

**LOCAL GOVERNMENT AREA:** Wollongong City Council

**NAME OF LEP:** Wollongong Local Environmental Plan 2009

Gwynneville Precinct

PP-2024/3

**ADDRESS OF LAND:** Lots bounded by Irvine Street, Madoline Street, Paulsgrove Avenue, Spearing Parade and Murphys Avenue, Gwynneville

**Figure 1 Location**



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## 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. (Figure 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.

On 25 November 2024 Council resolved to prepare a Planning Proposal to amend the planning controls and to seek a Gateway Determination to enable exhibition.

## Part 1 – Objective and intended outcomes

### Objective

The objective of the Planning Proposal is to amend the Wollongong Local Environmental Plan 2009 to facilitate the development of the precinct for medium density / mid rise housing, that includes at least 50% social and affordable housing.

### Intended Outcomes

To replace aging housing stock with mid rise residential flat building, that better addresses social and affordable housing demand and needs.

## Part 2 – Explanation of provisions

### Summary of Proposed Amendments

- 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.
- Rezone 9 lots from R2 Low Density Residential to RE1 Public Recreation. The existing 0.5:1 FSR, 9m Building Height and 449m<sup>2</sup> minimum lot size standards are proposed to be removed.
- A Land Reservation Acquisition Map is proposed to identify Homes NSW as the authority responsible for the acquisition of the two privately owned lots proposed to be zoned RE1 Public Recreation.
- No change proposed to the planning controls for 8 lots (2-14) Murphys Avenue, which will retain the R2 Low Density Residential zoning.
- Identify 27 key sites where the lots will need to be amalgamated to enable development to occur in accordance with specified bonus FSR, Height, Minimum lot size requirements. 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.

### Detailed Explanation of Proposed Amendments



## Proposed bonus controls for amalgamated development sites

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
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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
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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>

## Part 3 – Justification

### Section A – Need for the Planning Proposal

#### Q1: Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is a result of:

- The NSW Government's commitment to the National Housing Accord to increase housing supply, social housing and affordable housing.
- Housing 2041 - which identifies the need to provide more social housing in NSW
- 24 June 2024 – the Minister for Homes announcement that Homes NSW would be pursuing revitalisation of the Gwynneville and Bellambi Point precincts.

#### Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes – a Planning proposal is required to amend the planning controls to enable medium density housing outcomes.

The use of key sites and lot amalgamation is required to achieve the proposed residential densities and social and affordable housing outcomes.

The R4 High Density Residential zone has been proposed, rather than R3 Medium Density Residential, to limit other low density residential outcomes, which may undermine the proposed housing outcomes.

### Section B – Relationship to strategic planning framework

#### Q3: Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Illawarra-Shoalhaven Regional Plan 2041

The Planning Proposal is consistent with the following objectives within the Illawarra Shoalhaven Regional Plan 2041 –

- Objective 18: Provide housing supply in the right locations.
- Objective 19: Deliver housing that is more diverse and affordable.
- Objective 21: Respond to the changing needs of local neighbourhood.

#### Q4: Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The Planning Proposal is consistent with:

- Wollongong Local Strategic Planning Statement (2020) – A Planning Secretary endorsed Strategy which identifies that Council will work with the then NSW Land Housing Commission (now Homes NSW) to renew and increase social housing in the LGA
- Wollongong Housing Strategy 2023 – A Planning Secretary endorsed Strategy which identifies that Council will work with Homes NSW to increase social housing in the LGA
- The Wollongong Housing and Affordable Housing Options Paper (2020) identified the precinct as a possible location 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.
- Our Wollongong Our Future 2032 Community Strategic Plan - the Planning Proposal is consistent with the delivery of Wollongong 2032 and Goal 1: We value and protect our environment. It specifically delivers on the following –

Community Strategic Plan		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

**Q5: Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

- 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.

**Q6: Is the planning proposal consistent with applicable SEPPs?**

A detailed review of the Planning proposal against all State Environmental Planning Policies (SEPPs) is provided at Table A.

**Q7: Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?**

The Minister for Planning, under section 9.1 of the EP&A Act issues Directions that relevant planning authorities, in this case Wollongong City Council, must follow when preparing Planning Proposal's for new Local Environmental Plans and associated amendments.

A complete assessment of the Planning Proposal's consistency against all s.9.1 directions is provided at Table B.

**Section C – Environmental, social and economic impact**

**Q8: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

No critical habitat or threatened species, populations or ecological communities, or their habitats have been identified in the precinct.

**Q9: Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?**

Minimal. The precinct was developed in the 1950s for low density housing.

**Q10: Has the Planning Proposal adequately addressed any social and economic effects?**

Yes – a Social Impact Assessment report has been submitted with the proposal. The proposal is responding to the State's social housing and affordable housing demand, as well as housing supply.

The future population will contribute to the local economy, and will have an increased demand on services.

**Section D – Infrastructure (Local, State and Commonwealth)****Q11: Is there adequate public infrastructure for the Planning Proposal?**

The Planning Proposal request identifies the need to upgrade the following public infrastructure. The works are proposed to be funded by Homes NSW.

- Water supply augmentation
- Electricity supply augmentation
- Intersection upgrades
- Footpath provision
- Open space provision

**Section E – State and Commonwealth interests****Q12: What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

	Agency	Comment
1.	Endeavour Energy	Standard letter no objection or comments
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 consultation with the SES to assist in identifying and managing these risks;</li> <li>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;</li> <li>4. Demonstrate consistency with all elements of the planning circular and Ministerial Direction 4.1 - Flood.</li> </ol> <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</p>

	Agency	Comment
		with consideration of Council's Urban Greening Strategy, 2017-2037 and Objectives 11 and 13 of the ISRP.
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>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 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>

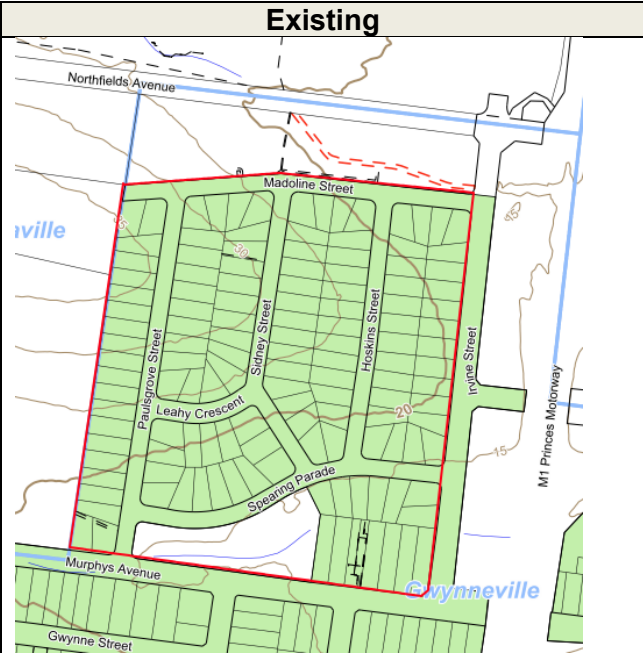
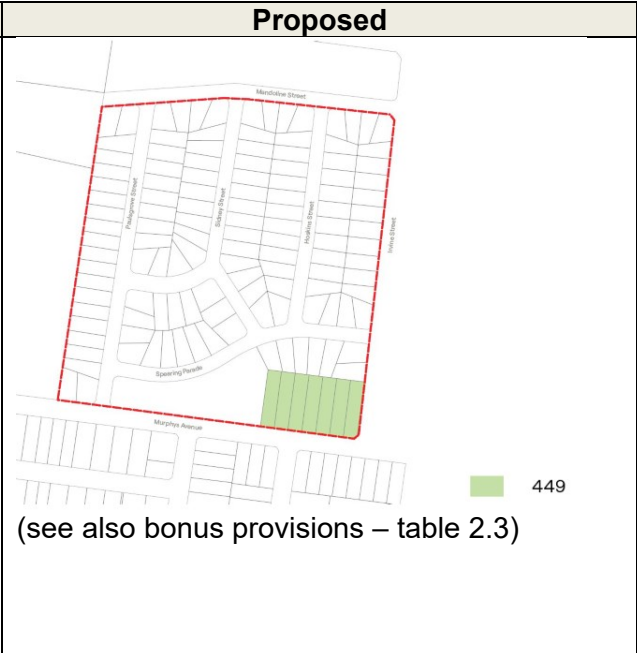
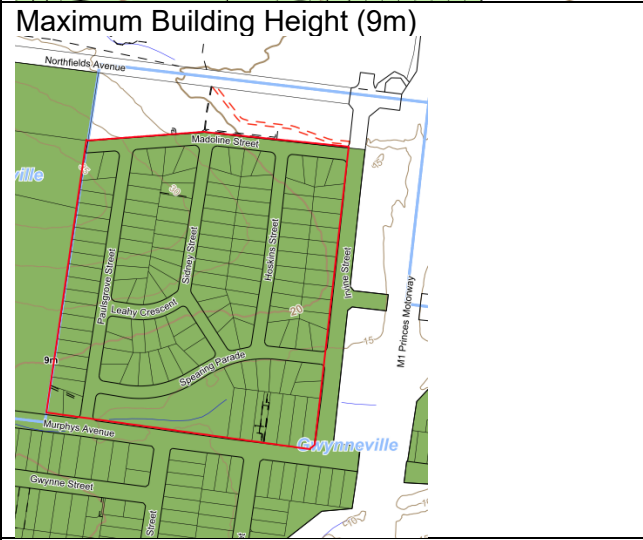

	Agency	Comment
5.	Rural Fire Service	Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future development of the land is generally consistent with the recommendations of the Bushfire Assessment report prepared by Peterson Bushfire dated 9 July 2024, Ref: 23061.
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.</p> <p>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> <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>

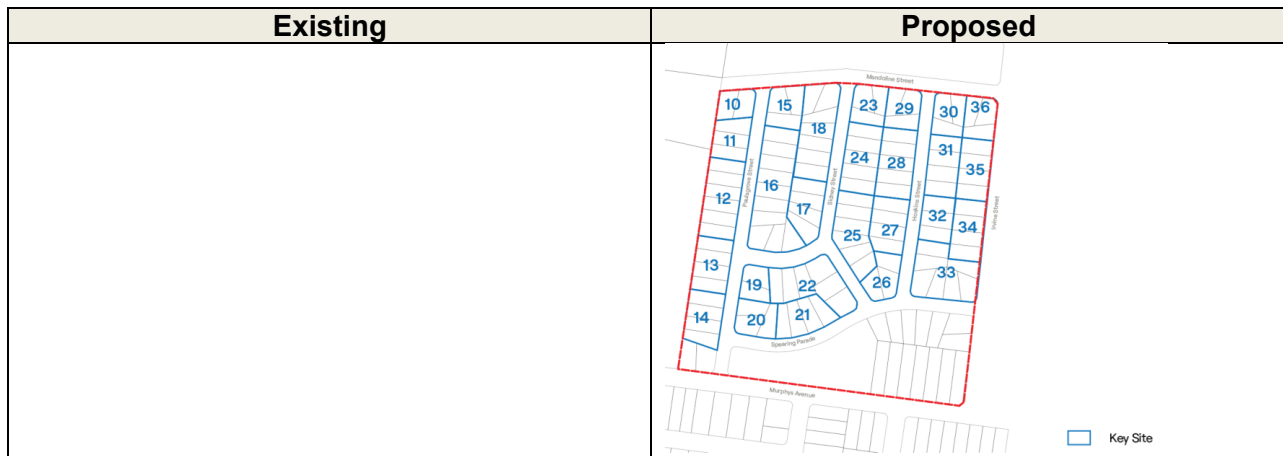
	Agency	Comment
7.	Transport for NSW	<p>TfNSW highlights there is already a significant amount of congestion on the local and state road network within and around the Gwynneville precinct, in particularly, University Avenue, Irvine Street, and Northfields Avenue. This congestion impacts the Princes Motorway 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> <ul style="list-style-type: none"> <li>- Illustrate the host of measures identified to minimise vehicular trip generation, including measures within the site itself and measures on the surrounding network.</li> <li>- Detail how the measures will be implemented (i.e. timing, funding, delivery responsibility).</li> </ul> <p>Following the above, the Traffic and Transport Assessment would need to be revised to address the following matters:</p> <ol style="list-style-type: none"> <li>a) Detail the measures identified within the precinct plan to minimise vehicular trip generation.</li> <li>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: <ul style="list-style-type: none"> <li>o Northfields Ave/Ring Road/Irvine St</li> <li>o Irvine St/University Ave</li> </ul> </li> </ol>

	Agency	Comment
		<ul style="list-style-type: none"> <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>

Part 4 – Mapping

Existing	Proposed
<p><b>Zoning</b></p>	
<p><b>Floor space ratio (0.5:1)</b></p>	
<p><b>Minimum Lot Size (449m2)</b></p>	

<p><b>Existing</b></p> 	<p><b>Proposed</b></p>  <p>449</p> <p>(see also bonus provisions – table 2.3)</p>
<p><b>Maximum Building Height (9m)</b></p> 	 <p>J-9</p> <p>(see also bonus provisions – table 2.3)</p>
<p><b>Land Reservation acquisition</b></p> <p>NA</p>	 <p>Acquisition</p> <p>Land Reservation Acquisition</p> <p>by Homes NSW</p>
<p><b>Key sites</b></p> <p>NA</p>	



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<b>Total</b>	<b>124</b>	<b>78,509</b>				<b>1243</b>



## Part 5 – Community Consultation

In accordance with Council's policy, the Planning Proposal request was preliminary notified (non-statutory) to landowners, the surrounding community, other stakeholders and State agencies between 24 July 2024 and 16 August 2024. 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 feedback is contained in Attachment 2 of the Council report of 25 November 2024.

The Planning Proposal request was reported to Council on 25 November 2024 seeking endorsement for the preparation of a Planning Proposal and to seek a Gateway determination. At the meeting Council resolved that:

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 be invited to 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.*

The Council officers report is available on Council’s website and has been loaded to the Planning Portal.

The requirements for consultation are outlined in the EP&A Act and the minimum requirements for this consultation are identified in Section 1, Stage 5 of the Local Environmental Plan Making Guideline (Department of Planning and Environment August 2023). The requirements set out in Stage 5 relate to the notification requirements and what material is to be made available for inspection. The Planning Proposal is to proposed to be exhibited for a minimum period of 6 weeks.

### **Public Exhibition**

The Public Exhibition of the Planning Proposal is proposed for a minimum period of 6 weeks will include:

- *Hard copies at Council’s Administration building and relevant Libraries;*
- *An electronic copy on Council’s website;*
- *Planning Portal;*
- *Newspaper notice;*
- *Notification letters to surrounding and nearby property owners;*
- *Notification to relevant State agencies and other authorities nominated by the NSW Department of Planning and Environment*

## Part 6 – Projected Timeline

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. This timeline tentatively sets out expected timelines for major steps in the process. These timeframes are subject to change and are to be used as a guide only. The Minister may consider taking action to finalise the LEP if timeframes approved for the completion of the Planning Proposal are significantly or unreasonably delayed.

Action	Timeframe	Timeline
Consideration by Wollongong Local Planning Panel		28/10/24
Consideration and decision by Council		25/11/24
Submitted to Department of Planning & Environment for Gateway		December 2024
Gateway Determination	Max 25 days	January 2025
Post Gateway / Pre-exhibition	Max 50 days	January 2025
Commencement and completion of public exhibition period	Max 95 days	February-March 2025
Consideration of submissions		May 2025
Post exhibition review and additional studies (if required)		
Final Council Decision		June-July 2025
Submission to Department for finalisation	Max 55 days	July 2025
Notification of LEP amendment		September 2025

**Table A - Checklist of State Environmental Planning Policies – applicable at the time of the issued Gateway Determination**

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
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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

**Table B - 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	Not Applicable to Wollongong

Direction	Comment
Principles for the Cooks Cove Precinct	
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not Applicable to Wollongong
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>	

Direction	Comment
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 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

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