom unit is \$473,000 and a 2 bedroom unit is \$690,000 (Domian.com - there are currently no units in Gwynneville).

Table 9.3 contains a simplified feasibility assessment of the total development as a check of development feasibility. It is not a detailed feasibility assessment of the development or individual sites. It assumes all lots have the same purchase price (irrespective of ownership, size, location or proposed zoning), construction costs are the same, and sale prices are the same. Not all costs have been included. The costs and income will vary with each development site.

**Table 9.3 Simple feasibility assessment**

Item	Description	Value
Land acquisition	128 lots at \$1m / lot	\$128,000,000

Item	Description	Value
Demolition	128 dwellings at \$60,000 / dwelling	\$7,600,000
Construction cost	1,250 dwellings of 75m2 at \$4,500 / m2	\$421,875,000
Local Development contributions	1% of development cost (maximum - assuming no exemptions)	\$4,218,750
State Housing and Productive levy	\$6,000 on market unit dwellings (625 dwellings)	\$3,750,000
Sydney Water DSP levy	\$5,000 on 1,122 additional dwellings (1,250-128 dwellings)	\$5,610,000
Professional fees & application costs	15%	\$63,281,250
Infrastructure upgrades: <ul style="list-style-type: none"> <li>Water supply</li> <li>Electricity</li> <li>Road intersection widening</li> <li>Foot paths</li> </ul>	To be design and costed	\$11-\$20 million
Interest rates – borrowings & holding costs	Unknown – will vary based on organisation / developer, length of loan, timing	Unknown
Marketing costs		Unknown
<b>Total cost estimate</b>		<b>\$634,415,000</b>
Purchase of market units	625 dwellings at \$690,000 (value of 2 bedroom unit in North Wollongong)	\$431,250,000
Assumed value of social housing and affordable rental units	625 dwellings at \$690,000	\$431,250,000
<b>Profit</b>	sale price-cost price	<b>\$228,085,000</b>
<b>Profit%</b>	(profit/cost price)*100	<b>35.95%</b>

As the State is responsible for the provision of social housing in NSW, it is assumed that the NSW Government will fund between 30 and 50% of the development cost, the social and affordable housing costs and the infrastructure upgrades, through funding allocation to Homes NSW.

The development of the private key sites will be funded by owners and developers, including Homes NSW.

## Appendix 1 State Environmental Planning Policies and Ministerial Directions

### A1.1 State Environmental Planning Policies (SEPPs)

**Table A1 Checklist of State Environmental Planning Policies**

State Environmental Planning Policy		Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Building Sustainability Index: BASIX) 2004	Not Applicable	
SEPP	(Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Housing) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Industry and Employment) 2021	Not applicable	
SEPP	No 65—Design Quality of Residential Apartment Development	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Planning Systems) 2021	Not applicable	
SEPP	(Precincts—Central River City) 2021	Not applicable	
SEPP	(Precincts—Eastern Harbour City) 2021	Not applicable	
SEPP	(Precincts—Regional) 2021	Not applicable	
SEPP	(Precincts—Western Parkland City) 2021	Not applicable	
SEPP	(Primary Production) 2021	Not Applicable	
SEPP	(Resilience and Hazards) 2021	Capable of being consistent	<b>Coastal Environment</b> The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Resources and Energy) 2021	Not applicable	
SEPP	(Sustainable Buildings) 2022	Not applicable	
SEPP	(Transport and Infrastructure) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.

Deemed SEPPS (former Regional Plans)			
Illawarra REP 1	Illawarra	Repealed within Wollongong	Not Applicable



Deemed SEPPS (former Regional Plans)			
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	Not Applicable
Greater Metropolitan REP No.2	Georges River Catchment	Not Applicable	Not Applicable

## A1.2 Ministerial Directions

**Table A2 Checklist of Section 9.1 Ministerial Directions**

Direction	Comment
<b>Focus Area 1: Planning Systems</b>	
1.1 Implementation of Regional Plans	Consistent with Illawarra Shoalhaven Regional Plan 2041 (2021) objective 18 Provide housing supply in the right locations, and objective 19 deliver housing that is more diverse and affordable
1.2 Development of Aboriginal Land Council land	Not Applicable
1.3 Approval and Referral Requirements	The proposal does not propose any approval or referral requirements.
1.4 Site Specific Provisions	The proposal will not introduce site-specific provisions.
1.4A Exclusion of Development Standards from Variation	The proposal will not alter existing exclusions to clause 4.6
<b>Focus area 1: Planning Systems – Place based</b>	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable to Wollongong
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not Applicable to Wollongong
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable to Wollongong
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable to Wollongong
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable to Wollongong
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not Applicable to Wollongong
1.11 Implementation of Bayside West Precincts 2036 Plan	Not Applicable to Wollongong
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not Applicable to Wollongong
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not Applicable to Wollongong

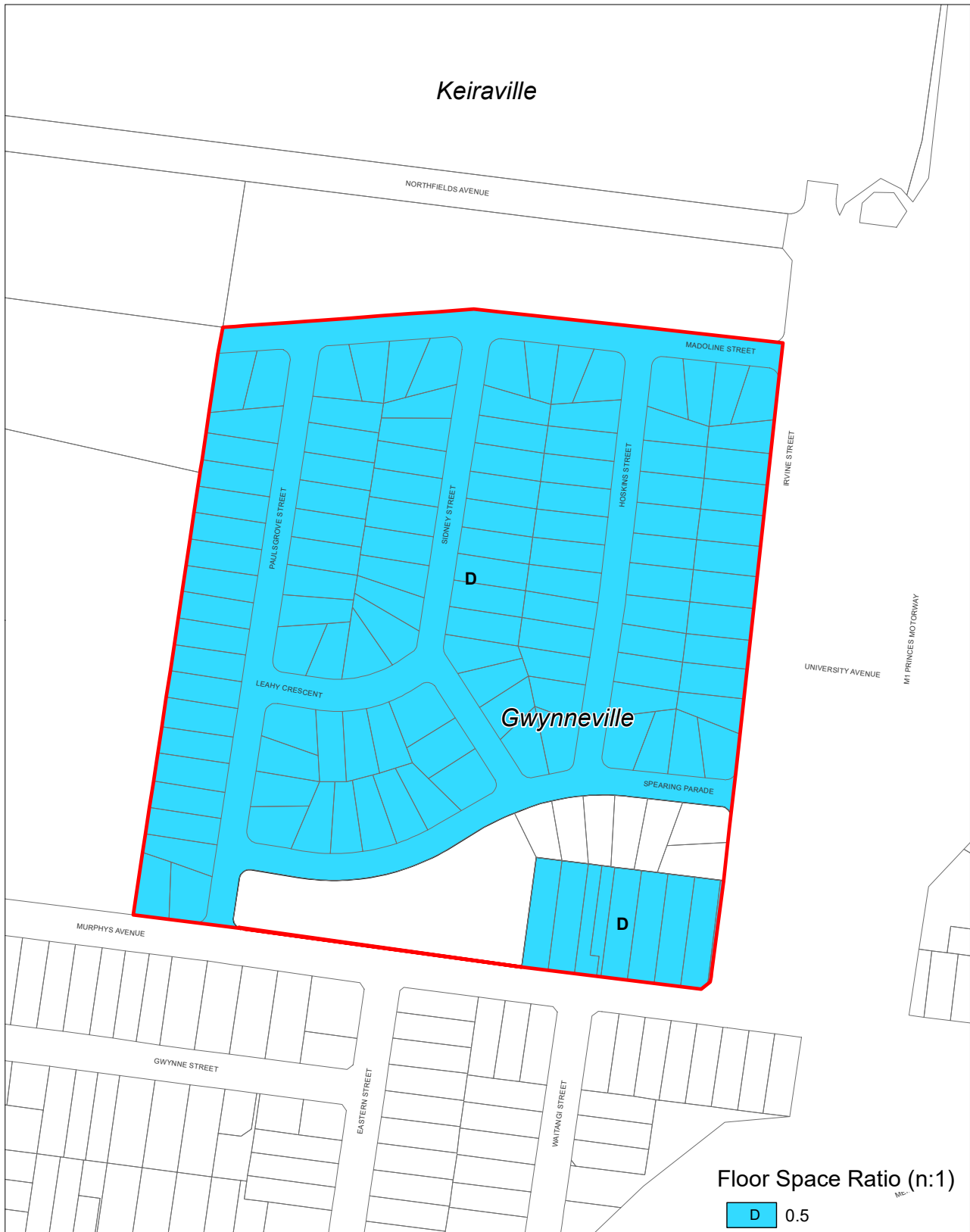
Direction	Comment
1.14 Implementation of Greater Macarthur 2040	Not Applicable to Wollongong
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable to Wollongong
1.16 North West Rail Link Corridor Strategy	Not applicable to Wollongong
1.17 Implementation of the Bays West Place Strategy	Not applicable to Wollongong
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable to Wollongong
1.19 Implementation of the Westmead Place Strategy	Not applicable to Wollongong
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable to Wollongong
1.21 Implementation of South West Growth Area Structure Plan	Not applicable to Wollongong
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to Wollongong
<b>Focus area 2: Design and Place</b>	
<b>Focus area 3: Biodiversity and Conservation</b>	
3.1 Conservation Zones	Not applicable – no land is currently zoned for conservation
3.2 Heritage Conservation	Not applicable – the precinct does not contain known items of Aboriginal or European heritage/significance.
3.3 Sydney Drinking Water Catchments	Not Applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable
3.5 Recreation Vehicle Areas	Not Applicable
3.6 Strategic Conservation Planning	Not Applicable - the precinct is not mapped within the State Environmental Planning Policy (Biodiversity and Conservation) 2021 Avoided Land Map
3.7 Public Bushland	Not applicable to Wollongong
3.8 Willandra Lakes Region	Not applicable to Wollongong
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to Wollongong
3.10 Water Catchment Protection	Not applicable – the precinct is not within the prescribed regulated catchments.
<b>Focus area 4: Resilience and Hazards</b>	
4.1 Flooding	Parts of the precinct as mapped as flood prone. The proposal seeks to rezone flood prone land adjacent to Spearing reserve to RE1 Public Recreation and eventually remove the existing dwelling houses.  Three properties in the north east corner of the precinct are partially

Direction	Comment
	mapped as being flood prone. The flood risk can be managed through building design.
4.2 Coastal Management	Not applicable
4.3 Planning for Bushfire Protection	The precinct is not mapped on Council's Bush Fire Prone Lands maps. The submitted bushfire assessment identified that vegetation along the M1 Motorway provided a minor bushfire risk and proposed building design standard.
4.4 Remediation of Contaminated Land	Not applicable – the precinct is not mapped as contaminated land
4.5 Acid Sulfate Soils	The eastern part of the precinct is mapped a class 5 acid sulfate soils, which means it is a buffer area to classes 1-4.
4.6 Mine Subsidence and Unstable Land	Not applicable
<b>Focus area 5 Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	Not inconsistent.
5.2 Reserving Land for Public Purposes	The Planning Proposal request does identified land that is proposed to be acquired by Homes NSW for local open space purposes and transferred to Council.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable
5.4 Shooting Ranges	Not applicable
5.5 High Pressure Dangerous Good Pipelines	Not applicable
<b>Focus area 6: Housing</b>	
6.1 Residential Zones	Consistent – the planning proposal seeks to increase residential density.
6.2 Caravan Parks and Manufactured Home Estates	Not Applicable
<b>Focus area 7: Industry and Employment</b>	
7.1 Employment Zones	Not applicable
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to Wollongong
<b>Focus area 8: Resources and Energy</b>	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable
<b>Focus area 9: Primary Production</b>	
9.1 Rural Zones	Not applicable
9.2 Rural Lands	All land within the proposal is within the Wollongong Local Government Area and therefore the Direction does not apply.
9.3 Oyster Aquaculture	Not applicable

Direction	Comment
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to Wollongong















**Gwynneville – Bonus controls where site amalgamation occurs**

Key site	Total No of lots	Area (m2)	Minimum lot size (m2)	Proposed Floor Space Ratio (x:1)	Proposed Max Building Height (m)
10	2	1,368	1,300	1.4	15
11	3	1,954	1,900	1.0	13
12	6	3,755	3,700	1.2	15
13	4	2,564	2,500	1.4	15
14	4	2,520	2,450	1.1	13
15	3	1,919	1,850	1.4	18
16	10	6,362	6,250	1.2	15
17	4	2,532	2,450	1.4	18
18	7	4,416	4,350	1.8	22
19	2	1,295	1,250	1.2	15
20	3	1,901	1,850	1.1	15
21	4	2,518	2,450	1.0	15
22	6	4,087	3,950	1.2	18
23	3	1,781	1,700	2.3	22
24	5	3,216	3,150	1.2	18
25	6	3,713	3,650	1.2	18
26	3	1,815	1,750	1.4	15
27	4	2,574	2,500	1.3	18
28	5	3,245	3,200	1.4	18
29	3	1,801	1,750	2.0	22
30	3	1,748	1,700	2.1	22
31	4	2,556	2,500	1.3	18
32	3	1,911	1,850	1.3	15
33	7	4,241	4,150	1.6	18
34	4	2,591	2,500	1.8	15
35	4	2,577	2,500	1.3	18
36	3	1,762	1,700	2.4	22
<b>Total</b>	<b>124</b>	<b>78,509</b>			