

GYDE

Planning Proposal

Gwynneville Precinct

**Submitted to Wollongong City Council
on behalf of Gyde Consulting**

27 February 2025

Acknowledgment of Country



Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report was prepared by:

Approver: Helen Deegan – Executive Director
Author: Sonny Embleton – Associate Director
Project: Gwynneville Precinct
Report Version: Final

This report was reviewed by: Helen Deegan and Robert Bennett (Noble Planning)

Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © Gyde Consulting
ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

Contents

History of the Gwynneville Planning Proposal	1
Unique Benefits of this Planning Proposal	5
Gwynneville Precinct – Project Summary	6
Executive Summary	8
A Vision for Gwynneville	9
Proposed LEP Amendments	11
Public Benefits	14
New parks, a green link, and expansion of Spearing Reserve	14
Strategic Merit	15
Site-Specific Merit	17
1. Site and locality details	20
1.1 The site and existing development	20
1.2 Local and surrounding context	22
1.3 District and Regional Context	23
1.4 Existing Planning Provisions	24
1.4.1 Land Use Zoning	24
1.4.2 Floor Space Ratio	24
1.4.3 Height of Building	25
1.4.4 Minimum Lot Size	25
2. Intended development outcomes	26
2.1 HNSW's aim	26
2.2 Opportunities and Constraints	27
2.3 Key Urban Design Principles	30
2.4 Indicative Built Form	32
Part 1 – Objectives and intended outcomes	34
3. Objectives of the Planning Proposal	35
4. Intended Outcomes	35
Part 2 – Explanation of provisions	36
5. Summary of Intended Provisions	37
6. Strategic and Site Specific Merit	41
6.1 Strategic Merit Test	41
6.2 Site Specific Merit Test	43
7. Section A - Need for a Planning Proposal	45
7.1 Q1 - Is the planning proposal a result of an endorsed LSPS, strategic study or report?	45
7.1.1 Wollongong Local Housing Strategy 2023	45
7.1.2 Draft Wollongong Integrated Transport Strategy	49
7.2 Q2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	51
8. Section B - Relationship to Strategic Planning Framework	53
8.1 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)?	53
8.1.1 Illawarra Shoalhaven Regional Plan 2041	53

8.2	Q4 - Will the Planning Proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?	58
8.2.1	Our Wollongong Our Future 2032 Community Strategic Plan	58
8.2.2	Wollongong Local Strategic Planning Statement	64
8.3	Q5 - Is the planning proposal consistent with any other applicable State and regional studies or strategies?	68
8.3.1	State Infrastructure Strategy 2022-2042	68
8.3.2	Net Zero Plan Stage 1: 2020–2030	68
8.3.3	20 Year Economic Vision for Regional NSW	68
8.3.4	Future Transport Strategy	68
8.3.5	University of Wollongong Campus Master Plan 2016 – 2036	70
8.4	Q6 - Is the planning proposal consistent with applicable State Environmental Planning Policies?	71
8.5	Q7 - Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?	73
9.	Section C - Environmental, Social and Economic Impact.....	81
9.1	Q8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	81
9.2	Q9 - Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	83
9.2.1	Urban Design	83
9.2.2	Solar Access	84
9.2.3	Scenic View Impacts	84
9.2.4	Principles for Design Guidance via the WDCP	85
9.2.5	Geotechnical	87
9.3	Q10 - Has the planning proposal adequately addressed any social and economic effects?	88
9.3.1	Economic Effects	88
9.3.2	Social Infrastructure Needs	88
9.3.3	Positive social effects of enhanced open space	90
10.	Section D - Infrastructure (Local, State and Commonwealth)	93
10.1	Q11 - Is there adequate public infrastructure for the planning proposal?	93
10.1.1	Traffic and Transport	93
10.1.2	Utilities and servicing	95
11.	Section E - State and Commonwealth Interests.....	96
11.1	Q12 - What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	96
11.1.1	Commonwealth Government - National Housing Accord	96
11.1.2	Homes NSW	97
	Part 4 – Maps	102
12.	Mapping.....	103
12.1	Existing and proposed LEP Mapping	103
12.1.1	Land use zoning	103
12.1.2	Floor Space Ratio	104
12.1.3	Height of Buildings	105
12.1.4	Minimum Lot Size	106
12.1.5	Key Sites Map	107
12.1.6	Land Reservation Acquisition Map	108
13.	Part 5 – Community consultation	109
13.1	Consultation with NSW State Government Agencies and key organisations	109

13.2	Preliminary community consultation undertaken by Homes NSW	110
13.2.1	Lived experience survey	110
13.3	Public Exhibition	111
13.3.1	Preliminary Non-Statutory Public Exhibition	111
13.3.2	Wollongong Local Planning Panel	111
13.3.3	Formal Public Exhibition	112
14.	Part 6 – Project Timeline.....	113

Appendices

Appendix A	Addendum Urban Design Report
Appendix B	Urban Design Report
Appendix C	Response to Preliminary Notification
Appendix D	Social Infrastructure Needs Assessment
Appendix E	Flood Impact and Risk Assessment
Appendix F	Traffic and Transport Assessment
Appendix G	Active Travel and Traffic Management Plan
Appendix H	Aboriginal Heritage
Appendix I	European Heritage
Appendix J	Ecology and Biodiversity Assessment
Appendix K	Bushfire Letter
Appendix L	Bushfire Assessment
Appendix M	Geotechnical Desktop Review
Appendix N	Phase 1 Site Assessment
Appendix O	Acoustic Assessment
Appendix P	Utilities and Servicing Assessment
Appendix Q	Wollongong City Council and Homes NSW Collaboration Agreement
Appendix R	University of Wollongong Letter and email of support
Appendix S	Draft Principles DCP
Appendix T	Social Housing Survey Engagement Summary Report
Appendix U	Gateway Determination

Figures

Figure 1	Site location - Source SixMaps 2024	6
Figure 2	Site Map	8
Figure 3	Concept Master Plan	10
Figure 4	Site location (Source: Six Maps/ Gyde)	20
Figure 5	Site photographs (Source: Gyde)	21
Figure 6	Surrounding Context	22
Figure 7	Regional Context Map (Source: Gyde / Nearmap)	23
Figure 8	Key Site Constraints	28
Figure 9	Key site opportunities	29

Figure 10 Key Urban Design Principles.....	31
Figure 11 Concept masterplan	33
Figure 12 Walkability assessment (Source Urbis/ WCC) – site identified by red star	50
Figure 13 Fast rail route identified by the Future Transport Strategy	69
Figure 14 University Master Plan - Maximum building heights (subject site in red).....	70
Figure 15 1951 Aerial prior to development (Wollongong City Council)	83
Figure 16 Indicative landscape outcomes	91
Figure 17 Indicative Landscape Plan	92
Figure 18 Strategic Priorities and Actions	97
Figure 19 Existing Land Use Zoning (LZN) Map	103
Figure 20 Proposed Land Use Zoning (LZN) Map – Site edged in yellow	103
Figure 21 Existing Floor Space Ratio (FSR) Map	104
Figure 22 Proposed Floor Space Ratio (FSR) Map - Site edged in red	104
Figure 23 Existing Height of Buildings (HOB) Map	105
Figure 24 Proposed Height of Buildings (HOB) Map - Site edged in red	105
Figure 25 Existing Minimum Lot Size (LSZ) Map	106
Figure 26 Proposed Minimum Lot Size (LSZ) Map - Site edged in red.....	106
Figure 27 Proposed New Keys Sites (KYS) Map - Site edged in red	107
Figure 28 Land Reservation Acquisition Map	108

Tables

Table 1 Summary of LEP Amendments	11
Table 2 Key Sites Provisions.....	13
Table 3 Key Concept Statistics.....	14
Table 4 Summary of LEP Amendments	37
Table 5 Key Sites Provisions	39
Table 6 Consistency of the planning proposal with the objectives of the ISRP	54
Table 7 Consistency with the relevant State Environmental Planning Policies.....	71
Table 8. Consistency with S9.1 Ministerial Directions.....	73
Table 9 Indicative timeframe (Complex planning proposal category)	113

History of the Gwynneville Planning Proposal

Initial July 2024 Planning Proposal

The initial Gwynneville Planning Proposal (Planning Proposal) was submitted to Wollongong Council (Council) on 19 July 2024. This sought to increase residential capacity to enable a range of social, diverse and affordable housing options to be developed in the suburbs of Gwynneville. The objectives of the initial Planning Proposal were and remain to:

- facilitate increased housing supply and the availability of social, community and diverse private housing in Gwynneville.
- incentivise amalgamation of fragmented land to establish feasible and developable land parcels that are capable of accommodating development forms that are consistent with the requirements of State Environmental Planning Policy (Housing) 2021 and the NSW Apartment Design Guide.
- facilitate implementation of intended public domain improvements across the precinct including new and expanded public open space.
- facilitate design excellence under the existing provisions under cl 7.18 of the WLEP through the identification of key sites across the precinct.

The development standards it proposed sought to enable additional building height and floorspace to only be realised if particular land amalgamation, public domain and housing tenure outcomes (i.e. social and affordable housing) were met. The overall intention was to minimise need for site acquisition and encourage amalgamation.

Preliminary (non-statutory) notification

Council placed the draft planning proposal and supporting technical documents on preliminary / non-statutory notification for a period of 28 days in August 2024. The purpose of the preliminary notification was to assist Council in its initial assessment of the planning proposal and canvas community and State agency input into the proposal prior to Council considering its submission to the Department of Planning Housing and Infrastructure (DPHI) for a Gateway determination.

As a result of the notification, Council received a total of 72 submissions from state agencies and the community. Council provided Homes NSW with copies of the Agency submissions together with a summary of issues raised by members of the community. As summarised by Council in its report the Ordinary Council meeting on 25 November 2024, key matters raised during the preliminary notification included:

- Future certainty considering matters such as displacement of existing residents and change in residential character/ density.
- Acquisition of privately owned land and whether owners will receive fair compensation.
- The feasibility of the initial exhibited development scheme.
- Potential protracted construction timeframes as developments occur.
- Increased traffic and parking issues.
- Over-development or under-development of precinct.
- Importance of views to Mt Keira.

Post Notification Assessment, Wollongong Local Planning Panel, and Gateway Considerations

Following the notification process Homes NSW engaged in 2 meetings with Council including a workshop session with a primary focus on delivery, number of key sites, key sites boundaries, infrastructure and open space provision. Additionally, Council officers were not supportive of the two east west pedestrian links,

which were intended to connect to the centrally located open space area. Council also expressed its preference for the central open space area to be zoned R4 High Density Residential and to remain as a Homes NSW asset noting concerns for ongoing maintenance. Accordingly, the smaller green links were deleted, and consideration was given to the arrangement of building envelope to maintain sight lines between buildings where possible through the use of building setbacks. Homes NSW remains of the view that the centrally located open space area is an essential component of the master plan and plays a critical role in facilitating inclusion, social interaction and equality between residents of both publicly- and privately-tenured dwellings. The central space has been retained, albeit under the proposed R4 zoning, which permits the use of “recreation areas”. It remains Homes NSW’s imperative that the intended space be democratised and public in its nature.

Homes NSW was also invited to present to and participate in a “Q&A” session with the Wollongong Local Planning Panel (WLPP) which considered the Planning Proposal on 28 October 2024.

The WLPP confirmed the proposal had strategic and site-specific merit to progress to Gateway determination. A key recommendation of the WLPP is to review the intended key sites to more closely respond to the existing land ownership patterns to support feasibility and more achievable delivery.

Homes NSW’s Response to Outcomes of Assessment Preliminary Notification

Following the preliminary notification, the proposal was tailored in response to feedback received and matters raised in consultations with Council, including the provision of public open space. A supplementary ‘Response to Preliminary Notification’ package was prepared by Gyde dated 6 November 2024, see Appendix C, which responded to matters raised by Council planning officers in relation to preliminary notification of the planning proposal, as well as discussions between officers and Homes NSW representatives. It outlined necessary amendments to the submitted planning proposal required to evolve the master plan concept and implementation approach.

The initial Planning Proposal and Master Plan, and ‘Response to Preliminary Notification’ package were reported to the Ordinary Council meeting on 25 November 2024. The ‘Response to Preliminary Notification’ formed the primary basis for the Officer’s recommendations. The updated master plan concept included the following key changes:

- Deletion of two (2) the east west pedestrian green links connecting the central park between Hoskins Street to Irwin Street and between Sydney Street to Paulsgrove Street.
- Modifications and rearrangement of building envelopes across within the precinct to more closely reflect land ownership patterns and to respond to deleted open space links.

A comparison between the initial and updated concept is illustrated below.

Initial July 2024 Master Plan



Updated Master Plan



Homes NSW notes a key departure from Homes NSW's intended approach reflected in the 25 November 2024 report to Council. While not Homes NSW's intended approach, Council officers included a Land Reservation Acquisition Map (LRA Map) which included 2 privately owned lots identified to form part of the expended Spearing Reserve and proposes to identify Homes NSW as the authority responsible for the acquisition of the two privately owned lots. Despite Council's proposal to identify the lots on the LRA Map, it remains Homes NSW intent to acquire these lots through private market negotiations rather than via a compulsory acquisition process.

As agreed in discussions with Council, the Principles DCP at Appendix S will be further amended to address outcomes of the public exhibition process and in consultation with Council

Council Resolution and Gateway Determination

On 25 November Council resolved unanimously to support and refer the proposed rezoning, generally as proposed in the 'Response to Preliminary Notification' package, to DPHI for Gateway determination.

A gateway determination was issued on 10 January 2025 confirming the strategic and site-specific merits of the planning proposal to proceed to public exhibition. A condition of the gateway is for additional technical studies to be prepared relating to flood impact and risk, traffic management and active transport. The outcomes of these studies have resulted in further updates to the Planning Proposal and its supporting master plan. A copy of the gateway determination is included in Appendix U.

Post Notification Updates to the July 2024 Planning Proposal

As a result of the collaborative actions undertaken with Council above, the planning proposal, master plan concept and supporting implementation framework have evolved to address outcomes and emerging information. An Addendum Urban Design Report (Appendix A) has been prepared to concisely document the evolution of the master plan and key updates as it relates to this planning proposal. The Addendum Urban Design Report should be read in conjunction with the original Urban Design Report (Appendix B) which continues to provide relevant background context. For clarity, any inconsistency between these documents, the Addendum Urban Design Report will prevail.

The Addendum Urban Design Report has informed updates to this planning proposal. For comparison, the key provisions are outlined as follow with changes resulting from the initial Council assessment and preliminary notification highlighted in red. It is noted that the overarching objectives and intended outcomes of the planning proposal remain unchanged.

Initial July 2024 Planning Proposal	Amended Post Notification Planning Proposal
<ul style="list-style-type: none"> Rezone 113 lots from R2 Low Density Residential to R4 High Density Housing, retaining the existing 0.5:1 FSR, 9m Building Height standards and removing the 449sqm minimum lot size standard. 	<ul style="list-style-type: none"> Rezone 117 lots from R2 Low Density Residential to R4 High Density Housing, retaining the existing 0.5:1 FSR, 9m Building Height standards and removing the 449sqm minimum lot size standard.
<ul style="list-style-type: none"> Rezone 13 lots from R2 Low Density Residential to RE1 Public Recreation and removing the existing 0.5:1 FSR, 9m Building Height and 449sqm minimum lot size standards. 	<ul style="list-style-type: none"> Rezone 9 lots from R2 Low Density Residential to RE1 Public Recreation and removing the existing 0.5:1 FSR, 9m Building Height and 449sqm minimum lot size standards from lots adjoining Spearing Reserve.

- | | |
|---|--|
| <ul style="list-style-type: none"> Any privately owned RE1 land was proposed to be purchased by Homes NSW through private market negotiations and transferred to Council. | <ul style="list-style-type: none"> Identify Lots 109 and 110 in DP 36218 on the land reservation acquisition map, with Homes NSW identified as the acquiring authority. <i>Note: despite identification of the sites on the LRA Map, it remains Homes NSW intent for any privately owned RE1 land to be purchased by Homes NSW through private market negotiations and transferred to Council, rather than via the compulsory acquisition process.</i> |
| <ul style="list-style-type: none"> No change proposed to the planning controls for 8 lots (2-14) Murphys Avenue, retaining the existing R2 Low Density Residential zoning, 0.5:1 FSR, 9m Building Height and 449sqm minimum lot size standards. | <ul style="list-style-type: none"> No change proposed to the planning controls for 8 lots (2-14) Murphys Avenue, retaining the existing R2 Low Density Residential zoning, 0.5:1 FSR, 9m Building Height and 449sqm minimum lot size standards. |
| <ul style="list-style-type: none"> Divide the precinct into 17 development / key sites, within which bonus FSR and building height controls would apply if lots are amalgamated for development, 50% social and affordable housing is provided, and public domain outcomes are delivered for relevant sites. Bonus provisions sought to enable the development of 4-6 storey residential flat buildings. | <ul style="list-style-type: none"> Divide the precinct into 27 development / key sites, within which bonus FSR and building height controls would apply if lots are amalgamated for development, 50% social and affordable housing is provided, and public domain outcomes are delivered for relevant sites. Bonus provisions seek to enable the development of 4-6 storey residential flat buildings. |

Change in Bushfire Circumstances

At the time of lodgement, the Bushfire Prone Land Map identified areas of bushfire prone land to the west of the site at the Botanical Gardens, and to the east at the M1 landscaping. The Bushfire Assessment prepared by Stantec, previously lodged for the preliminary notification period, confirmed that the site included no potential bushfire risk as it was noted that the Bushfire Prone Map expected an update.

As of February 2025, the Bushfire Prone Land Map was gazetted and removed any bushfire prone land from the site and the surrounding areas, including road corridors, Botanic Gardens and University. The Bushfire Assessment has been made redundant, however has still been included within the formal exhibition package to maintain continuity. In place of this assessment, a letter prepared by Stantec at Appendix K details the current bushfire mapping context and that the site is confirmed to include no bushfire risks.

Unique Benefits of this Planning Proposal



Increased social affordable and diverse market housing

The proposal will enable a significant increase in social housing in the locality where it can benefit low-income households, students and seniors. It will also increase the provision of affordable and diverse market housing to contribute to a whole of government solution. This will include:

- 50% social and affordable homes
- 50% market homes

This will deliver on the NSW Government's commitment to the National Housing Accord and assist in addressing the ongoing housing crisis in NSW.



Increased and improved open space

Increased public open space is a key public benefit that will be delivered by this proposal. The current 8,300sqm will be expanded to an overall total public open space area of up to a maximum of approximately 16,660sqm, representing an overall expansion of up to 8,360sqm or 99%. The primary public space focus will be the expanded Spearing Reserve, which will serve as the primary neighbourhood park in the precinct and include informal and / or formal play spaces. Spearing Reserve will be supported by a new east west open space spine and a new pocket park the south western corner of the site. Together, these areas of expansion will provide benefits of a range of passive recreational pursuits as well as improving drainage function and tree canopy.



Improved drainage and overland flow

The expansion of public open space will result in an improvement to the drainage through the site providing benefits for the site and further afield. The PP will result in an overall improvement to existing water quality of stormwater runoff.



Leveraging design excellence and public benefits

Leveraging development outcomes for key sites against amalgamation, public domain expansion and social housing outcomes will ensure implementation of intended public benefit with the added benefit of triggering design excellence provisions under clause 7.18 of the WLEP 2009. This will ensure delivery of high-quality design outcomes across the precinct

Gwynneville Precinct – Project Summary

This Planning Proposal has been prepared by Gyde Consulting on behalf of Homes NSW (formerly the NSW Land and Housing Corporation - LAHC) to support a planning proposal for urban renewal of land at Gwynneville, NSW.

Covering approximately 9 hectares in area, the Gwynneville precinct is located 2km north-west of the Wollongong CBD. The site sits immediately south of the University of Wollongong, and east of the Wollongong Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue to the south. Refer Figure 1 below.

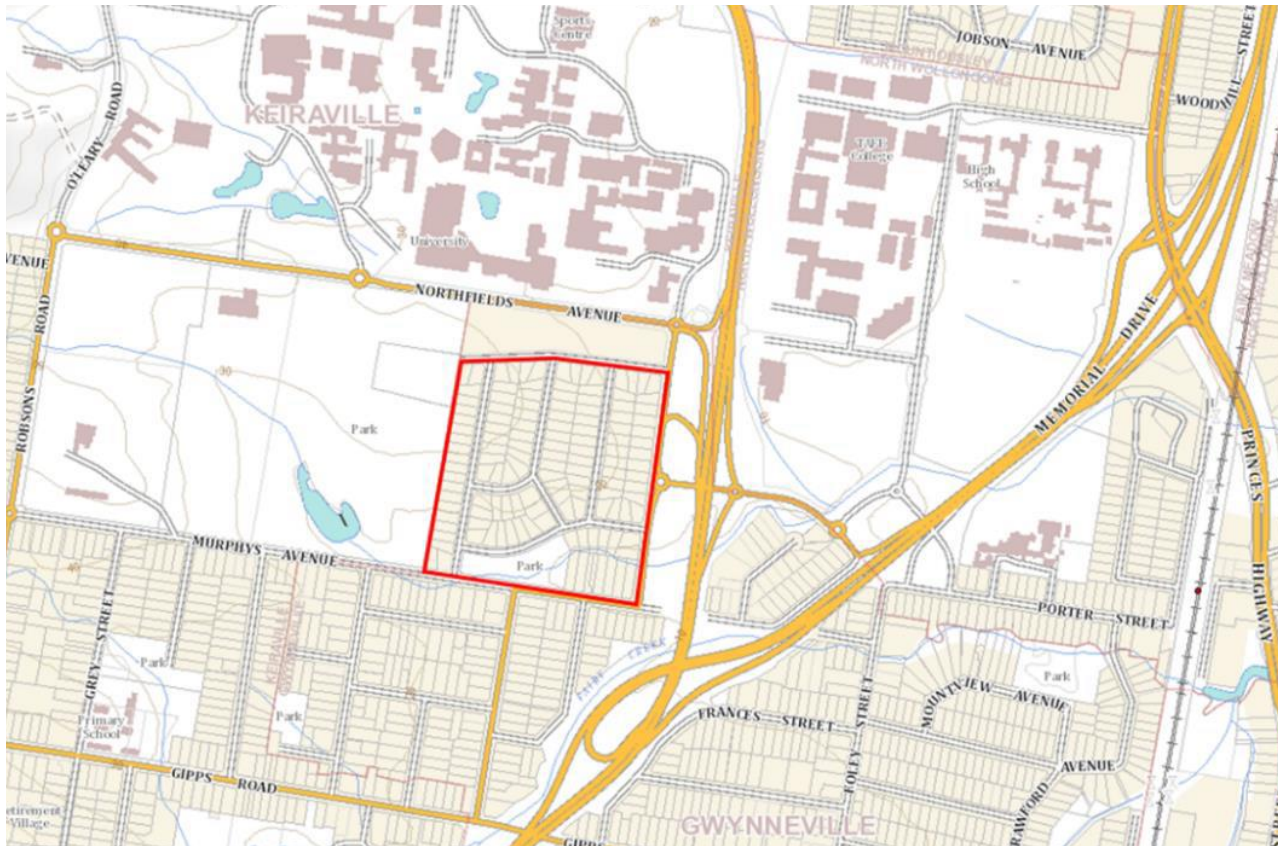


Figure 1 Site location - Source SixMaps 2024

The Northfields Avenue Bus Interchange is approximately 150m northwest of the site, and North Wollongong Railway Station is approximately 1km to the east.

Many of the existing dwellings in Gwynneville were constructed by the NSW Government during the 1950s. The precinct is made up of predominantly single storey detached dwellings set in a modified grid-type street layout.

The Gwynneville precinct has been identified as a location capable of supporting more social, affordable and diverse private market housing for the Illawarra community, and to contribute to addressing NSW's housing crisis.

The site currently comprises approximately 131 residential lots, consisting of:

- A total of 79 social dwelling units on 75 individual lots owned by Homes NSW; and
- Approximately 56 privately owned dwelling units on 56 individual lots.

Over 60% of the homes in the precinct are owned by Homes NSW, providing an opportunity to consider additional density while taking into account key constraints such as traffic, views to and from Mount Keira as well potential to increase and embellish existing areas of open space.

Redevelopment of the Gwynneville precinct requires a formal rezoning process to confirm an amended land use zone; increased FSR and building heights, and result in improvements to the current street network, pedestrian connectivity, open space / parkland, and public amenity.

Homes NSW proposes to amend the Wollongong Local Environmental Plan 2009 (WLEP) to help deliver a diverse range of housing typologies. This will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

The planning proposal intends to change the current zone of the land from R2 Low Density Residential to R4 High Density Residential, with new and expanded areas of RE1 Public Recreation. This will create the opportunity for more low to mid-rise apartments in the precinct.

The base FSR of 0.5:1 and the height control of 9m that currently applies to the precinct is not proposed change. However, building height and FSR incentives will facilitate site amalgamation to create lots that are more capable of accommodating increased density and providing amenity. Height and FSR bonuses will be contingent upon achieving design excellence outcomes, providing public benefits such as social and affordable housing, and increased public open space within the precinct.

Homes NSW aims to create a high-amenity, walkable residential neighbourhood with an increased density and choice of affordable and diverse housing options that provide for a broad range of community needs and family types - including students, people on low incomes, people with disability and seniors.

New residential development will enable increased housing choices within in a well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

Executive Summary

This Planning Proposal (PP) has been prepared by Gyde Consulting on behalf Homes NSW (HNSW) and is submitted to Department of Planning and Environment (DPE) for assessment under Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This PP explains the intended effect of, and justification for, the proposed amendment to the *Wollongong Local Environmental Plan 2009* (WLEP). The amendment is a site specific LEP for a residential precinct in Gwynneville (the site), illustrated in Figure 2.



Figure 2 Site Map

A Vision for Gwynneville

This Planning Proposal is based on HNSW's holistic vision for social, community and diverse private housing in Gwynneville. Its aim is to increase housing supply to address the shortage of and critical need for social and affordable housing in a precinct that is under majority HNSW ownership. In particular, the PP aims to facilitate diverse range of housing typologies. This will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

HNSW's vision is to create a high amenity walkable and accessible residential high-density neighbourhood with an increased choice of affordable and diverse housing options. This will provide for a broad range of community needs and family types including students, people on low incomes, people with disability and seniors. New residential development will enable increased housing choices in a picturesque and well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

The vision is based on sound and robust planning and urban design principles that will facilitate the development of new homes that will work in harmony with sloping topography and established landscape qualities in and around the precinct. Well designed, articulated and oriented buildings will achieve good solar access and a comfortable human scale. Building scale will be distributed in response to the topography, and supported by landscape setbacks will maintain the garden character of Gwynneville, working together to minimise exposure of visual bulk from surrounding streets and vistas and incorporate vistas to the Illawarra Escarpment and Mount Kiera. A strong relationship between residential buildings and public space will provide opportunities for natural surveillance over streets and parks enhancing safety and accessibility.

New parklands and green links close to homes will provide diverse and inclusive places for people of all ages and abilities to participate in community life. These will enhance connectivity to make it easier, intuitive and enjoyable for people to walk around Gwynneville and provide attractive, safe and logical routes between North Wollongong railway station and the university.

Figure 3 illustrates the urban design concept that underpins this planning proposal. Refer also to the urban design report at Appendix B.



Figure 3 Concept Master Plan

Proposed LEP Amendments

To enable the redevelopment and associated public benefits to be delivered, the following amendments to the Wollongong Local Environmental Plan 2009 (WLEP 2009) are required:

Table 1 Summary of LEP Amendments

Control	Existing	Proposed
Land Use Zoning	R2 Low Density Residential	<p>R4 High Density Residential</p> <p>This includes all land intended for residential purposes and the approximately 2,500sqm central public open space (noting permissibility includes 'recreation area').</p> <p>RE1 Public Recreation</p> <p>A portion of R2 Low Density Residential to remain unchanged in the south eastern corner of the site.</p> <p>Refer Figure 20.</p>
Floor Space Ratio	D - 0.5:1	<p>D - 0.5:1 (No change)</p> <p>Areas proposed to be rezoned to RE1 Public Recreation to be assigned no FSR control. FSR bonuses will be provided for via local provisions under Part 7 of WLEP for identified key sites in order to facilitate intended land amalgamation outcomes.</p> <p>Refer Figure 22.</p>
Height of Buildings	J – 9.5	<p>J – 9.5 (No change)</p> <p>Areas proposed to be rezoned to RE1 Public Recreation to be assigned no Height of Building control. Building height bonuses will be provided for via local provisions under Part 7 of WLEP for identified key sites in order to facilitate intended land amalgamation outcomes.</p> <p>Refer Figure 24.</p>
Minimum Lot Size	F - 449	<p>The minimum lot size control is proposed to be removed as the minimum lot size controls under the proposed key site provision render the control redundant and unnecessary. The portion of remaining R2 Low Density Residential land will retain its existing minimum lot size control of 449sqm.</p> <p>Refer Figure 26.</p>
Part 7 Local Provisions	No local provision pertaining to the Gwynneville Precinct	<p>Applicable to all identified key sites in the Gwynneville Precinct, insert a precinct specific clause under Part 7 of the WLEP 2009 to the following effect:</p> <ul style="list-style-type: none"> Minimum 50% of dwellings on all R4 High Density Residential zoned/ Key Sites to be provided as social and/or affordable housing.

Control	Existing	Proposed
		<ul style="list-style-type: none"> Minimum provision of social and/or affordable housing 625 dwellings is to be provided within the precinct. R4 High Density Residential zoned/ Key Sites may provide less than 50% social and/or affordable housing where provision of the 625 minimum has been met; Once the minimum 625 social and/or affordable dwellings have been met on a precinct wide level, it is intended that the obligation to deliver social and affordable housing will cease; Establish a statutory register to be maintained by Council which tracks and records the incremental delivery of social and affordable housing per site and reduces the required provision of such dwellings as they are provided across the precinct.
Key sites map	No sites in the Gwynneville Precinct are identified on the Key Sites Map	<p>Identify 27 key sites on the key sites map so as to establish the legislative basis to implement site specific provisions under Part 7 to facilitate building height and FSR incentives to support land amalgamation. The identification of 27 key sites will bring into effect the design excellence provisions set out under cl 7.18 of WLEP 2009 for those sites, requiring that the statutory clause be addressed and that all key sites would be subject to Council's established design excellence process.</p> <p>The portion of remaining R2 Low Density Residential land will not be subject to key sites provisions and is therefore not identified as a key site.</p> <p><i>Note: It is intended that FSR be calculated based on the full area of mapped key site. Refer also to Table 2 below.</i></p> <p>Refer Figure 27.</p>
Part 7 Local Provisions	No local provision pertaining to identified "Key Sites" in Gwynneville	<p>For the 27 new sites identified on the Key Sites Map:</p> <ul style="list-style-type: none"> Establish new local provisions specific to the identified Key Sites as per Table 2. The intent is that building height and FSR bonuses may only be achieved if the minimum contiguous lot size has been met within the relevant key site boundary.
Part 5 Miscellaneous Provisions – Land Reservation Acquisition Map	No sites in the Gwynneville precinct are identified on the Land Reservation Acquisition Map	<p>Identify 2 sites on the Land Reservation Acquisition Map for purposes of Zone RE1 Public Recreation and marked "Local open space" as resolved by Council on the Ordinary Meeting of Council on the 25 November 2024.</p> <p>Refer to Figure 28.</p>

Table 2 Key Sites Provisions

Key Site ID	Min Lot size (sqm)	Max FSR (x:1)	Max HOB (m)
10	1,300	1.3	15
11	1,900	1.0	13
12	3,700	1.2	15
13	2,500	1.4	15
14	2,450	1.1	13
15	4,350	1.4	18
16	6,250	1.2	15
17	2,450	1.4	18
18	4,350	1.8	22
19	1,250	1.2	15
20	1,850	1.1	15
21	2,450	1.0	15
22	3,950	1.2	15
23	1,700	2.3	22
24	3,150	1.2	18
25	3,650	1.2	18
26	1,750	1.4	15
27	2,500	1.3	18
28	3,200	1.4	18
29	1,750	2.0	22
30	1,700	2.1	22
31	2,500	1.8	18
32	1,850	1.3	15
33	4,150	1.6	18
34	2,500	1.8	15
35	2,500	1.3	18
36	1,700	2.4	22

* Gyde has not had access to survey information. Key site area estimates are based on publicly available GIS data accessed from the NSW Spatial Database in October 2024. The above provisions have been designed to increase residential capacity

to enable a range of social, diverse and affordable housing options to be developed in the Gwynneville. The development standards have been intentionally designed to enable additional building height and floorspace to only be realised if particular land amalgamation patters have been achieved that will enable intended public domain and housing tenure outcomes (i.e. social and affordable housing) to be realised. In particular, a minimum 50% provision of social and affordable housing is to be included to provide tangible public benefits and meet Homes NSW policy objectives.

An additional benefit of identifying key sites as a mechanism for delivering intended outcomes is that it will design excellence provisions under clause 7.18 of the WLEP 2009, ensuring delivery of high-quality design outcomes across the precinct. The proposed LEP amendments are intended to facilitate the following:

Table 3 Key Concept Statistics

Key Concept Statistics (Indicative)	
Residential	99,653 sqm GFA Total 1,250 dwellings (of which 625 will be social and affordable homes)
Open Space	A 99% increase in overall total public open space area from of approximately 8,300sqm up to a maximum of approximately 16,660sqm.

Public Benefits

Opportunities for much needed social, community and diverse private housing

The provision of social, affordable and diverse housing is a priority focus at all Commonwealth, State and Local levels of government via the National Housing Accord, which aims to deliver a total of one million new, well-located homes over 5 years from 2024. It aims to deliver some 200,000 affordable homes as well as social and affordable housing projects is testament to the urgent need for such housing in NSW and across Australia.

As major landowners in the Gwynneville precinct, HNSW seeks to incentivise and facilitate amalgamation of land parcels across the precinct to provide a basis for increasing social housing provision in the precinct. HNSW will target a mix of 50% social and affordable housing and 50% private housing to achieve this outcome. This means that of the approximately 1,250 dwellings that that the PP will enable, there will be potential for some 625 social and affordable dwellings to be delivered.

Noting that the waiting list for social housing as at December 2024 confirmed the need for 1,473¹ new social housing dwellings in Wollongong City, this PP provides sufficient potential to realise a significant percentage of the housing waitlist in Wollongong.

Given the site contains approximately 79 social and community housing dwellings, the PP will enable a significant increase in social housing in the locality where it can benefit low-income households, students and seniors.

New parks, a green link, and expansion of Spearing Reserve

The PP makes provision for increased public open space area from approximately 8,300sqm to an overall total public open space area of up to 16,660sqm. This represents an increase of approximately 8,360sqm (100%) and is consistent with the findings of the Social Infrastructure Needs Assessment at Appendix D.

¹ NSW Department and Communities and Justice - Social housing applicant households on the NSW Housing Register by Allocation Zone (as at 31 December 2024)

Public open space in the Gwynneville site area will be comprised of the expanded Spearing Reserve from existing 8,300sqm up to a maximum of approximately 12,500sqm, which will serve as the primary neighbourhood park in the precinct. This is expected to include informal and / or formal play spaces consistent with Wollongong City Council's Play Wollongong Strategy, as well as areas for community gatherings. Spearing Reserve will be supported by an additional pocket park the south western corner of the site. Together, these will areas of expansion will provide benefits of a range of passive recreational pursuits as well as improving drainage function and tree canopy.

A new open space will be created in the centre of the site, enabling critical movement corridors in an east west direction across the precinct. In addition to an expansion on the existing open space in the south of the site. The purpose, function and place making qualities of these spaces will vary but their roles as a public space to enable visual amenity and accessibility is intended to be common across both places.

The key placemaking focus of this open space provision is the like between Hoskins Street and Sidney Street. At this location, the link is intended to incorporate a local park that will include opportunities for a range of active and passive recreational pursuits, including play space.

Strategic Merit

The PP demonstrates strategic merit by aligning with several key strategies applicable to the site and surrounding local area. The proposal will facilitate the delivery of new social, affordable and diverse private market housing. This is a consistent aim across the following strategic documents:

- Illawarra Shoalhaven Regional Plan 2041
- Wollongong Local Strategic Planning Statement
- Wollongong Local Housing Strategy 2023
- Our Wollongong Our Future 2032 Community Strategic Plan
- Future Directions for Social Housing in NSW
- Housing 2041
- NSW Land and Housing Corporation Portfolio Strategy 2020
- State Infrastructure Strategy 2022-2042
- Net Zero Plan Stage 1: 2020–2030
- 20 Year Economic Vision for Regional NSW
- Future Transport Strategy

To satisfy the strategic merit test, the PP must satisfy at least one of the criteria. This PP satisfies **all** of the criteria as demonstrated below:

Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or

As demonstrated in Section 8.1.1, this PP exhibits a high degree of alignment with the Illawarra Shoalhaven Regional Plan.

In particularly aligns with the following objectives and strategies:

- Objective 19: Deliver housing that is more diverse and affordable
- Strategy 19.3 of the regional plan aims to assess the potential to renew social housing sites to deliver an increase in social housing stock and greater vibrancy in local communities.

It will also make a direct contribution to achieving the following objectives and strategies:

- Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths
- Objective 18: Provide housing supply in the right locations

- Strategy 18.2 Facilitate housing opportunities in existing urban areas, particularly within strategic centres

As such this aspect of the Strategic Merit Test has been satisfied.

Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or

As demonstrated in Sections 7.1.1 and 8.2.2, this PP exhibits a high degree of alignment with the Wollongong LSPS as Draft LHS. Particular and fundamental elements of these strategies that demonstrate the strategic merits of this proposal are summarised below.

Wollongong LSPS

A key element of the LSPS seeks to provide “Housing for all”. It defers strategic planning for housing in Wollongong LGA to a Local Housing Strategy the Wollongong Local Housing Strategy 2022 (LHS) has since been prepared. Further response to the LHS is provided below.

Refer also to section 8.2.2.

Wollongong Local Housing Strategy 2023

The LHS seeks to ensure that new housing will continue to diversify supply and provide choice for residents through a variety of housing types, sizes, configurations, and features, to cater for a wide range of residential needs and price-points. Focus for diversity will be on affordable, smaller, and/ or adaptable housing located throughout the Wollongong LGA to cater for a range of incomes and abilities. Wollongong aims to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population.

The LHS recognises there is a high need for additional social and affordable housing:

- Homelessness and Emergency housing
- Social housing
- Seniors Housing
- Accessible Housing
- Affordable Rental Housing

It recognises that the delivery of such housing involves a combination of cooperation between Council, State government and housing providers, policy enablers and funding incentives to achieve social and affordable housing outcomes.

The LHS notes that Wollongong has over 6,700 social housing dwellings which represents 7.5% of overall housing stock. It states that there is a high need for additional social housing in the LGA and elsewhere in NSW. There is an approximately 3,000² persons on the Illawarra social housing waiting list, which could take 5-10 years for a dwelling to be made available.

In 2020 Council signed a Collaboration Agreement with HNSW (refer Appendix Q) to work together to renew and improve the performance of their portfolio of social housing stock in the LGA. The LHS acknowledges that Homes NSW is self-funded and needs to leverage its existing assets to construct new dwellings, and uses a mixed tenure model to improve the viability of projects and fund additional dwellings.

The LHS acknowledges that this means that HNSW needs to sell existing social housing stock to fund the construction of new dwellings. It acknowledges that in some renewal locations, the funding model may require significant upscaling of overall development outcomes to maintain current social housing stock in suitable locations subject to environmental and infrastructure constraints.

² NSW Department and Communities and Justice - Social housing applicant households on the NSW Housing Register by Allocation Zone (as at 31 December 2024 – Including Wollongong, South Wollongong, Kiama, Shellharbour and Shoalhaven)

This PP demonstrates the suitability of the Gwynneville site to accommodate increased residential dwellings with manageable constraints and impact on infrastructure.

The PP will provide a robust urban form that will deliver a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

As such this aspect of the Strategic Merit Test has been satisfied.

Refer also to Section 7.1.1.

Respond to a change in circumstances that has not been recognised by the existing planning framework

The PP is responding to a critical housing shortage in social, community and private housing supply that was not recognised in its full capacity at the time key strategic documents such as the ISRP 2041, LSPS LHS were created and/or adopted. The urgent need for the existing planning framework to respond to this shortage is confirmed by the Australian Government through the establishment of the National Housing Accord.

Under the Accord, the NSW Government has committed to building 377,000 well located homes across NSW by 2029, including 3,100 affordable homes. To meet these targets the NSW government has as established housing targets. Under these targets, 9,200 homes will need to be delivered in Wollongong LGA by 2029.

The PP is expected to deliver a total of 1,250 dwellings, of which 50% or 625 dwellings are to be delivered as social and affordable housing. Given there are currently 79 social dwelling units and 56 private market dwellings, the PP provides capacity for an increase of over 545 social and affordable housing units, and over 565 additional private dwellings in addition to these already contained within the site.

While any new capacity created is unlikely to be delivered in its entirety by 2029, the PP is an important element in assisting the Wollongong LGA in meeting its housing targets to 2029 and beyond.

As such this aspect of the Strategic Merit Test has been satisfied.

Refer also Section 6.1.

Site-Specific Merit

The PP demonstrates site-specific merit, with the unique elements and location of the site informing the development of the proposed concept.

The PP demonstrates site specific merit as follows. Refer also Section 6.2.

- The proposed concept has considered the environmental context of the site, though the proposed scheme considering the environmental constraints and will actively address the potential impacts at a development stage.
- The Addendum Urban Design Report (Appendix A) Urban Design Study (Appendix B) demonstrate that the intended development outcome can be achieved on the site:
 - in line with a built form design approach that achieves good solar access to dwellings and meets the overarching requirements of the NSW Apartment Design Guide (ADG) and therefore Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).
 - without any detrimental impacts to log and medium range views in relation to Mount Keira, the Illawarra Escarpment, and Gennifer Brae as well as a number of long and medium range views agreed with Council.
 - in a manner that respects the topography and landscape character of the site and broader locality.
 - with a high degree of public open space amenity and walkability.
- The Bushfire Letter at Appendix K confirms that the site is not in proximity to any bushfire prone land and will not cause any risk to bushfire within the area.

- The Flood Impact and Risk Assessment (FIRA) prepared by Stantec confirms the site is classified as a high flood island located entirely above the PMF and demonstrates that the proposal lowers flood levels across the site by rezoning residential land to open space. Though there is a recognised increase in flood levels at the intersection of Irvine and Madoline Street, this is expected to be minor and easily mitigated.
- There are no adverse or unmanageable effects of flooding in relation to the intended development outcome on the site. Expansion of public open space has enabled mitigation and improvement of flood impacts. This is evident in the FIRA at Appendix E.
- As demonstrated by Stantec's Traffic and Transport Assessment at Appendix F, that subject to the proposed mitigation works, the PP will be capable of accommodating future traffic volumes and expected proposal impacts. Stantec concludes that the PP would not be expected to compromise the safety or function of the surrounding road network provided certain mitigation measures are undertaken.
- The Active Travel and Traffic Management Plan prepared by Stantec at Appendix G demonstrates that the Proposed Development is well serviced by active and public transport infrastructure and that in its existing form, it would be able to achieve Wollongong's strategic transportation goals as the development would support the viability of this infrastructure. Further, it provides a framework to encourage the transition from private travel to active and public transport.
- The Aboriginal Heritage report at Appendix H demonstrates the site does not contain items of indigenous heritage significance.
- The European Heritage report at Appendix I demonstrates there are no heritage items located within the site unmanageable impact on heritage within its context.
- The preliminary biodiversity report at Appendix J demonstrates that no Threatened Ecological Communities (TECs) listed under the *Biodiversity Conservation Act 2016 (BC Act)* or the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* occurred within the Study Area.
- The Geotechnical report at Appendix M demonstrates that matters relating to groundwater, site stability stage via the usual development application processes.
- Matters relating to hazards and contamination will be further investigated at detailed design and development application stage based on the recommendations outlined in the Phase 1 assessment at Appendix N.
- The Acoustic report at Appendix O demonstrates that any matter relating to noise associated with the M1 Princes Motorway can be suitably addressed via later detailed design and development application process. This and any potential noise issues relating to the use of the botanical gardens for events can be addressed via a DCP control that requires any future impacted development to be undertaken in accordance with the advice of a qualified acoustic consultant.
- The proposed concept has also carefully considered neighbouring residential, recreational and education uses.
- The proposed concept will not detrimentally impact the local area, given the proposed uses already largely occur in the local area.
- No adverse shadowing impacts to the surrounding low-density locality to the south of the site will occur and privacy impacts have been managed through the proposed built form.
- The site is well-serviced and there is sufficient infrastructure available to accommodate the proposed concept.
- Distribution of bulk and scale responds to the sloping land form of the site by locating taller forms where they will result in minimal exposure of visual bulk as viewed from surrounding low scale residential areas.
- Visual bulk analysis confirms that the proposal will not result in any unmanageable visual impacts.
- The high-density land uses proposed are compatible with and suitably buffered with public open space in relation to the low-density residential land to the south and interface suitably with the botanical gardens to the west and university to the north with compatible scale and form.

- As confirmed by the services and infrastructure report at Appendix P, the subject site is already used for urban purposes with sufficient access to service infrastructure (e.g. water, electricity, sewer, gas) available to accommodate the intended future development. The proposal will increase dwellings on the subject site in a highly accessible location in close proximity to public transport.

1. Site and locality details

1.1 The site and existing development

The site is approximately 9 hectares, bounded by the University of Wollongong Campus to the north, the Princes Motorway to the east, Murphys Avenue to the south and the Wollongong Botanic Garden to the west.

The location of the study area is illustrated in Figure 4, with further context detail provided in Figure 5.

The site is currently occupied by 117 single-dwelling lots, consisting of 79 social housing dwellings owned by HNSW and 56 privately-owned properties.

The existing typologies predominantly comprise 1950s detached, single storey dwellings in landscaped settings.

According to the information provided by the proponent, the properties within the proposal boundary have fragmented ownership, which is evident in Figure 3.

There are 79 (59%) social housing dwellings and 56 (41%) private dwellings in the precinct.



Figure 4 Site location (Source: Six Maps/ Gyde)



Figure 5 Site photographs (Source: Gyde)

1.2 Local and surrounding context

The site is located in Gwynneville, within the Wollongong Local Government Area (LGA) and approximately 2km north of Wollongong CBD. The subject site is located approximately 1km west of the North Wollongong railway station, which provides walkable access to train services to Sydney.

It is located adjacent to the University of Wollongong to the north it remains a popular suburb for students seeking accommodation. It is located adjacent to the Wollongong Botanical Gardens to the west.

The suburb is bisected by the Princes Motorway and its interchange with Wollongong's Memorial Drive. Neighbouring suburbs include North Wollongong (east) and Mount Keira (West), in proximity to Wollongong commercial core as well as spectacular beaches and bushland areas west of Mount Keira.

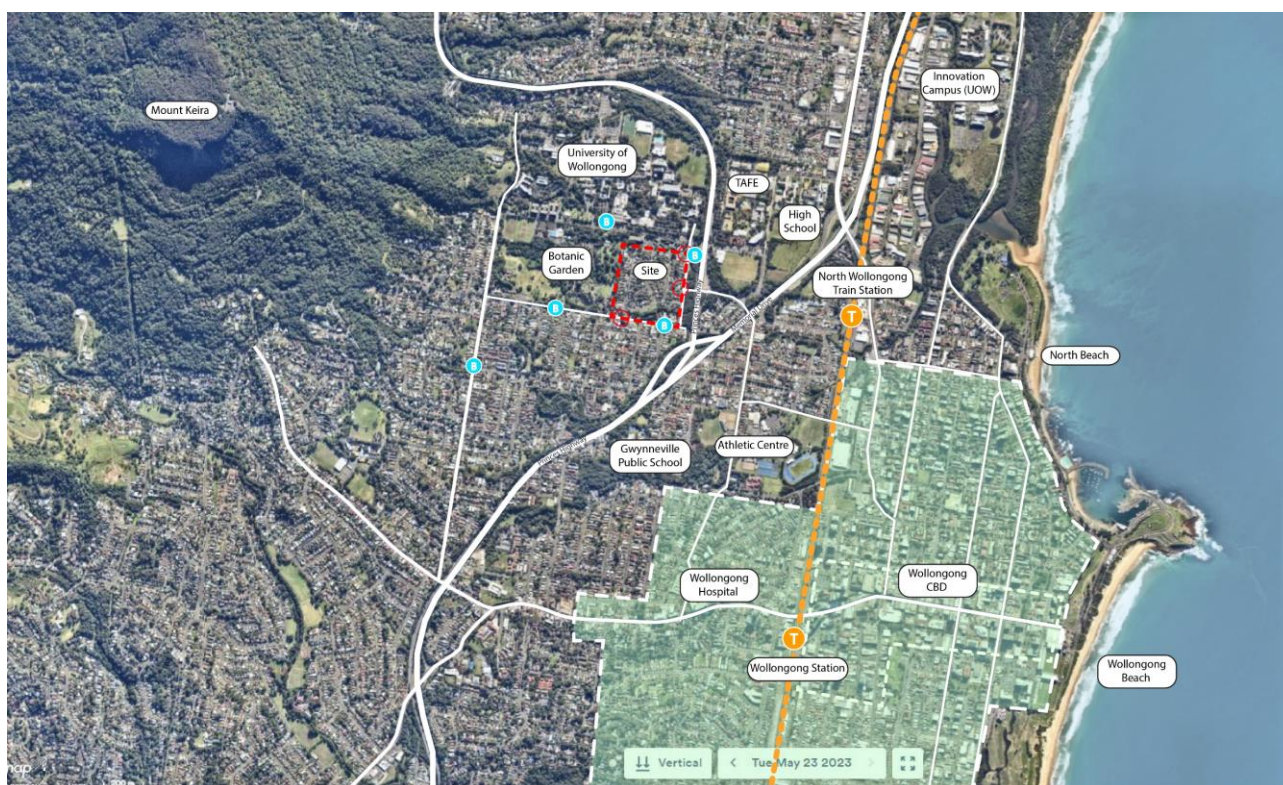


Figure 6 Surrounding Context

1.3 District and Regional Context

The site is located approximately 83 km south of Sydney and the journey takes approximately 1 hr 45 mins via car.

The site is well connected via the existing road and rail network. Commuters have the option to travel via Sydney trains where the journey from Sydney Central Station takes approximately 1 hr and 40 minutes.

While a public bus connection via Campbelltown is available, the travel time typically exceeds 2 hrs and 45 minutes.

Kiama is located approximately 39 km further south and the journey takes approximately 31 mins via car or 43 minutes via train.

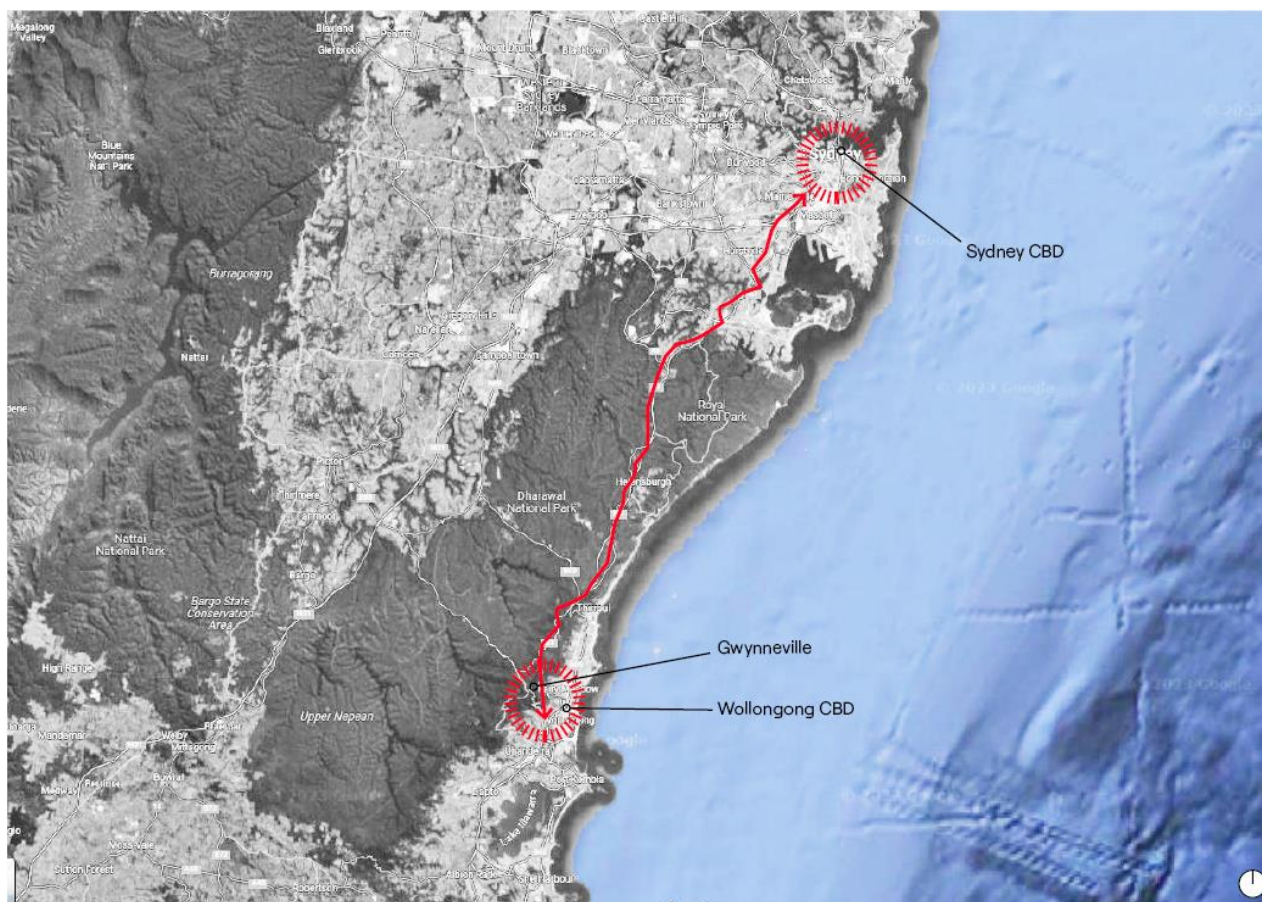


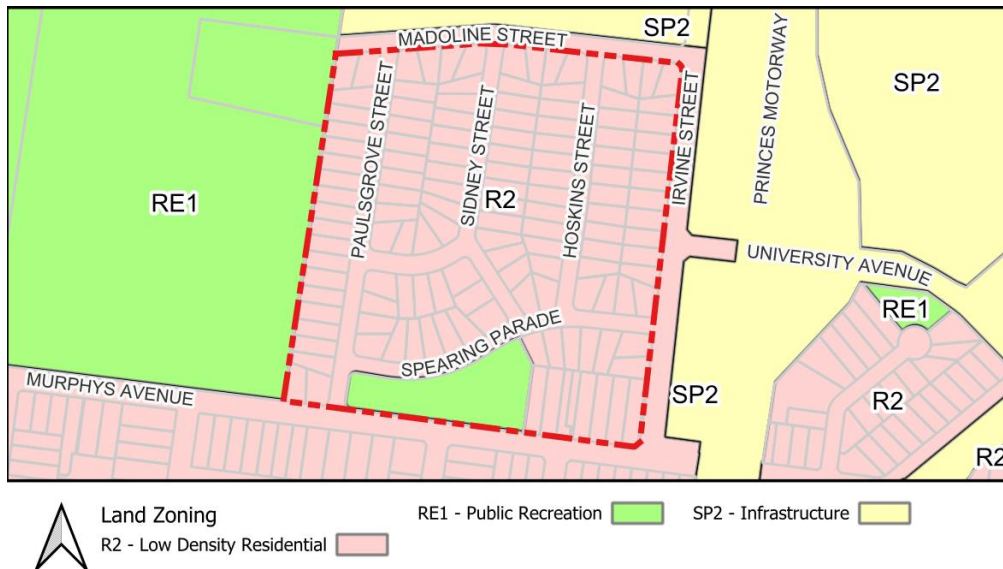
Figure 7 Regional Context Map (Source: Gyde / Nearmap)

1.4 Existing Planning Provisions

The Wollongong Local Environmental Plan 2009 (WLEP 2009) is the relevant Environmental Planning Instrument (EPI) applicable to the site. The following controls are relevant to the subject site.

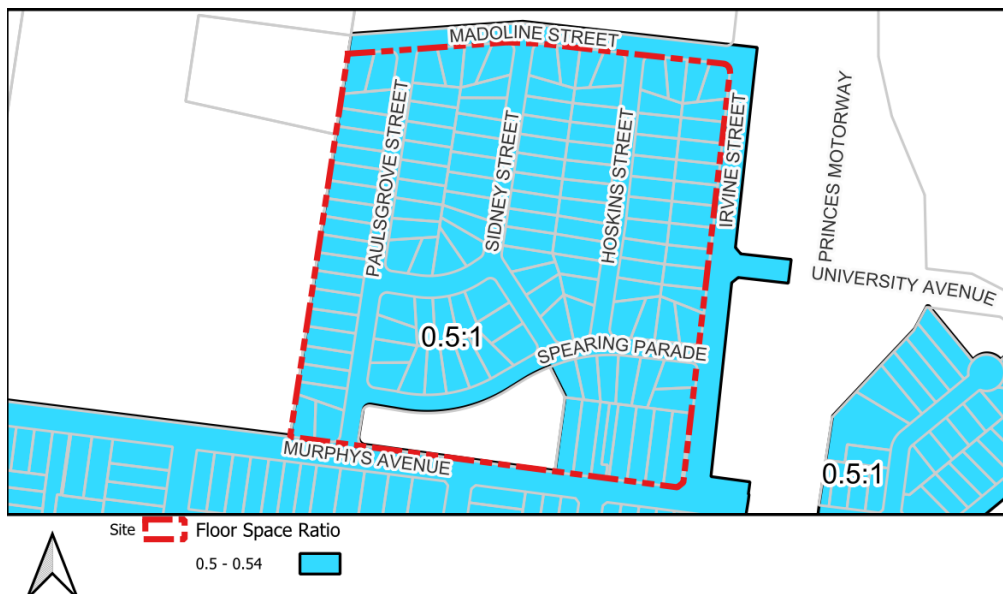
1.4.1 Land Use Zoning

The current zoning of the site is R2 Low Density Residential.



1.4.2 Floor Space Ratio

The current maximum FSR permitted on site is 0.5:1.



1.4.3 Height of Building

The current maximum height of buildings permissible on site is 9m.



1.4.4 Minimum Lot Size

The current minimum lot size permissible on site is 449 sqm.



2. Intended development outcomes

This section provides a high-level overview of the analysis, opportunities and constraints and development concept underpinning this PP as set out in the Urban Design Report at Appendix B.

2.1 HNSW's aim

Homes NSW proposes to amend the Wollongong Local Environmental Plan 2009 (WLEP) to help deliver a diverse range of housing typologies. This will include additional 50% social and affordable housing, 50% market housing products. This will include seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation. HNSW aims to create a high-amenity, walkable residential neighbourhood with an increased density and choice of affordable and diverse housing options that provide for a broad range of community needs and family types - including students, people on low incomes, people with disability and seniors.

New development will carefully respond to the unique context and character of the site and the wider Gwynneville precinct. Housing in Gwynneville will benefit from easy access via road, public and active transport modes to nearby amenities and opportunities for education, recreation, employment and community services.

HNSW seeks to leverage its consolidated landholdings to transform the precinct with improved public domain amenity, greater diversity of tenure and housing types catering for a broader demographic profile. HNSW's vision seeks to deliver variety across the building and open space typologies, and to provide a diverse and accommodating neighbourhood with a built form grain that blends harmoniously with the surrounding residential, educational and public domain context.

Development will respond harmoniously with the landform in the precinct to minimise visual bulk and reflect the undulating topography of the precinct.

Future development will preserve key landscape and neighbourhood character elements to complement and celebrate key contributory elements of the area and its setting. This includes canopy outlook from public streets.

The vision is to deliver an inclusive high-density neighbourhood, which integrates with the pedestrian and cycle networks envisaged for the university campus to the north, and a permeable and walkable neighbourhood with a strong landscape character that respects and complements the scenic qualities of the area.

New residential development will enable increased housing choices within in a well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

2.2 Opportunities and Constraints

The urban design concept underpinning this proposal takes into account a number of opportunities and constraints, these are listed below and illustrated in Figure 8 and Figure 9, and considered in greater detail in the urban design concept at Appendix B.

Constraints	Opportunities
<ul style="list-style-type: none"> • The sloping landform. • The limited number of site entries and the capacity of the existing road network. • Potential acoustic impacts associated with the proximity to the motorway. • Flood constraints and the riparian corridor. • The visually sensitive interface to the Botanic Garden. • Proximity to the low scale residential area. • Limited visual exposure due to the dense landscape buffers along the southern, eastern, and western site edges. • Limited pedestrian permeability, especially in an east west direction. • Limited passive surveillance to the public street 	<ul style="list-style-type: none"> • Distribute built form scale to minimise visual bulk impact to surrounding areas. • Respond to the unique site characteristics and the sloping terrain, to provide a stepped built form and varied streetscape responses that are sympathetic with the human scale environment. • Reflect and enhance the landscape character of the site. • Strengthen the landscape character and place making qualities of Spearing Reserve. • Mitigate existing flood impacts, minimising off-site impacts to neighbouring sites. • Provide generous deep soil capacity along the western boundary, to deliver substantial landscape screening to mitigate visual impacts of new development. • Retain and improve the residential presentation to the eastern end of Murphys Avenue. • Provide good quality residential development in proximity to public transport nodes and local community services (schools, playing fields etc.). • Provide a diverse mix of dwellings to benefit from a unique lifestyle setting, within walkable distance of North Wollongong train station and Wollongong CBD. • Provide a contemporary and well-designed residential neighbourhood with a range of housing options.



Figure 8 Key Site Constraints



Figure 9 Key site opportunities

2.3 Key Urban Design Principles

The urban design principles for the precinct underpinning this PP have been informed by the context and site analysis. The principles below are based on a best practice approach, derived from the place-based investigations and technical advice.

Land Use

- Provide a robust urban form that is capable of affordable, social, community and diverse private housing catering for broad range of community needs.
- To provide new opportunities for the community to meet and recreate in well configured and accessible open space.

Public Domain/ Landscape

- Maintain landscape buffers between development fronting Paulsgrove Street.
- Provide a range of landscape opportunities throughout the precinct
- Provide a range of open space typologies with varying degree of public/private character.
- Minimise visual interference to the Wollongong Botanic Garden.
- Expand the publicly accessible landscaped open along the southern site perimeter.
- Mitigate flood impacts.

Built form

- Distribute development scale in response to the topography, minimising visual bulk exposure surrounding streets and achieving a sympathetic precinct (skyline) profile.
- Maintain human scale edges to the main pedestrian links.
- Respond to the university master plan layout and the scale envisaged along the northern site edge.
- Provide a variety of building envelope typologies to encourage diverse and textured development outcomes and enhance a sense of place.
- Provide built form containment along Mandoline Street.
- Ensure adequate solar access and outlook to communal open spaces and built forms.
- Increase visual permeability across the development and maximise passive surveillance to open spaces.

Movement and Access

- Improve block permeability and pedestrian connectivity.
- Provide a pedestrian connection between the campus entry (Mandoline Street) and University Avenue.
- Encourage walkable, active links through the development.

The above principles have been incorporated into Figure 10.



KEY







-  Prominent tree groupings
-  Visual landscape corridor celebrating the visual axis to Mount Keira
-  Canopy outlook terminating streets
-  Built form containment
-  Developable areas
-  Landscape corridor which provides a visual east west link

Figure 10 Key Urban Design Principles

2.4 Indicative Built Form

The PP seeks to establish greater building height FSR to incentivise the redevelopment of the site to provide high density residential flat buildings and new public open space.

The intended future redevelopment of the site will be underpinned by rigorous urban design principles which seek to:

- Improve block permeability for visual amenity and canopy outlooks
- Encourage walkability through the development
- Provide built form containment along Mandoline Street
- Maintain human scale edges to the main pedestrian links
- Minimise visual interference to the Wollongong Botanic Garden
- Ensure adequate solar access and outlook to communal open spaces and built forms
- Maintain landscape buffers between development fronting Paulsgrove Street
- Provide a range of landscape opportunities throughout the precinct
- Distribute development scale in response to the topography, minimising visual bulk exposure surrounding streets and achieving a sympathetic precinct (skyline) profile
- Provide a range of open space typologies with varying degree of public/private character
- Increase visual permeability across the development and maximise passive surveillance to open spaces
- Provide a variety of building envelope typologies to encourage diverse and textured development outcomes and enhance a sense of place
- Respond to the university master plan layout and the scale envisaged along the northern site edge
- Expand the publicly accessible landscaped open space along the southern site perimeter. Tailor the landscape concept design to deliver the capacity to mitigate flood impacts
- Provide built forms that respond to the sloping land, that are compatible with the surrounding context, incorporating a facade grain and texture which responds to the human scale of the pedestrian environment.

The indicative concept masterplan is shown in Figure 11 below, which illustrates the intended scale (in storeys) and public domain outcomes.



Figure 11 Concept masterplan

Part 1 – Objectives and intended outcomes

GYDE

3. Objectives of the Planning Proposal

The objectives of the planning proposal are to:

- facilitate increased housing supply and the availability of social, community and diverse private housing in Gwynneville.
- incentivise amalgamation of fragmented land to establish feasible and developable land parcels that are capable of accommodating development forms that are consistent with the requirements of *State Environmental Planning Policy (Housing) 2021* and the NSW Apartment Design Guide.
- facilitate implementation of intended public domain improvements across the precinct including new and expanded public open space.
- facilitate design excellence under the existing provisions under cl 7.18 of the WLEP through the identification of key sites across the precinct.

4. Intended Outcomes

Homes NSW intend to facilitate delivery of a diverse range of housing typologies. This will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

The planning proposal intends to change the current zone of the land from R2 Low Density Residential to R4 High Density Residential, with new and expanded areas of RE1 Public Recreation. This will create the opportunity for low to mid-rise apartments in the precinct.

The base FSR of 0.5:1 and the height control of 9m that currently applies to the precinct is not proposed change. However, building height and FSR incentives will facilitate site amalgamation to create lots that are more capable of accommodating increased density and providing amenity. Height and FSR bonuses will be contingent upon achieving design excellence outcomes, providing public benefits such as social and affordable housing, and increased public open space within the precinct.

Homes NSW aims to create a high-amenity, walkable residential neighbourhood with an increased density and choice of affordable and diverse housing options that provide for a broad range of community needs and family types - including students, people on low incomes, people with disability and seniors.

New residential development will enable increased housing choices within in a well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

In particular, the following development outcomes are intended to occur as a result of this proposal:

- Provide a diverse range of well-designed and oriented social, community and diverse private housing in a low to mid-rise high-density format.
- Facilitate increased provision of public open space from the current 8,300sqm up to a maximum of 16,660sqm public open space, including an extension to Spearing Reserve to provide improved opportunities for community building, social interaction and recreation.
- Establish green visual corridors traversing the site, including private and public open space to improve the future visual amenity.
- Mitigate flooding risk in the southern areas of the site through the expansion of public open space.

Part 2 – Explanation of provisions

GYDE

5. Summary of Intended Provisions

This planning proposal seeks to make the following amendments to the Wollongong Local Environmental Plan 2009. The provisions have been designed to increase residential capacity to enable a range of social, community and diverse private housing options to be developed in the Gwynneville. The development standards have been intentionally designed to enable additional building height and floorspace to only be realised if particular land amalgamation and public domain outcomes have been met. The controls also trigger design excellence provisions set out under cl 7.18 of WLEP 2009 for key sites, which will provide council with greater means of ensuring high quality design outcomes at future development application stages.

Table 4 Summary of LEP Amendments

Control	Existing	Proposed
Land Use Zoning	R2 Low Density Residential	<p>R4 High Density Residential</p> <p>This includes all land intended for residential purposes and the approximately 2,500sqm central public open space (noting permissibility includes 'recreation area').</p> <p>RE1 Public Recreation</p> <p>A portion of R2 Low Density Residential to remain unchanged in the south eastern corner of the site.</p> <p>Refer Figure 20.</p>
Floor Space Ratio	D - 0.5:1	<p>D - 0.5:1 (No change)</p> <p>Areas proposed to be rezoned to RE1 Public Recreation to be assigned no FSR control. FSR bonuses will be provided for via local provisions under Part 7 of WLEP for identified key sites in order to facilitate intended land amalgamation outcomes.</p> <p>Refer Figure 22.</p>
Height of Buildings	J – 9.5	<p>J – 9.5 (No change)</p> <p>Areas proposed to be rezoned to RE1 Public Recreation to be assigned no Height of Building control. Building height bonuses will be provided for via local provisions under Part 7 of WLEP for identified key sites in order to facilitate intended land amalgamation outcomes.</p> <p>Refer Figure 24.</p>
Minimum Lot Size	F - 449	<p>The minimum lot size control is proposed to be removed as the minimum lot size controls under the proposed key site provision render the control redundant and unnecessary.</p> <p>The portion of remaining R2 Low Density Residential land will retain its existing minimum lot size control of 449sqm.</p> <p>Refer Figure 26.</p>

Control	Existing	Proposed
Part 7 Local Provisions	No local provision pertaining to the Gwynneville Precinct	<p>Applicable to all identified key sites in the Gwynneville Precinct, insert a precinct specific clause under Part 7 of the WLEP 2009 to the following effect:</p> <ul style="list-style-type: none"> Minimum 50% of dwellings on all R4 High Density Residential zoned/ Key Sites to be provided as social and/or affordable housing. Minimum provision of social and/or affordable housing 625 dwellings is to be provided within the precinct. R4 High Density Residential zoned/ Key Sites may provide less than 50% social and/or affordable housing where provision of the 625 minimum has been met; Once the minimum 625 social and/or affordable dwellings have been met on a precinct wide level, it is intended that the obligation to deliver social and affordable housing will cease; <p>Establish a statutory register to be maintained by Council which tracks and records the incremental delivery of social and affordable housing per site and reduces the required provision of such dwellings as they are provided across the precinct.</p>
Key sites map	No sites in the Gwynneville Precinct are identified on the Key Sites Map	<p>Identify 27 key sites on the key sites map so as to establish the legislative basis to implement site specific provisions under Part 7 to facilitate building height and FSR incentives to support land amalgamation. The identification of 27 key sites will bring into effect the design excellence provisions set out under cl 7.18 of WLEP 2009 for those sites, requiring that the statutory clause be addressed and that all key sites would be subject to Council's established design excellence process. The portion of remaining R2 Low Density Residential land will not be subject to key sites provisions and is therefore not identified as a key site.</p> <p><i>Note: It is intended that FSR be calculated based on the full area of mapped key site. Refer also to Table 2 below.</i></p> <p>Refer Figure 27.</p>
Part 7 Local Provisions	No local provision pertaining to identified "Key Sites" in Gwynneville	<p>For the 27 new sites identified on the Key Sites Map:</p> <ul style="list-style-type: none"> Establish new local provisions specific to the identified Key Sites as per Table 2. <p>The intent is that building height and FSR bonuses may only be achieved if the minimum contiguous lot size has been met within the relevant key site boundary.</p>
Part 5 Miscellaneous Provisions – Land Reservation Acquisition Map	No sites in the Gwynneville precinct are identified on the Land Reservation Acquisition Map	<p>Identify 2 sites on the Land Reservation Acquisition Map for purposes of Zone RE1 Public Recreation and marked "Local open space" as resolved by Council on the Ordinary Meeting of Council on the 25 November 2024.</p> <p>Refer to Figure 28.</p>

Table 5 Key Sites Provisions

Key Site ID	Min Lot size (sqm)	Max FSR (x:1)	Max HOB (m)
10	1,300	1.3	15
11	1,900	1.0	13
12	3,700	1.2	15
13	2,500	1.4	15
14	2,450	1.1	13
15	4,350	1.4	18
16	6,250	1.2	15
17	2,450	1.4	18
18	4,350	1.8	22
19	1,250	1.2	15
20	1,850	1.1	15
21	2,450	1.0	15
22	3,950	1.2	15
23	1,700	2.3	22
24	3,150	1.2	18
25	3,650	1.2	18
26	1,750	1.4	15
27	2,500	1.3	18
28	3,200	1.4	18
29	1,750	2.0	22
30	1,700	2.1	22
31	2,500	1.8	18
32	1,850	1.3	15
33	4,150	1.6	18
34	2,500	1.8	15
35	2,500	1.3	18
36	1,700	2.4	22

* Gyde has not had access to survey information. Key site area estimates are based on publicly available GIS data accessed from the NSW Spatial Database in October 2024.

Part 3 – Justification of strategic and site-specific merit

GYDE

6. Strategic and Site Specific Merit

6.1 Strategic Merit Test

To satisfy the strategic merit test, the PP must satisfy at least one of the criteria. This PP satisfies all of the criteria as demonstrated below:

Does the proposal:

Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or

As demonstrated in Section 8.1.1, this PP exhibits a high degree of alignment with the Illawarra Shoalhaven Regional Plan.

In particular, it aligns with the following objectives and strategies:

- Objective 19: Deliver housing that is more diverse and affordable
- Strategy 19.3 of the regional plan aims to assess the potential to renew social housing sites to deliver an increase in social housing stock and greater vibrancy in local communities.

It will also make a direct contribution to achieving the following objectives and strategies:

- Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths
- Objective 18: Provide housing supply in the right locations
- Strategy 18.2 Facilitate housing opportunities in existing urban areas, particularly within strategic centres

As such this aspect of the Strategic Merit Test has been satisfied.

Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or

As demonstrated in Sections 7.1.1 and 8.2.2, this PP exhibits a high degree of alignment with the Wollongong LSPS as Draft LHS. Particular and fundamental elements of these strategies that demonstrate the strategic merits of this proposal are summarised below.

Wollongong LSPS

A key element of the LSPS seeks to provide "Housing for all". It defers strategic planning for housing in Wollongong LGA to a Local Housing Strategy the Wollongong Local Housing Strategy 2022 (LHS) has since been prepared. Further response to the LHS is provided below.

Refer also to section 8.2.2.

Wollongong Local Housing Strategy 2023

The LHS seeks to ensure that new housing will continue to diversify supply and provide choice for residents through a variety of housing types, sizes, configurations, and features, to cater for a wide range of residential needs and price-points. Focus for diversity will be on affordable, smaller, and/ or adaptable housing located throughout the Wollongong LGA to cater for a range of incomes and abilities. Wollongong aims to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for Wollongong's ageing population.

The LHS recognises there is a high need for additional social and affordable housing:

- Homelessness and Emergency housing
- Social housing
- Seniors Housing

- Accessible Housing
- Affordable Rental Housing

It recognises that the delivery of such housing involves a combination of cooperation between Council, State government and housing providers, policy enablers and funding incentives to achieve social and affordable housing outcomes.

The LHS notes that Wollongong has over 6,700 social housing dwellings which represents 7.5% of overall housing stock. It states that there is a high need for additional social housing in the LGA and elsewhere in NSW. There is an estimated 3,000 persons on the Illawarra social housing waiting list, which could take 5-10 years for a dwelling to be made available.

In 2020 Council signed a Collaboration Agreement with HNSW (refer Appendix Q) to work together to renew and improve the performance of their portfolio of social housing stock in the LGA. The LHS acknowledges that Homes NSW is self-funded and needs to leverage its existing assets to construct new dwellings and uses a mixed tenure model to improve the viability of projects and fund additional dwellings.

The LHS acknowledges that this means that HNSW needs to sell existing social housing stock to fund the construction of new dwellings. It acknowledges that in some renewal locations, the funding model may require significant upscaling of overall development outcomes to maintain current social housing stock in suitable locations subject to environmental and infrastructure constraints.

This PP demonstrates the suitability of the Gwynneville site to accommodate increased residential dwellings with manageable constraints and impact on infrastructure.

The PP will provide a robust urban form that will deliver a diverse range of housing typologies, which will include additional 50% social and affordable housing and 50% market housing products. This will include seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

As such this aspect of the Strategic Merit Test has been satisfied.

Refer also to Section 7.1.1.

Respond to a change in circumstances that has not been recognised by the existing planning framework

The PP is responding to a critical housing shortage in social, community and private housing supply that was not recognised in its full capacity at the time key strategic documents such as the ISRP 2041, LSPS

LHS were created and/or adopted. The urgent need for the existing planning framework to respond to this shortage is confirmed by the Australian Government through the establishment of the National Housing Accord.

Under the Accord, the NSW Government has committed to committed to building 377,000 well located homes across NSW by 2029, including 3,100 affordable homes. To meet these targets the NSW government has as established housing targets. Under these targets, 9,200 homes will need to be delivered in Wollongong LGA by 2029.

The PP is expected to deliver a total of 1,250 dwellings, of which 50% or 625 dwellings are to be delivered as social and affordable housing. Given there are currently 79 social dwelling units and 56 private market dwellings, the PP provides capacity for a significant increase of 546 social and affordable housing units, and over 569 additional private dwellings in addition to these already contained within the site.

While any new capacity created is unlikely to be delivered in its entirety by 2029, the PP is an important element in assisting the Wollongong LGA in meeting its housing targets to 2029 and beyond.

As such this aspect of the Strategic Merit Test has been satisfied.

Refer also Section 6.1.

6.2 Site Specific Merit Test

The PP demonstrates site-specific merit, with the unique elements and location of the site informing the development of the proposed concept.

Does the proposal give regard and assess impacts to:

the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)

The PP demonstrates site-specific merit, with the unique elements and location of the site informing the development of the proposed concept.

The PP demonstrates site specific merit in relation to this criterion as follows:

- The proposed concept has considered the environmental context of the site, though the proposed scheme considering the environmental constraints and will actively address the potential impacts at a development stage.
- The Urban design study demonstrates that the intended development outcome can be achieved on the site:
 - in line with a built form design approach that achieves good solar access to dwellings and meets the overarching requirements of the NSW Apartment Design Guide (ADG) and therefore Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).
 - without any detrimental impacts to log and medium range views in relation to Mount Keira, the Illawarra Escarpment, and Gennifer Brae as well as a number of long and medium range views agreed with Council
 - in a manner that respects the topography and landscape character of the site and broader locality
 - with a high degree of public open space amenity and walkability.
- The Bushfire Letter at Appendix K confirms that the site is not in proximity to any bushfire prone land and will not cause any risk to bushfire within the area.
- As demonstrated by Stantec's Traffic and Transport Assessment at Appendix F, that subject to the proposed mitigation works, the PP will be capable of accommodating future traffic volumes and expected proposal impacts. Stantec concludes that the PP would not be expected to compromise the safety or function of the surrounding road network provided certain mitigation measures are undertaken.
- The Active Travel and Traffic Management Plan prepared by Stantec at Appendix G considers that the Proposed Development is well serviced by active and public transport infrastructure and that in its existing form, it would be able to achieve Wollongong's strategic transportation goals as the development would support the viability of this infrastructure. Further, it provides a framework to encourage the transition from private travel to active and public transport.
- The FIRA prepared by Stantec confirms the site is classified as a high flood island located entirely above the PMF and demonstrates that the proposal lowers flood levels across the site by rezoning residential land to open space. Though there is a recognised increase in flood levels at the intersection of Irvine and Madoline Street, this is expected to be minor and easily mitigated.
- There are no adverse or unmanageable effects of flooding in relation to the intended development outcome on the site. Expansion of public open space has enabled mitigation and improvement of flood impacts. This is evident in the Flood Report at Appendix E.
- The Aboriginal Heritage report at Appendix H demonstrates the site does not contain items of indigenous heritage significance.
- The European Heritage report at Appendix I demonstrates there are no heritage items located within the site unmanageable impact on heritage within its context.
- The preliminary biodiversity report at Appendix J demonstrates that no Threatened Ecological Communities (TECs) listed under the *Biodiversity Conservation Act 2016* (BC Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) occurred within the Study Area.

- The Geotechnical report at Appendix M demonstrates that matters relating to groundwater, site stability stage via the usual development application processes.
- Matters relating to hazards and contamination will be further investigated at detailed design and development application stage based on the recommendations outlined in the Phase 1 assessment at Appendix N.
- The Acoustic report at Appendix O demonstrates that any matter relating to noise associated with the M1 Princes Motorway can be suitably addressed via later detailed design and development application process. This and any potential noise issues relating to the use of the botanical gardens for events can be addressed via a DCP control that requires any future impacted development to be undertaken in accordance with the advice of a qualified acoustic consultant.
- The proposed concept has also carefully considered neighbouring residential, recreational and education uses.
- The proposed concept will not detrimentally impact the local area, given the proposed uses already largely occur in the local area.
- No adverse shadowing impacts to the surrounding low-density locality to the south of the site will occur and privacy impacts have been managed through the proposed built form.
- The site is well-serviced and there is sufficient infrastructure available to accommodate the proposed concept.
- Distribution of bulk and scale responds to the sloping landform of the site by locating taller forms where they will result in minimal exposure of visual bulk as viewed from surrounding low scale residential areas.
- Visual bulk analysis confirms that the proposal will not result in any unmanageable visual impacts.
- The high-density land uses proposed are compatible with and suitably buffered with public open space in relation to the low-density residential land to the south and interface suitably with the botanical gardens to the west and university to the north with compatible scale and form.
- As confirmed by the services and infrastructure report at Appendix P, the subject site is already used for urban purposes with sufficient access to service infrastructure (e.g. water, electricity, sewer, gas) available to accommodate the intended future development. The proposal will increase dwellings on the subject site in a highly accessible location in close proximity to public transport.

existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates

The PP demonstrates site specific merit in relation to this criterion as follows:

- Distribution of bulk and scale responds to the sloping landform of the site by locating taller forms where they will result in minimal exposure of visual bulk as viewed from surrounding low scale residential areas. This is evident in the Urban Design Report at Appendix B.
- The high-density land uses proposed are compatible with and suitably buffered with public open space in relation to the low density residential land to the south and interface suitably with the botanical gardens to the west and university to the north with compatible scale and form.

The proposed concept set out in the Addendum Urban Design Report at Appendix A and supporting Urban Design Report at Appendix B has carefully considered neighbouring land uses, including the surrounding residential, education and recreational uses. The proposed concept will not detrimentally impact the local area, given the proposed uses already largely occur in the local area. No adverse shadowing impacts to the surrounding low-density locality to the south of the site will occur and privacy impacts have been managed through the proposed built form by adherence to the ADG objectives and design principles which underpin the urban design modelling that have informed this PP.

services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision

The subject site is already used for urban purposes with sufficient access to service infrastructure (e.g. water, electricity, sewer, gas) available to accommodate the intended future development. The proposal will increase dwellings on the subject site in a highly accessible location in close proximity to public transport.

Stantec's Active Travel and Traffic Management Plan at Appendix G recognises that the Gwynneville redevelopment precinct is *well serviced by active and public transport infrastructure*, in addition to the future redevelopment that will support the viability of the infrastructure. To further ensure the capacity of the redevelopment to meet infrastructure demands, the Active Travel and Traffic Management Plan sets out recommendations which will be incorporated at the detailed design stage. Further, it provides a framework to encourage the transition from private travel to active and public transport.

Stantec undertook a utilities servicing study for the Gwynneville redevelopment precinct to inform this Planning Proposal. It identifies existing utility infrastructure and any anticipated infrastructure upgrades required to service the precinct. Refer Appendix P. It concludes that the precinct is well serviced by utility infrastructure. Specific infrastructure and servicing are more appropriately addressed as a part of a future detailed design and development application process, when the servicing needs of particular developments outcome and any necessary infrastructure contribution requirements under s7.11 of the EP&A Act will be assessed and considered. Refer also to Section 10.1.

As demonstrated by Stantec's Transport Impact Assessment at Appendix F, the PP will not result in an unmanageable increase in traffic volumes and parking in the Gwynneville precinct. Stantec concludes that the PP would not be expected to compromise the safety or function of the surrounding road network provided certain mitigation measures are undertaken.

The Social Infrastructure Needs Assessment at Appendix D concludes that the expected future population requires 20,000sqm of public open space, which this PP will provide up to 16,660sqm on this site. It also lists a number of community and public infrastructure items that may form part of a Voluntary Planning Agreement to be confirmed in collaboration with Council post gateway. Noting that the PP has potential to result in a significant public open space dedication.

Refer also Section 6.2.

7. Section A - Need for a Planning Proposal

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

The PP is considered to be consistent with and/or will enact specific recommendations from the following strategic documents (each of which is explored in further detail below):

7.1.1 Wollongong Local Housing Strategy 2023

The Wollongong Housing Strategy was adopted in February 2023. The LHS notes that Wollongong has over 6,700 social housing dwellings which represents 7.5% of overall housing stock. It states that there is a high need for additional social housing in the LGA and elsewhere in NSW. There is an estimated 3,000 persons on the Illawarra social housing waiting list, which could take 5-10 years for a dwelling to be made available.

In 2020 Council signed a Collaboration Agreement with HNSW to work together to renew and improve the performance of their portfolio of social housing stock in the LGA. The LHS acknowledges that Homes NSW is self-funded and needs to leverage its existing assets to construct new dwellings and uses a mixed tenure model to improve the viability of projects and fund additional dwellings.

The LHS acknowledges that this means that HNSW needs to sell existing social housing stock to fund the construction of new dwellings. It acknowledges that in some renewal locations, the funding model may

require significant upscaling of overall development outcomes to maintain current social housing stock in suitable locations subject to environmental and infrastructure constraints.

This PP demonstrates the suitability of the Gwynneville site to accommodate increased residential dwellings with manageable constraints and impact on infrastructure.

The following table sets out the PP's response in relation to the specific strategies set out under the LHS.

Housing Strategies	PP Response
a. Housing vision	
Housing will respond to Wollongong's unique environmental setting and heritage.	<p>The Addendum Urban Design Report at Appendix A and urban design report at Appendix B are underpinned by rigorous context and impacts analysis that provides an urban design solution that:</p> <ul style="list-style-type: none"> • distributes development scale in response to the topography • minimises visual bulk exposure surrounding streets • achieves a sympathetic precinct (skyline) profile • maintains human scale edges to the main pedestrian links <p>The report includes visual impact analysis demonstrates there will be no detrimental impact on long and medium range views in relation to the intended development of the site.</p>
New housing will continue to diversify supply and provide choice for residents. Diversity will be provided through a variety of housing types, sizes, configurations, and features, to cater for a wide range of residential needs and price-points. Focus for diversity will be on affordable, smaller, and/ or adaptable housing located throughout the Wollongong LGA to cater for a range of incomes and abilities.	The PP will provide a robust urban form that will deliver a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.
Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high-quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.	The PP will enable new high-density development to be provided, whilst leveraging the incentives provided for under the development controls to achieve enhanced public domain outcomes that will facilitate enjoyment and a high-quality lifestyle in proximity to a major tertiary education institution and the botanical gardens.
Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a	Increased density for the purposes of both social and private opportunities in a location that is highly accessible to the Wollongong City Centre, University and Hospital will benefit the future residents with jobs

Housing Strategies	PP Response
high-quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.	and services and support ongoing vitality of the City Centre.
Urban Release Areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure.	Not directly relevant to this PP as the site is not identified as an Urban Release Area. However, infill housing opportunities such as that proposed by this PP will complement the delivery of much needed housing in the Wollongong LGA.
Town and village centres, and land zoned for medium density residential development will promote their distinctive character, whilst planning for and facilitating growth and high-quality design in desired locations.	The urban design report at Appendix B is predicated on careful consideration for local character outcomes and the protection of views and landscape character. The proposal seeks to enable the development of a range of housing typologies and tenures including social and affordable housing in a location that is well serviced by public transport in proximity to recreational and educational opportunities, which contribute to the desirability and amenity of the location.
Wollongong will strive to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population.	The PP will support increased supply and diversity of social housing provision that will provide for low-income households, people living with disability, key workers, seniors and students.
b. Overall City-wide strategies	
CW1. Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres and supporting infrastructure that is planned, costed and programmed within an achievable timeline.	<p>The PP will enable provision of social, community and diverse private housing in a location that is well serviced by public transport, education services and is readily accessible to the Wollongong City Centre.</p> <p>The Addendum Urban Design Report at Appendix A and urban design report at Appendix B demonstrate that the intended development forms will work harmoniously with the site's topography.</p>
CW2. Provide sufficient zoned land and housing approvals to meet the 5 year (+7000 dwellings), 10 year (+14,000 dwellings) and 20 year (+28,000 dwellings) overall targets that will be required by Greater Cities Commission based on the Department of Planning and Environment's projections.	The PP will provide for approximately 1,250 dwellings. Of these dwellings 50% (625) will be provided as social and affordable housing. The increase dwellings on this site will make a significant and necessary contribution to meeting Wollongong Council's housing target to build 9,200 new completed homes by 2029 under the National Housing Accord.
CW11. Review development controls to increase the sustainability and energy efficiency of dwellings. Council has recently exhibited the Climate Friendly Planning Framework Discussion Paper and is considering feedback received.	The PP will identify key sites that will require all development in the precinct to address the design excellence provisions set out under cl 7.18 of the WLEP. This will require all development to demonstrate sustainability outcomes at the development application stage.

Housing Strategies	PP Response
c. Housing Needs strategies – helping people find a home	
<p>The LHS recognises there is a high need for additional social and affordable housing:</p> <ul style="list-style-type: none"> • Homelessness and Emergency housing • Social housing • Seniors Housing • Accessible Housing • Affordable Rental Housing <p>It recognises that the delivery of such housing involves a combination of cooperation between Council, State government and housing providers, policy enablers and funding incentives to achieve social and affordable housing outcomes.</p>	<p>The fundamental objective of this PP is to increase the provision of social housing. It will result in a significant increase in social housing from the current 79 dwellings.</p> <p>The PP will deliver a diverse range of housing typologies. This will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.</p>
<p>ii. Social housing</p> <p>SH1. Council will advocate for the number of social housing dwellings to be increased so that the 7.5% proportion of housing stock is at least maintained in line with overall growth</p>	<p>This PP will make a major contribution to this strategy through a significant increase in social housing from the current 79 dwellings.</p>
<p>SH2. Consistent with the Collaboration Agreement, Council will continue to work with NSW Land and Housing Corporation to renew and increase the social housing stock in the LGA</p>	<p>This PP will make a major contribution to this strategy through a significant increase in social housing from the current 79 dwellings.</p>
<p>SH3. Council will advocate for additional State funding to be directed to NSW Land and Housing Corporation for the construction of new social housing dwellings.</p>	<p>This PP will create the necessary planning capacity to focus any such funding to assist with funding that will assist in realising the intended outcomes of this proposal</p>
d. Housing diversity, mix and choice strategies - housing product change	
<p>D1. the mix of dwellings sizes in residential flat buildings and shop top housing developments be amended to increase the proportion of single bedroom / studio dwellings from 10% to 20% in developments containing more than 20 dwellings</p>	<p>The mix of apartment sizes has not been determined at this strategic stage of the planning process. HNSW is committed to ensuring that a diverse range of apartment sizes to suit community needs.</p> <p>The detailed design and DA process will address any applicable ADG and DCP controls relating to housing mix.</p>
<p>D4. Amend the R2 Low Density Residential zone to remove Residential Flat Buildings as a permissible land use which is not an appropriate built form in the low-density zone, and is not achievable with a 0.5:1 FSR and 9m height limit</p>	<p>The PP seeks to establish an R4 High Density Residential zone in a location where residential flat buildings are suitable, needed and warranted.</p>

Housing Strategies	PP Response
e. Key location changes – Housing growth in the right locations	
<p>The draft Housing Strategy proposes the modification of the planning controls for housing in the following locations where there is more capacity for development:</p> <ul style="list-style-type: none"> Existing R3 Medium Density Residential zones – review the floor space ratio and height controls and whether the precincts should be expanded. Review the R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4. 	<p>This strategy signals a preference for R3 and R4 zones over the R1 zone. The PP proposes to zone the majority of the site as R4 High Density Residential, which aligns with the intended development outcome.</p>
f. Site specific changes	
<p>Council will progress processing planning proposals in Port Kembla and West Dapto. The Housing Strategy has not identified the need for significant additional greenfield or brownfield residential release areas, beyond those already identified. There is sufficient land already identified to meet the future housing needs without the rezoning of more sensitive and constrained locations. Should Council receive other draft Planning Proposal requests, they will need to demonstrate consistency with the applicable strategic framework (i.e. ISRP 2041, LHS, LSPS etc).</p>	<p>While this PP seeks to increase the development capacity of residential land not specifically identified for growth, it is considered warranted in this circumstance where HNSW is the majority landowner in the precinct and there is a unique opportunity to increase social housing in the locality. It is noted that this PP does exhibit a high degree of alignment with the ISRP 2041, LHS and LSPS.</p>
g. Partnerships and Advocacy	
<p>In recognition that a large range of housing issues are outside Council's direct control, however Council can seek to influence other organisations through advocacy and partnerships.</p> <p>The Housing Strategy proposes that Council:</p> <p>P1. Work with the NSW Land and Housing Commission [now HNSW] to renew and increase social housing and maintain at least the 7.5% proportion of social housing in the LGA.</p>	<p>This PP is the result of ongoing communication and collaboration between HNSW and Council to deliver social housing outcomes in the Wollongong LGA.</p>

7.1.2 Draft Wollongong Integrated Transport Strategy

The Draft Wollongong Integrated Transport Strategy provides an integrated strategy to address the key modes of transport across the Wollongong LGA city to meet the needs of a growing population and foster a high degree of mobility. The draft strategy was publicly exhibited between April and May 2024.

The Strategy identifies the site as being located within the 15-minute walking catchment of North Wollongong Station, with high quality walking routes between the station and the site (refer Figure 12). The Strategy predicts that as more services come online at train stations, there will be increased demand for access on foot. It advises that this should be planned for particularly at stations earmarked for increased density.

Stantec's Active Travel and Traffic Management Plan at Appendix G assessed the proposal against the goals and priorities of the Draft Wollongong Integrated Transport Strategy. From this assessment, it found that the Gwynneville redevelopment precinct is well serviced and that the future redevelopment it would be able to achieve Wollongong's strategic transportation goals as it would support the viability of this infrastructure. To further ensure the capacity of the redevelopment to align with the requirements of the Draft Wollongong Integrated Transport Strategy, the Active Travel and Traffic Management Plan sets out recommendations which will be incorporated at the detailed design stage. See Section 6 under Appendix G for further details.

In line with the goals of the Draft Wollongong Integrated Transport Strategy, the Active Travel and Traffic Management Plan also provides details on travel demand management, which works to set out opportunities to promote the use of non-private car transport and provide choice for workers and residents to travel to and from the site. The Plan sets out clear site-specific measures that details the opportunities for the scheme to encourage the move to active and public transport.

The strategy confirms the suitability of the site for increased residential capacity on the basis that the site is well situated in relation to public transport.

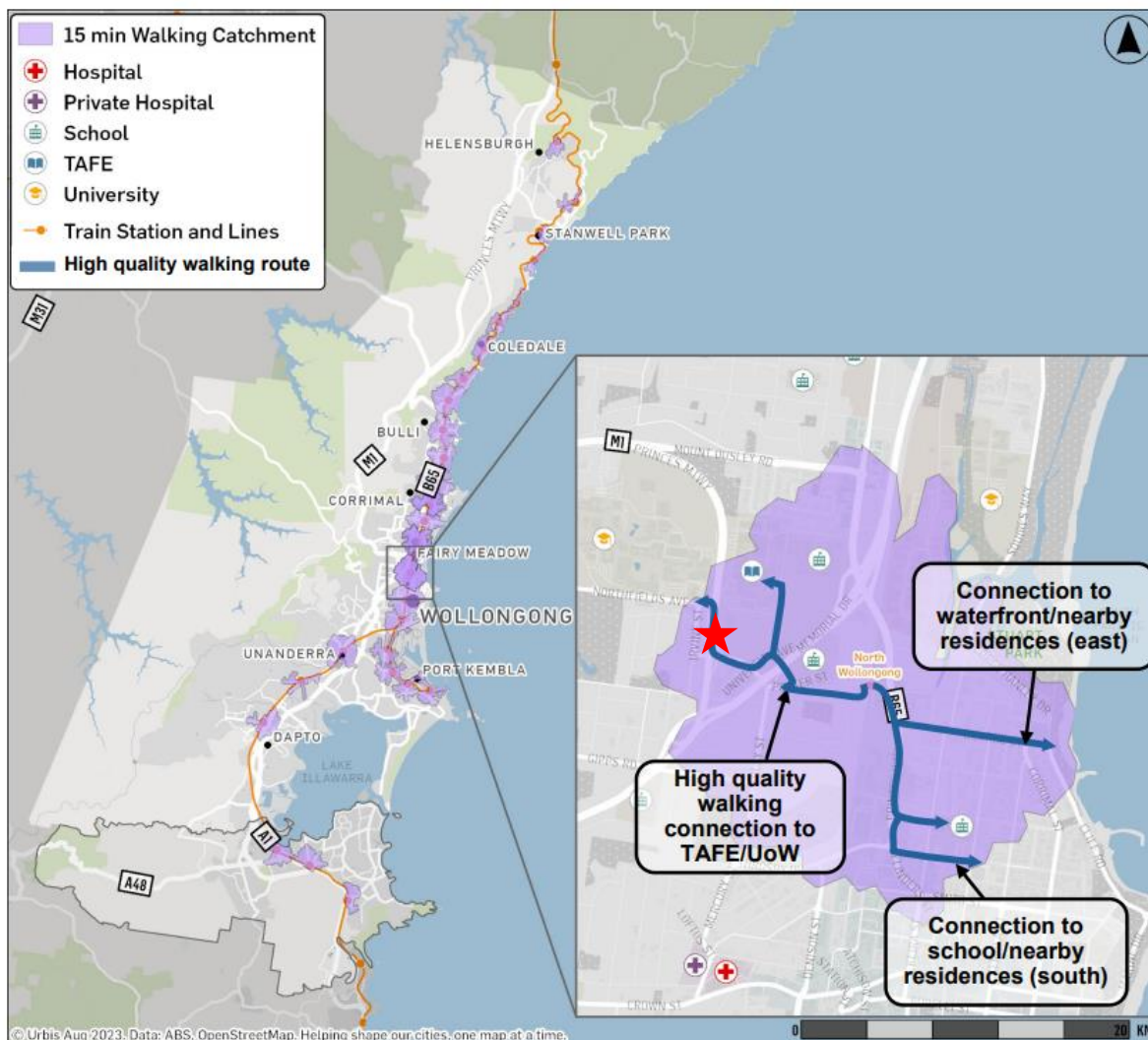


Figure 12 Walkability assessment (Source Urbis/ WCC) – site identified by red star

Stantec undertook an assessment against the walking, cycling and public transport capabilities of the scheme against the Draft Strategy. In regards to the walking assessment, the assessment confirms that detailed design is required to meet the requirements however it considered that the proposed scheme more than capable of achieving the goals of the Draft Strategy at the detailed design stage. Similarly, the cycling assessment found the scheme was capable of achieving the goals of the Draft Strategy subject to detailed design outcomes.

The assessment identifies that bus stop infrastructure upgrades are required; however, this can be achieved at the detailed design stage. This proposal will enable the development and modernisation of this infrastructure to encourage residents to travel by non-private vehicle travel and satisfy the goals of the Draft Wollongong Integrated Transport Strategy.

7.2 Q2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Option 1 – No action

The first option is to undertake no action in relation to the site. The existing development on the site would not provide an outcome for the site that optimises its strategic position to provide benefits to the local community. As such, this option was discounted.

Option 2 – Renew the site under current controls.

The second option is to renew the site under the current development controls. However, this would not allow for increased provision in social housing provision as the current controls do not provide for this. While residential flat buildings are currently permitted in the R2 zone, the LHS and LSPS both state that such uses will no longer be permissible. Further the objectives of the R2 zone are inconsistent with the intended outcome of this PP. Even if they were permissible the building height and FSR controls do not allow for any increase in development potential. As such, this option was discounted.

Option 3 – Lodge DA with Clause 4.6 variation request

The third option is to lodge a Development Application (DA) with Council to renew the site, with an accompanying Clause 4.6 Variation Request to vary the applicable FSR and Height controls.

The intended outcomes are inconsistent with the LEP objectives applicable to a site in the R2 zone. A Clause 4.6 variation request does not allow for variations to be sought as the extent of a 4.6 variation would not be substantial enough to facilitate the proposed scheme. Further, the controls would not provide for a redevelopment that is economically viable. As such, this option was discounted.

Option 4 – Site Specific Planning Proposal

The fourth option is to lodge a site-specific Planning Proposal (PP) to enable the renewal of the site to achieve increased availability of social, affordable and diverse private market housing. The PP is the most transparent means of achieving the desired outcomes to facilitate the redevelopment of the land and provide public benefit.

The proposed zoning and development controls have been carefully considered and designed so as to use the available mechanisms under WLEP to best effect in a manner that both enables and facilitates the intended development outcomes.

An explanation of the rationale underpinning the controls sought to be brought into effect by this PP is as follows:

Land Use Zoning: The objectives and land use permissibility of the proposed R4 High Density Residential zone the R4 zone are best aligned to deliver high density residential flat buildings as intended by this PP. Consideration was given to the R3 Medium Density Residential zone but the objectives of the R4 zone were considered to be more closely aligned with the intended outcomes of the PP. Given the existing R2 Low Density zone permits residential flat buildings, retention of this zone was considered, however the intended outcomes of the PP are inconsistent with the objectives of the R2 zone. Further, the LHS and LSPS stipulate

that the permissibility of residential flat buildings in the R2 zone will cease in the near future. As such the R2 and R3 zones were dismissed as unsuitable in this circumstance.

The R1 zone was also considered, however this is not a common zone in the Wollongong LGA and caters for a range of densities. While this was considered a suitable zone on a technical level in terms of alignment between the intended outcomes of the PP and the objectives and permissibility of the R1 zone, the R4 zone remained more closely aligned as it clearly seeks to establish a low to mid rise high-density residential neighbourhood consisting homogeneously of residential flat buildings of varying typologies. Further, the LHS expresses a preference against the R1 zone. Therefore, the R1 zone was dismissed as unsuitable.

Two areas in the south east of the site and south west of the adjacent to and adjoining Spearing Reserve are proposed to be zoned RE1 Public Recreation. These areas align with existing cadastral boundaries and are intended improve both the recreational and drainage capacity in this part of the site. Given the exact location of these public space elements is known and can be definitely described on the Land Use Zoning map it is appropriate for these areas to be incorporated in the RE1 zone.

The improvement of site permeability between Sidney Street and Hoskins Street in the form of a publicly accessible open space is intended to function as a local park. As a key place making focus of the Gwynneville precinct, it is intended to be provided on approximately 2,500sqm of land to be amalgamated via Key Sites provisions. As agreed with Council, the park is intended to be managed as a Homes NSW asset as a publicly accessible space. Its size and location to be delivered via DCP provisions and a future VPA in the general location over Lots 84, 85, 100, and 101 in DP36218. As there remains some flexibility as to the exact location of the park, it has been incorporated into the R4 High Density Residential zone, which permits the use of a 'recreation area', which includes a public park that is normally open to the public.

Height of Building: The proposed building height (i.e. pursuant to Clause 4.3 and associated mapping) sought to be brought into effect by this PP is not proposed change from the current permissible height. An increase in building height is proposed to occur via a local provision under Part 7 of the WLEP to facilitate land amalgamation, private and public domain solutions, and social/ affordable housing outcomes via a height/ FSR bonus. This approach also allows for a finer grain of building height controls to be applied to the site, supported by provisions to be included in the DCP to more closely align with the intended outcome of the PP outlined in the Addendum Urban Design Report at Appendix A and Urban Design Report at Appendix B.

Floor Space Ratio: The proposed FSR (i.e. pursuant to Clause 4.4 and associated mapping) sought to be brought into effect by this PP is not proposed change from the current permissible FSR. An increase in FSR is proposed to occur via a local provision under Part 7 of the WLEP to facilitate land amalgamation, private and public domain solutions, and social/ affordable housing outcomes via a height/ FSR bonus. This approach also allows for a finer grain of FSR controls to be applied to the site to more closely align with the intended outcome of the PP outlined in the Addendum Urban Design Report at Appendix A and Urban Design Report at Appendix B.

Key Sites: 27 key sites are proposed by this PP to be identified on the key sites map and with supporting local/ site specific provisions under part 7 of the WLEP 2009. The primary purpose of the key sites is to leverage building height and FSR bonuses to facilitate land amalgamation, private and public domain solutions, and social/ affordable housing outcomes intended by this PP. This will assist in overcoming implementation barriers that may otherwise impede the realisation of intended outcomes including fragmented land ownership and the availability of land for public open space. In particular the PP will enable development of the intended scale and density to occur on the site provided that:

- stipulated minimum lot sizes are met, thus proactively facilitating amalgamation of sites to form rational and feasible development sites that are capable of delivering the development patterns envisaged under the concept plan. This approach also prevents site isolation
- a minimum provision of 50% social and affordable housing is included to provide tangible public benefits and meet Homes NSW policy objectives.

The use of key sites will also have the additional benefit of activating clause 7.18 of the WLEP. This will require all key sites to address stipulated design excellence criteria, thus promoting high quality design outcomes that will further benefit from input from Council's design review panel.

In summary, the above approach also allows for the following planning outcomes:

- Enable development of the intended scale and density to occur on the site.
- Facilitate amalgamation of a fragmented site and delivery of improved public domain outcomes through building height and floorspace incentives.
- Ensure that all development will achieve a high degree of design excellence.

Minimum Lot Size: The minimum lot size is proposed to be deleted from proposed R4 and RE1 zoned sites as the control would be redundant following the implementation of minimum lot sizes in under Part 7 Key Sites provisions. The minimum lot size of 449sqm would remain in place for the group of sites in the south eastern corner of the precinct as no change to zoning is proposed for these lots.

For the reasons above, Option 4 is considered to be the preferred and most suitable option to deliver the intended outcomes of this proposal and a PP is required to facilitate the permissibility of the proposed development.

8. Section B - Relationship to Strategic Planning Framework

8.1 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)?

8.1.1 Illawarra Shoalhaven Regional Plan 2041

Yes. The planning proposal will give effect to the Illawarra Shoalhaven Regional Plan 2041 (ISRP).

The ISRP applies to the LGAs of Kiama, Shellharbour, Shoalhaven and Wollongong. This Regional Plan provides the strategic policy, planning and decision-making framework to guide the region to sustainable growth over a 20-year period. The vision for the region is a sustainable future and resilient community that is capable of adapting to changing, economic, social and environmental circumstances and is to be achieved through the following vision:

- A productive and innovative region
- A sustainable and resilient region
- A region that values its people and places
- A smart and connected region

The PP will make a direct contribution to achieving the following objectives and strategies:

Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths in that it will facilitate the creation of new open space that will provide a new, centrally located safe and enjoyable public open space as well as expansion of Spearing Reserve to improving pedestrian and place making amenity in a site that is accessible to the North Wollongong railway station and key destinations such as the University of Wollongong and botanical gardens.

Objective 18: Provide housing supply in the right locations in that this proposal will provide medium to high density housing of diverse land tenure, including social housing in an existing urban area with access to:

- the city centre and university providing nearby jobs
- infrastructure including the Princes Motorway (M1) and Memorial Drive

- education opportunities associated with the adjacent university making the site an ideal location to include student housing
- retail and commercial services in the city centre accessible via multimodal public transport options
- recreational facilities at the university and nearby Beaton Park and Wiseman Park
- public transport via the nearby bus interchange, free shuttle bus and the North Wollongong railway station.

Strategy 18.2 Facilitate housing opportunities in existing urban areas, particularly within strategic centres in that it will facilitate new and intensified residential development to increase housing supply in an existing urban area that is serviced and include new opportunities for recreation in a locality that is well connected to the Wollongong City Centre.

The PP for this site, which is a site with majority HNSW ownership and in a location that can benefit students, seniors, persons living with disability and low-income households, will enable increased social and community-oriented housing as well as a greater diversity of housing types and tenures. It will therefore directly contribute to the implementation of *Objective 19: Deliver housing that is more diverse and affordable*, and *Strategy 19.3 of the regional plan aims to assess the potential to renew social housing sites to deliver an increase in social housing stock and greater vibrancy in local communities*.

An analysis of the consistency of the planning proposal with the objectives of the ISRP are made in Table 6.

Table 6 Consistency of the planning proposal with the objectives of the ISRP

Objectives	PP Response
A productive and innovative region	
Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive City	<p>The ISRP recognises that Metro Wollongong is united by the Commercial Core, Sports and Entertainment Precinct, Health Precinct, as well as the foreshore, and education and innovation activity hubs.</p> <p>The PP will offer new opportunities for people in need of social, community and diverse private housing options to live in a locality that will provide easy access to these core precincts.</p>
Objective 2: Grow the region's Regional Cities	Not directly relevant to this PP. However, by providing homes for people in need of social, community and diverse private housing the PP will help to level the playing field and provide more opportunities for access to employment, services and recreation as jobs and growth occur across the region.
Objective 3: Grow the Port of Port Kembla as an international trade hub	Not directly relevant to this PP. However, by providing homes for people in need of social, community and diverse private housing the PP will help to level the playing field and provide more opportunities for access to employment, services and recreation as jobs and growth occur across the region.
Objective 4: Activate regionally significant employment precincts to support new and innovative economic enterprises	Not directly relevant to this PP. However, by providing homes for people in need of social, affordable, community and diverse private housing, the PP will help to level the playing field and provide more opportunities for access to employment, services and recreation as jobs and growth occur across the region.

Objective 5: Create a diverse visitor economy	Not directly relevant to this PP.
---	-----------------------------------

Objective 6: Activate the region's harbours to promote the blue highway	Not directly relevant to this PP.
---	-----------------------------------

Objective 7: Respond to the changing nature of retail	Not directly relevant to this PP.
---	-----------------------------------

Objective 8: Strengthen the economic self-determination of Aboriginal communities	Not directly relevant to this PP.
---	-----------------------------------

Objective 9: Promote agriculture innovation, sustainability and value-add opportunities	Not directly relevant to this PP.
---	-----------------------------------

Objective 10: Sustainably maximise the productivity of resource lands	Not directly relevant to this PP.
---	-----------------------------------

A sustainable and resilient region

Objective 11: Protect important environmental assets	The visual impacts analysis undertaken within the urban design report at Appendix B demonstrates there will be no detrimental impact to views to Mount Keira, which is a key environmental asset in the region. Further, the expansion of Spearing Reserve and additional public open space will establish greater green corridor connectivity in the Precinct that provides additional micro-habitats for local biodiversity. It will also establish and maintain key view corridors between to the Botanic Gardens and between blocks.
--	--

Objective 12: Build resilient places and communities	<p>The PP will facilitate an expansion of public open space in the southern portion of the site, which will enable improvement to overland flow and reduction of flood risk.</p> <p>The Bushfire Letter at Appendix K confirms that the site is no longer identified in or surrounding bushfire prone land and therefore is no longer relevant.</p> <p>The FIRA at Appendix E prepared by Stantec confirms the planning proposal reduces flood risk to existing residents, and future development will not result in significant flood impacts to neighbouring properties or significant risk to future residents.</p>
--	--

Objective 13: Increase urban tree canopy cover	<p>The PP will facilitate an increase in public open space and urban design approach that provides for enhanced street tree planting and landscaping within setbacks and communal open space areas.</p> <p>While the building footprint will likely increase design excellence provision of the LEP, which will ensure the following criteria are suitably addressed:</p> <ul style="list-style-type: none"> • environmental impacts such as sustainable design, overshadowing, wind and reflectivity
--	--

- the achievement of the principles of ecologically sustainable development

Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths The PP will facilitate new and expanded public open space that will provide parklands that encourage the permeability of the site. The Spearing Reserve and Sidney-Hoskin open space will work to establish a healthy and accessible area.

Objective 15: Plan for a Net Zero region by 2050 The PP will facilitate increase in dwellings in a location that is well serviced by road and rail transport, thus reducing reliance on private vehicles.

The Active Travel and Traffic Management Plan at Appendix G confirms that the proposed site outcomes will promote the viability of the active and public transport networks, and will promote infrastructure upgrades at the detailed design stage. Further, the Active Travel and Traffic Management Plan also provides details on travel demand management, which works to set out opportunities to promote the transition to active and public transport. The encouragement of active and public transport use in the precinct for future workers will limit the potential carbon pollution produced via solely private car use.

Objective 16: Support the development of a circular economy The design excellence provisions that will be enacted for identified key sites can support the development of a circular economy by integrating sustainable practices throughout its design, construction, and operation of future development. This can include the use of renewable energy sources, efficient waste management systems that prioritise recycling, and the incorporation of materials that are either recycled or easily recyclable.

Objective 17: Secure water resources Not directly relevant to this PP. However, new development provides the opportunity to reinvent the urban fabric to address contemporary standards, technologies and design in relation to water sensitive urban design.

A region that values its people and places

Objective 18: Provide housing supply in the right locations The PP will facilitate an increase in housing supply in a location that is well serviced by public transport and the university, providing ready access to the Wollongong City Centre, Beaton Park recreational facilities and Wollongong Hospital.

Objective 19: Deliver housing that is more diverse and affordable This PP will directly deliver on Strategy 19.3, which seeks to renew social housing sites to deliver an increase in social housing stock and greater vibrancy in local communities.

Objective 20: Establish a shared vision for the future of Bombo Quarry lands Not directly relevant to this PP.

Objective 21: Respond to the changing needs of local neighbourhoods	<p>The ISRP notes that local neighbourhoods in the Illawarra Shoalhaven would benefit from investment in quality green, open and public space to support and create local character or help to build a sense of identity where people grow attached to their area and want to make a contribution to culturally rich neighbourhoods.</p> <p>The PP will directly deliver on this objective in that it proposes new, expanded and enhanced open space in the precinct.</p>
Objective 22: Embrace and respect the region's local character	<p>The Addendum Urban Design Report at Appendix A and Urban Design Report at Appendix B have been prepared with careful consideration for local character elements and protecting the visual impact on iconic views such as those to Mount Keira and from Gennifer Brae in the botanical gardens. The principles set out in the urban design report will form the basis for the preparation of a site specific DCP intended to guide future development in the precinct.</p>
Objective 23: Celebrate, conserve and reuse cultural heritage	<p>This objective is not directly related to this PP. However, the PP includes the creation of new and expanded public open space that will provide opportunities for social inclusion and cultural expression.</p>
Objective 24: Support major events, public art and cultural activities	<p>Not directly relevant to this PP. However, the renewal, expansion and diversification of public open space will provide opportunities for community gathering and cultural expression at the neighbourhood scale.</p>
A smart and connected region	
Objective 25: Collaborate to leverage opportunities from Western Sydney's growth	<p>Not directly relevant to this PP.</p>
Objective 26: Create faster rail connections between Greater Sydney, Wollongong and Nowra	<p>Not directly relevant to this PP.</p>
Objective 27: Protect major freight networks	<p>Not directly relevant to this PP.</p>
Objective 28: Create connected and accessible walking and cycling networks	<p>The PP will ensure that all future development is well integrated with walking and cycling networks.</p>
Objective 29: Utilise smart infrastructure to drive resilience, prosperity and vibrant places	<p>Future residential development can support smart infrastructure by incorporating technologies from the inception of new development. These systems enhance efficiency, resilience, and sustainability, improving residents' quality of life and broader connectivity.</p>
Objective 30: Prepare for mobility changes that improve connectivity and sustainability	<p>Future residential development can support smart infrastructure by incorporating technologies from the inception of new development. This provides opportunities to incorporate initiatives such as</p>

charging infrastructure which is a barrier to the uptake of electric vehicles.

This proposal allows for the recommendations in the Active Travel and Traffic Management Plan at Appendix G to be actioned for improved movement corridors and transport infrastructure in the future development of the site.

8.2 Q4 - Will the Planning Proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

8.2.1 Our Wollongong Our Future 2032 Community Strategic Plan

The Community Strategic Plan (CSP) was adopted in June 2022 and outlines the community's main priorities and strategies for achieving its future vision. The Community Strategic Plan seeks to balance the community aspirations, population growth projections, current and future challenges. It dovetails with state and regional plans.

The Proposal especially responds to 5.8 Housing choice in the Wollongong Local Government Area is improved, considering population growth, community needs and affordability.

CSP Action	PP Response
Goal 1 We value and protect our environment	
1.1 The community is actively involved in the expansion, improvement and preservation of our waterways, green corridors and other natural areas connecting the escarpment to the sea.	The PP will facilitate improvements to the drainage function of Spearing Reserve through the expansion of public open space.
1.2 Manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans.	As above, the provision of private and public open space will provide the opportunity at detailed design stage to establish new measures to manage the health, cleanliness and biodiversity associated with the waterway running through the site.
1.3 Increase our resilience to natural disasters and a changing climate to protect life, property and the environment.	The PP will facilitate improvements to the drainage function of Spearing Reserve through the expansion of public open space. This will in turn improve management of potential flooding impacts in the locality as outlined in the FIRA at Appendix E. The effects of bushfire are no longer relevant as evidenced by the Bushfire Letter at Appendix K.
1.4 Work together to achieve net zero carbon emissions and reduce waste going to landfill.	Increased density close to public transport will reduce reliance on private vehicles thus reducing vehicle emissions. The identification of key sites will also bring into effect cl 7.18 of WLEP requiring design excellence criteria to be met which includes ecological sustainable development. This proposal will allow for the investment in walking, cycling, and public transport infrastructure to promote the activation of these networks in the future, and should

CSP Action	PP Response
	further encourage a shift away from private vehicle usage to active and public transport.
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	The urban design outcomes sought to be enabled by this PP are underpinned by rigorous character analysis which demonstrates that high density development on the site is capable of being achieved in harmony with the character and visual qualities of the surrounding context.
1.6 West Dapto urban growth is effectively managed with facilities and spaces to support the future community.	N/A
1.7 Develop and implement programs and projects that achieve proactive heritage management, education and promotion.	Heritage issues are not considered to be a significant issue in relation to this planning proposal.
Goal 2 We have an innovative and sustainable economy	
2.1 Support educational and employment opportunities that retain young people and local talent, attract new workers and provide opportunities for the unemployed.	The PP seeks to increase provision of social, community and diverse private housing on the site. It is intended that the housing mix include student housing, which will directly support the adjacent University of Wollongong. Diverse housing on the site will also provide opportunities for people who are unemployed, or on low incomes including key workers to access housing close to jobs.
2.2 Continue to diversify and grow Metro Wollongong economy as the Illawarra's regional capital and employment centre.	Social, community and diverse private housing on the site will provide opportunities for people who are on low incomes or have particular social needs to participate more readily and meaningfully in Wollongong's growing and diversifying economy.
2.3 Increase and attract new business investment and enterprise to Wollongong while supporting and growing existing local businesses.	Increased density in this location will provide for increased population that will in turn assist in supporting local businesses.
2.4 Encourage an innovative economy, which drives entrepreneurship and research capability in the Wollongong Local Government Area.	The potential inclusion of student housing in the social, community and diverse private housing mix will assist in supporting growth of knowledge and skills which will in turn encourage innovation and entrepreneurship.
2.5 Work with partners to facilitate sustainable and green industries.	Not directly relevant to the PP. However, the identification of key sites will also bring into effect cl 7.18 of WLEP requiring design excellence criteria to be met which includes ecological sustainable development. This will foster sustainable building design and practice.
2.6 Support growth sectors to assist in the ongoing transition of Wollongong's economy.	The knowledge economy is a key growth sector. The potential inclusion of student housing in the social, community and diverse private housing mix will assist in growth in knowledge-based industries.
2.7 Promote the Wollongong Local Government Area as an event, conference and visitor destination.	Not directly relevant to the PP.
2.8 Continue to build Wollongong as a vibrant, modern city with a revitalised city centre and an active evening economy.	The PP will create new opportunities for contemporary development that will enable more people to live in accessible distance via public transport to the

CSP Action	PP Response
	Wollongong City Centre, thereby contributing to its vitality and vibrancy.
Goal 3 Wollongong is a creative, vibrant city	
3.1 Using community art and cultural development practices, our places and spaces reflect the creativity, history and identity of our people.	The PP will provide opportunities for art, cultural and historical expression in public domain elements as part of a future detailed design and DA stage.
3.2 We encourage innovation and creativity.	The potential inclusion of student housing in the social, community and diverse market housing mix will assist in supporting growth of knowledge and skills which will in turn encourage innovation and creativity.
3.3 Museums and galleries are promoted as part of the cultural landscape.	Not directly relevant to the PP.
3.4 We work in partnership to reduce inequity and build on opportunities to strengthen vulnerable communities.	Social, community and diverse private market housing proposed by this PP will result in positive social economic benefits effects by providing housing for low income households and persons with a diverse range of social needs. This will assist in strengthening vulnerable communities.
3.5 Provide communities with access to quality local spaces and places to meet, share and celebrate.	The PP will facilitate expansion of existing public space to enhance its recreational offer as well of create new public open space that will provide new and approved opportunities to meet, share and celebrate.
3.6 Enable signature events and festivals where communities and visitors can gather and celebrate.	The PP will provide increased public open space that will provide opportunities for local community events and celebrations at the neighbourhood level.
Goal 4 We are a connected and engaged community	
4.1 Provide our community with equitable access to information and opportunities to inform decision-making.	The PP was subject to preliminary public exhibition and available for public commentary until the 30 August 2024 and is expected to be on public exhibition post-gateway as per the planning process. This is supported by a range of community and stakeholder consultation activities that have and will continue to be undertaken by HNSW. Refer Appendix T.
4.2 Improve digital access and participation across all communities.	New development will be designed to include appropriate access to digital technologies. This is a consideration for DA stage.
4.3 Partner with First Nations People and Culturally and Linguistically Diverse communities on programs and projects.	Not directly relevant to this PP. However, this PP will provide housing opportunities for a diverse range of communities including First Nations People and people who are culturally and linguistically diverse.
4.4 Build awareness and understanding of Local Aboriginal and Torres Strait Islander culture, heritage and histories.	Future detailed design and DA stages will provide importunities for Connecting to Country and Designing with Country in collaboration with local Aboriginal communities. This will provide opportunities for knowledge sharing and engaging methods to assist the local community to interpret and understand Aboriginal heritage and histories.

CSP Action	PP Response
4.5 Our community strives for social harmony and values and respects differences.	Diverse housing types and tenures to cater for a broad range of community needs. The PP provides new public open spaces to provide opportunities close to homes for people to interact and build community and understanding of cultural differences.
4.6 Support and strengthen the local community services sector.	The Social Infrastructure Needs Assessment at Appendix D indicates that the PP is expected to impact on demand for community facilities. This is expected to be addressed by way of a VPA to be prepared in consultation with Council factoring in the substantial public domain dedication expected to occur as a result of this planning proposal.
4.7 Demonstrate responsible decision-making based on our values, collaboration, and transparent and accountable leadership.	In the current circumstance where the social, community and diverse private housing is critically undersupplied, this PP which is based on transparent communication and collaboration between HNSW and Council, is an exemplar of responsible decision-making based on values to provide social, community and diverse private housing that is strongly reflected in Council's LHS and LSPS.
4.8 Council's resources are managed effectively to ensure long term financial sustainability.	<p>This PP will enable the intensification of residential land uses in a locality that will make efficient use of existing serving and infrastructure.</p> <p>The PP will provide for expanded open space to assist in resolving vulnerabilities relating to flooding in the southern areas of the site putting less strain on resources required as result of local flood events. HNSW will continue to work with Council to resolve the design and tenure of new open space elements to ensure that maintenance of new spaces is suitably considered in line with Council's aims and aspirations for the public domain across Wollongong outlined in documents including but not limited to the Play Wollongong Strategy 2014-2024.</p>
4.9 Excellent customer service is core business.	Not directly relevant to this PP. Gyde and Homes NSW look forward to maintaining ongoing collaboration and open lines of communication that has been embedded in the process for Gwynneville to date.
4.10 Wollongong's role as a Learning City is supported by lifelong learning initiatives.	The potential inclusion of student housing in the social, community and diverse private housing mix will assist in supporting learning and growth of knowledge and skills for the Wollongong community.
4.11 Quality services, libraries and facilities are available to communities to access and gather.	The PP will increase the provision of social, community and diverse private housing, and public open space in a location that is well serviced by public transport, providing excellent access to local services, libraries, facilities and places to gather.
4.12 Technology is used to enhance urban planning and service provision for our community.	The provision of technologies is a matter for consideration at detailed design and DA stage.
Goal 5 We have a healthy community in a liveable city	

CSP Action	PP Response
5.1 Accessible and appropriate medical services are available to the community.	Not directly available to this PP. However, the PP will enable increase in social and affordable housing in a location with direct public transport links to the Wollongong Hospital and a broad range of medical services across the city centre.
5.2 Urban areas are created and maintained to provide a healthy and safe living environment for our community.	The PP will enable the creation of a substantial area of new open space. This will provide opportunities for healthy living, community interaction and safe places to gather that are supported by passive surveillance from neighbouring buildings.
5.3 Work towards enabling all people in our community to have access to safe, nutritious, affordable and sustainably produced food.	The PP will enable the creation of a substantial area of new open space. This will provide opportunities for community gardens that can potentially supplement household budgets in the supply of community grown food. The role and function of public open space will be considered as part of a future detailed design and DA stage
5.4 Provide a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.	The PP will enable the creation of a substantial area of new open space. This will provide opportunities for sport, play, leisure, recreation, learning and cultural activities. The role and function of public open space will be considered as part of a future detailed design and DA stage.
5.5 Provide safe, well-maintained and accessible beaches and aquatic recreation facilities.	Not directly relevant to this PP. However, the PP will provide new social, community and diverse private housing opportunities that are accessible by a range of means including cycling and public transport to beaches and nearby recreation facilities such as Beaton Park.
5.6 Healthy, active ageing programs are provided and promoted in partnership with government agencies and community organisations.	Not directly relevant to this PP. However, the PP will provide new social, community and diverse private housing that may include opportunities for seniors housing.
5.7 Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.	<p>The PP will enable the creation of a substantial area of new open space. This will provide opportunities for sport, play, leisure, recreation, learning and cultural activities. The role and function of public open space will be considered as part of a future detailed design and DA stage.</p> <p>This proposal will provide new and upgraded open spaces and public domain outcomes which will enhance the local amenity and provide a variety of open space outcomes that encourage passive and active recreation.</p>
5.8 Housing choice in the Wollongong Local Government Area is improved, considering population growth, community needs and affordability.	The PP will provide diverse housing types and tenures to cater for a broad range of community needs. This is expected to include social including which will cater for low-income households, students, senior and a range of community housing needs.
5.9 Integrated services are provided to residents in need of urgent shelter.	HNSW and community housing providers responsible for meeting housing needs will have the opportunity to engage with Council to intensify and potentially

CSP Action	PP Response
	accommodate urgent housing needs as the housing mix and tenure of social and community housing evolve.
5.10 Partnerships continue to strengthen and achieve a safe, accessible and resilient community.	HNSW has consulted with Wollongong Council to deliver much needed social, community and diverse housing in this precinct to enable provision of social and community housing to support community resilience and safety.
5.11 Local crime continues to be prevented and levels of crime reduced.	The urban design report at Appendix B demonstrates that a suitable urban design solution can be achieved that promotes passive surveillance of public space. A new green link will provide a safe, enjoyable and well-surveilled space to travel between the site, with consistent building breaks to encourage casual surveillance throughout the precinct.
5.12 Plan and deliver an accessible, safe, clean and inviting public domain.	The local provisions proposed under part 7 of the WLEP will enable controls new areas of public open space to be leveraged from amalgamated land parcels as new development occurs. The design and place making qualities of public open space will be considered as part of a future detailed design and DA stage.
Goal 6 We have affordable and accessible transport	
6.1 Plan for the delivery of multimodal public transport together with sustainable transport modes such as the Gong Shuttle, walking and cycling to meet the community's needs.	Intensifying residential uses for the purpose of social, community and diverse housing will benefit from access to local cycling networks the Gong Shuttle and proximity to the North Wollongong railway station. Further the Active Travel and Traffic Management Plan at Appendix G confirms that the future development will support the ongoing viability of this infrastructure to service the existing and future communities.
6.2 Wollongong continues to build infrastructure and programs to fulfill its role as a UCI Bike city.	Intensifying residential uses for the purpose of social, community and diverse housing will benefit from access to local cycling networks.
6.3 Effective and integrated regional transport with a focus on road, bus, rail and freight movement (including the port of Port Kembla).	The PP seeks to increase the availability of social community and diverse housing on a site that is approximately 900m walking distance to North Wollongong Station and in walking distance to bus services on Northfields Avenue and Irvine Street. This will provide opportunities for residents to travel by active and public transport to a multitude of destinations including the City Centre and Port Kembla.
6.4 Plan and provide sustainable infrastructure for safe and liveable places integrated with the environment and accessible to key transport routes.	<p>The PP will provide for new liveable residential opportunities for a diverse range of social and community needs in a location well served by transport. It will also facilitate the expansion of existing public space and the creation of new public spaces to foster Gwynneville's ongoing evolution as a liveable neighbourhood.</p> <p>This PP will also enable the provision of infrastructure upgrades to both public transport and the public domain. These future upgrades will be designed to promote safety and amenity so to encourage the accessibility in the precinct.</p>

CSP Action	PP Response
6.5 Advocate for strong transport links within the Local Government Area and connections to Sydney, the South Coast, and the Southern Highlands to provide physical and economic opportunities.	The PP will provide for new liveable residential opportunities for a diverse range of social and community needs in a location well served by transport. This will enable existing and future residents to readily access economic opportunities in Sydney, the South Coast, and the Southern Highlands.
6.6 Improve active transport links and connectivity to our unique places and spaces, including marine access along the Local Government Area and accessibility from the Central Business District to the foreshore.	The PP will enable new development in a location that is connected to local transport routes and active transport links. The Active Travel and Traffic Management Plan at Appendix G confirms that the site is well serviced to active and public transport infrastructure which will only be further activated with the redevelopment of the Gwynneville precinct.
6.7 Maintain the service levels of our roads, footpaths and cycleways to an acceptable standard.	The Traffic Impacts assessment at Appendix F concludes that the intended outcomes of the PP can be realised with an acceptable level of impact on the local traffic network.
6.8 Community transport options for frail older people, people with disabilities and the transport disadvantaged are actively promoted and available.	The PP seeks to increase the availability of social community and diverse housing on a site that is approximately 900m walking distance to North Wollongong Station and in walking distance to bus services on Northfields Avenue and Irvine Street. This will provide housing in a location that will most benefit frail older people, people with disabilities and the transport disadvantaged.

8.2.2 Wollongong Local Strategic Planning Statement

The PP is consistent with the Wollongong Local Strategic Planning Statement (LSPS) was released on in June 2020. The LSPS sets out a 20-year vision for land use in the local area. The Wollongong LSPS has been divided into 6 key LGA wide themes:

1. Jobs and Economic growth
2. Housing for all
3. Inclusive and connected communities
4. Climate Action and Resilience
5. Protect the Natural Environment
6. Enabling Infrastructure and Transport

20 Year Aspirations	PP Response
Jobs and Economic Growth	
The Wollongong City Centre will remain the Regional capital of the Illawarra Shoalhaven Region. The Centre will continue to grow and be important for retail trade, office and commercial employment, residential	The PP will provide social, affordable, community and diverse housing to ensure that the vulnerable community members can continue to participate in the opportunities afforded by economic growth.

20 Year Aspirations	PP Response
development, civic functions, recreation, tourism and entertainment.	
Trade though Port Kembla will continue to grow, providing employment opportunities. Buffer areas around the Port and freight corridors will need to be considered.	Not directly relevant to this PP.
The Maldon – Dombarton Freight Rail Line, or the South West Illawarra Rail Link (SWIRL – freight and passengers) will be constructed	Not directly relevant to this PP.
Employment lands at Port Kembla, Unanderra, West Dapto, South Wollongong, Fairy Meadow, West Dapto, Tallawarra; Helensburgh, Bellambi and other locations will be protected to provide local employment opportunities for the growing population.	Not directly relevant to this PP.
The University of Wollongong's campuses will continue to expand providing educational, research and employment opportunities for the region. This will be monitored, and the master plan will be reviewed when criteria are triggered.	The potential inclusion of student housing in the social, community and diverse private housing mix will assist in supporting growth of the adjacent University of Wollongong campus.
Investigate opportunities for jobs growth in the renewables and green technology industries	Not directly relevant to this PP. However, the PP proposes key sites which will invoke the design excellence criteria set out under cl 7.18 of the WLEP. Design excellence criteria support ecologically sustainable design which will in turn support growth in the renewables and green technology industries.
Housing for all	
The preparation of the Housing Strategy is the key project to require to be completed to guide housing outcomes The Housing Strategy will determine the future housing priorities and actions over the next 20 years	Refer to response in relation to the LHS. This PP will enable social, community and diverse housing, all of which are priorities identified under the LHS.
Inclusive and connected communities	
Guided by a number of strategies, Council will continue to invest in community and recreational facilities, social infrastructure, the arts, and the public domain. This will create vibrant places and communities where residents and visitors want to gather for work, shopping or recreation, both during the day and in the evening.	The PP will provide new social, affordable and diverse market housing opportunities for the community in an accessible location with transport links to a range of community services, recreation facilities and social infrastructure.

20 Year Aspirations	PP Response
Climate Action and Resilience	
On 9 December 2019, Council resolved to set Net zero emissions reductions targets for the Wollongong Community by 2050.	<p>Enabling new compact forms of development provide opportunities to embed sustainability principles and energy efficiency into new building. It also enables new buildings to adopt the latest transportation technologies including car share initiatives and electric charging points. Coupled with the site's ideal location in walking distance to road and rail-based transportation routes, the PP will make a major contribution to Council's aim to achieve Net zero emissions reductions by 2050.</p> <p>This proposal will allow for the investment and ongoing viability in walking, cycling, and public transport infrastructure to promote the activation of these networks in the future. This work will encourage a further shift away from private vehicle usage to active and public transport that works towards reducing the ongoing sustainability of the precinct.</p>
Protect the Natural Environment	
Conserve the high value biodiversity of the escarpment lands, connectivity of high conservation vegetation and riparian, coastal wetlands, coastline.	The PP will facilitate improved and expanded public open space including extension of Spearing Reserve that will provide opportunities to conserve and enhance identified areas of biodiversity value in the southern part of the site. Refer to Appendix J.
Hazards are managed including flooding, bushfire and coastal processes.	<p>The Bushfire Letter at Appendix K confirms that the site is not in proximity to any bushfire prone land and will not cause any risk to bushfire within the area. Bushfire is therefore no longer a relevant hazard in regards to this proposal.</p> <p>Refer to commentary in Section 8.5 in relation to Ministerial Direction 4.1 Flooding and the FIRA at Appendix E. These confirm that the PP will not significantly increase existing flood extents, will not increase the existing flood risk of the area and will not increase peak flowrate of stormwater runoff.</p> <p>There is a recognised increase in flood levels at the intersection of Irvine and Madoline Street, this is expected to minor and managed through mitigation measures. In the case of a 20% AEP event, a shelter in place strategy is proposed to manage the hazards, as the site is classified as a high flood island.</p>
Enabling Infrastructure and Transport	
Continue to provide local infrastructure that supports economic growth and healthy lifestyle opportunities:	The PP will result in an increase in public open space that will create new place making opportunities to support social interaction, inclusion, recreation and healthy lifestyles.

20 Year Aspirations	PP Response
	<p>The growth that this PP will enable facilitates the investment and viability of local walking, cycling and public transport infrastructure. The recommendations set out in the Active Travel and Traffic Management Plan ensure that the future design development of the site will establish safe and enjoyable movement networks that encourage passive and active recreation opportunities, while also encouraging the economic investment in public transport.</p>

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

8.3.1 State Infrastructure Strategy 2022-2042

The State Infrastructure Strategy sets out Infrastructure NSW's independent advice to the NSW Government on the State's needs and strategic priorities for infrastructure over the long term.

The PP will directly deliver on the intended outcomes of the Strategy in that it will increase housing supply, support liveability and implementation of the 15-minute neighbourhood. It will provide opportunities for improvement especially in the provision of social and community housing.

8.3.2 Net Zero Plan Stage 1: 2020–2030

The Net Zero Plan Stage 1: 2020-2030 is the foundation for NSW's action on climate change and goal to reach net zero emissions by 2050.

The PP will support the use of active and public transport nodes by focusing new housing with diverse land tenure including social housing in walking distance to a major rail transit hub and road based public transport. This proposal will also allow for the investment in walking, cycling, and public transport infrastructure to promote the activation of these networks in the future, and should further encourage a shift away from private vehicle usage to active and public transport. This will make a substantial contribution towards reducing reliance on private vehicles and the production of associated emissions.

Enabling new compact forms of development provide opportunities to embed sustainability principles and energy efficiency into new building. It also enables new buildings to adopt the latest transportation technologies including car share initiatives and electric charging points. Coupled with the site's ideal location in walking distance to road and rail-based transportation routes, the PP will make a major contribution to Council's aim to achieve Net zero emissions reductions by 2050.

8.3.3 20 Year Economic Vision for Regional NSW

The 20-Year Economic Vision for Regional NSW sets out the Government's social and economic priorities and plans for regional communities across the state. The PP will assist in realising the vision to grow vibrant places to live, work and study as well as to cater for envisaged population growth. The vision supports the delivery of fast rail in NSW which is expected to benefit Wollongong. The PP will provide housing that benefits from future transit infrastructure.

8.3.4 Future Transport Strategy

The Future Transport Strategy sets the strategic directions for Transport for NSW to achieve safe, healthy, sustainable, accessible and integrated passenger and freight journeys in NSW. It replaces Future Transport 2056: Shaping the Future, published in 2018. Its vision is based on the following core principles:

- More choice, better access
- Environmentally responsible
- Thriving places
- Maximising the use of our network
- Resilient communities

The PP will directly deliver on the intended outcomes of the Strategy in that it will enhance liveability. It will provide more opportunities for people to live and work close to established public transport and support ongoing viability and use of transit systems. It will also provide more homes in an identified fast rail corridor which will provide ease of regional travel for future residents and visitors. Refer Figure 13.

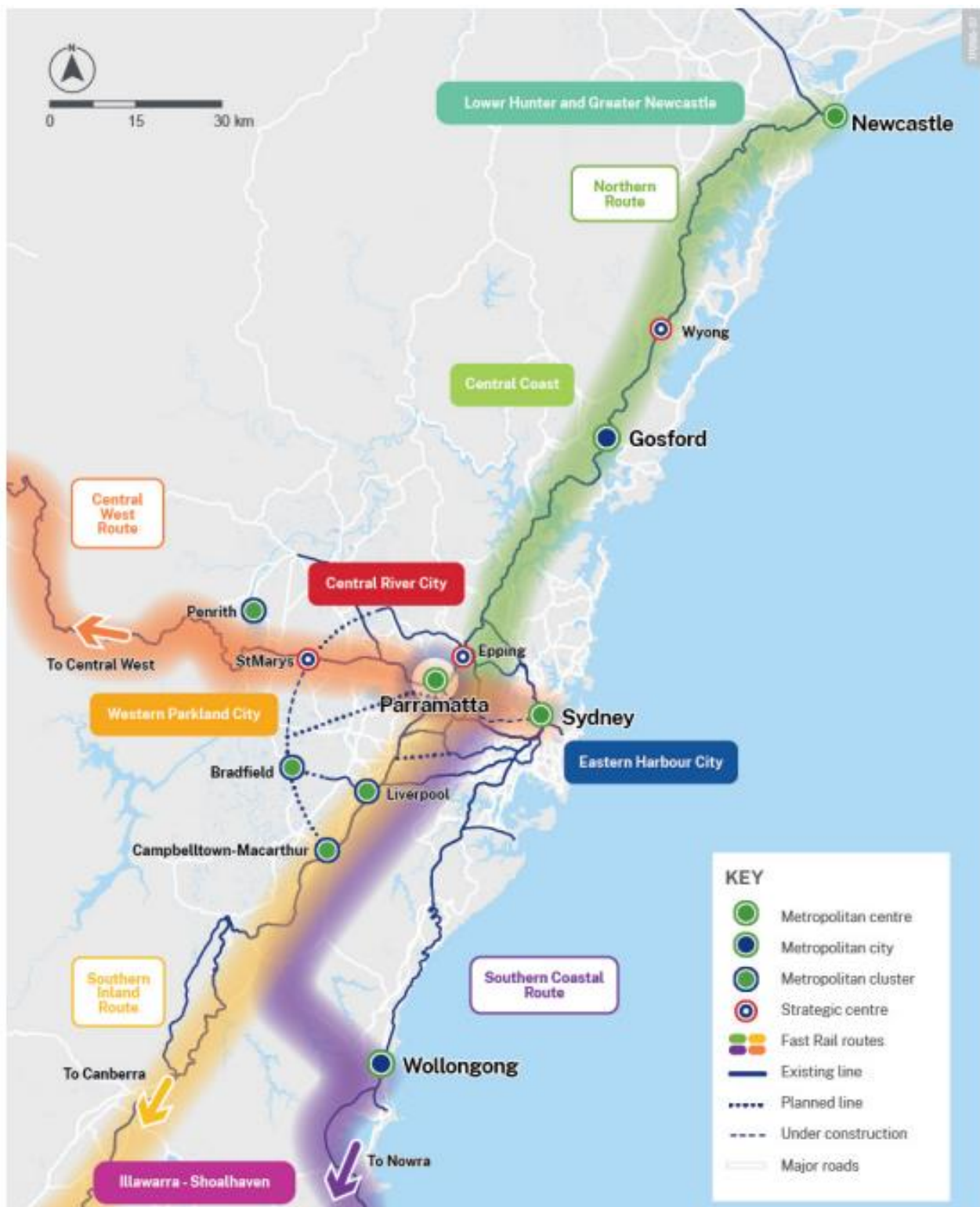


Figure 13 Fast rail route identified by the Future Transport Strategy

8.3.5 University of Wollongong Campus Master Plan 2016 – 2036

In 2016, University of Wollongong (UoW) issued a master plan for the main Wollongong Campus located immediately to the north of the study area.

The campus is set on more than 80 hectares of land, occupied by several buildings, parklands and bushland.

The Wollongong campus Master Plan provides a vision and framework to guide the physical development of the main campus over the next 20 years until 2036.

The vision seeks to allow for 4-5 storeys for academic buildings (plus plant) as the benchmark for buildings on campus. A 7-storey building is currently located north of Madoline Street within the university grounds.

Importantly, this built form study considers the master plan vision and how future development on the subject site may integrate with, and complement, the pedestrian networks and open space offerings anticipated by the campus vision.

The objectives nominated in the vision have informed the preparation of the Addendum Urban Design Report at Appendix A and Urban Design Report at Appendix B, which have considered the proposed scale opposite the site in the distribution of building height intended to be enabled by the PP.

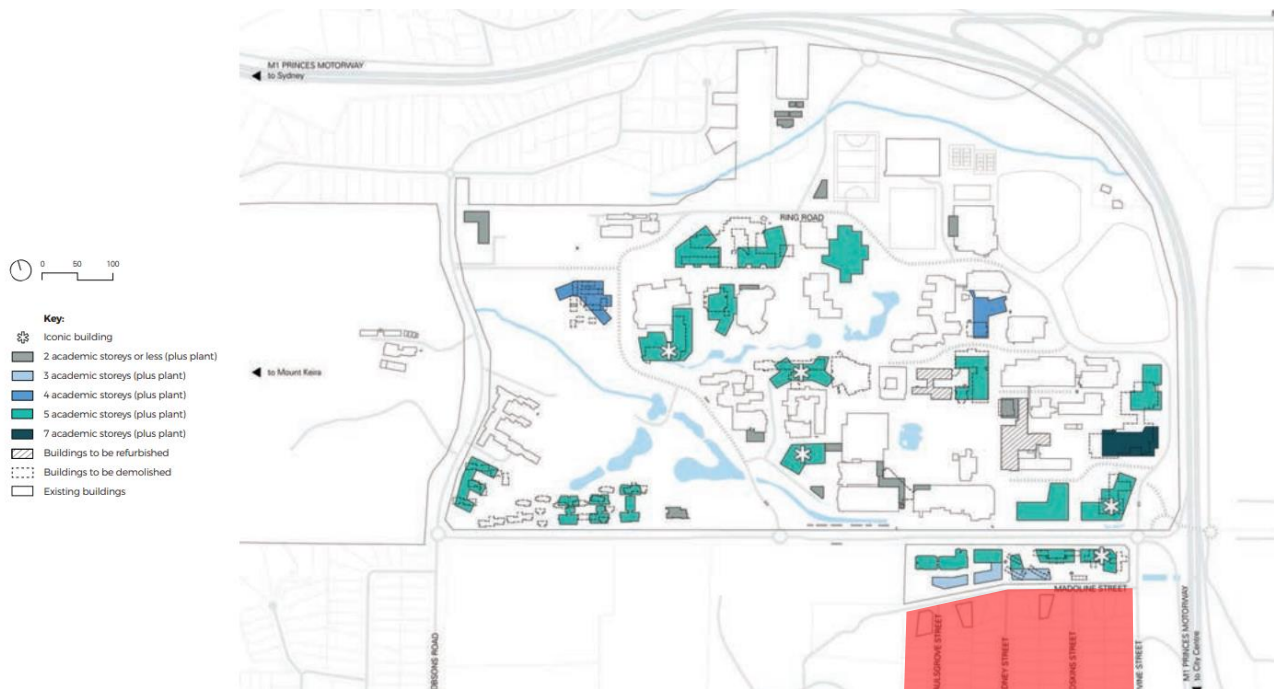


Figure 14 University Master Plan - Maximum building heights (subject site in red)

8.4 Q6 - Is the planning proposal consistent with applicable State Environmental Planning Policies?

A comprehensive assessment of the PP against all State environmental planning policies (SEPPs) was undertaken. Table 7 outlines consistency with the relevant State Environmental Planning Policies.

Table 7 Consistency with the relevant State Environmental Planning Policies

SEPP/SREP Title	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP. Refer to the preliminary biodiversity report Appendix J and commentary provided under section 9.1.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Housing) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP. As demonstrated in the Urban Design Report at Appendix B, the PP can result in development that is compliant with the NSW Apartment Design Guide and therefore Chapter 4 of the SEPP. The site will be comprised entirely of key sites and added to the "Key Sites" map. This will invoke the design excellence criteria set out under CI 7.18 of WLEP, which would further support implementation of the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Planning Systems) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	N/A	N/A
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	N/A	N/A
State Environmental Planning Policy (Precincts—Regional) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	N/A	N/A
State Environmental Planning Policy (Primary Production) 2021	N/A	N/A

State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	<p>Bushfire</p> <p>The Bushfire Letter at Appendix K confirms that the site is not in proximity to any bushfire prone land and will not cause any risk to bushfire within the area. Bushfire is therefore no longer a relevant hazard in regards to this proposal.</p> <p>Flooding</p> <p>Refer to commentary in Section 8.5 in relation to Ministerial Direction 4.1 Flooding and the FIRA at Appendix E.</p> <p>These confirm that the PP will not significantly increase existing flood extents, will not increase the existing flood risk of the area and will not increase peak flowrate of stormwater runoff.</p> <p>The FIRA found that the planning proposal reduces flood risk to existing residents, and future development will not result in significant flood impacts to neighbouring properties or significant risk to future residents. Through there will be a minor increase at the intersection between Irvine and Madoline Street, this is recognised to be manageable via mitigation measures.</p> <p>Contamination</p> <p>Chapter 4 Remediation of Land aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>Stantec has undertaken a Phase 1 assessment which is provide at Appendix N. It confirms there may be contaminants on the site have been preliminarily classified as having a low to medium likelihood of complete exposure pathway for human and ecological receptors. It does not confirm the actual conditions or potential contaminant concentrations through sampling and analysis of potentially impacted media.</p> <p>Detailed matters relating to hazards and contamination will be further investigated at detailed design and development application stage based on the recommendations outlined in the flooding reports.</p> <p>The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP at these later stages of the planning process.</p>
State Environmental Planning Policy (Resources and Energy) 2021	N/A	N/A
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	<p>The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.</p> <p>An acoustic assessment has been prepared to support the intended development to be the proposed Gwynneville Precinct. Refer Appendix O.</p> <p>The assessment investigates the potential noise intrusion and noise mitigation requirements for the proposed increased density of residential development in the site area, with particular reference to noise impacts from the Princes Highway.</p> <p>Results of the noise modelling conducted for the proposed site have indicated that the majority of the dwellings achievable as a result of the planning proposal would fall under Category 2 of AS 3671 - 1989, with the exception of five of the proposed dwellings along Irvine St. Due to the proximity of these five proposed dwellings to the Princes Motorway to the east of the Precinct, results indicate that they fall under Category 3 of AS 3671-1989.</p> <p>Given the achievable dwellings would fall under either Category 2 or Category 3, the noise report recommends that future detailed design stages address ventilation strategies and their impact on the design, particularly if natural ventilation is required. Additionally, the potential impacts from the proposed commuter carpark near Wollongong University should be considered as part of any future noise assessment at DA stage.</p> <p>These recommendations can be suitably addressed at detailed design stage via the relevant provisions of clause 2.120 of the SEPP.</p>
---	-----	---

There are no deemed State Environmental Planning Policies (former Regional Environmental Plans (REPs)) applicable to the PP.

8.5 Q7 - Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 9.1 of the Act by the Minister to councils, as demonstrated in Table 8.

Table 8. Consistency with S9.1 Ministerial Directions

Direction Title	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	As demonstrated in Section 9, the PP is consistent with and will directly deliver on the objectives and actions of the Illawarra Shoalhaven Region Plan. Therefore, the PP is consistent with this Direction.

Direction Title	Consistency	Comment
1.2 Development of Aboriginal Land Council land	N/A	The Direction does not apply as the site is not identified as Aboriginal Land Council land.
1.3 Approval and Referral Requirements	Yes	The PP will not contain provisions requiring concurrence, consultation or referral of a Minister or public authority. Therefore, the PP is consistent with this Direction.
1.4 Site Specific Provisions	Yes	<p>The PP will allow the intended land use to occur on the site without imposing any development standards or requirements in addition to those already contained in the WLEP. It proposes the use of mechanism that are commonly used in NSW to control land use, building height, floor space ratio and to manage and implement site specific outcomes.</p> <p>The PP does not contain or refer to drawings that show details of the proposed development.</p> <p>As such the PP is consistent with this Direction.</p>
1.4A Exclusion of Development Standards from Variation	N/A	The Direction does not apply as the planning proposal does not propose to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.
Focus area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Direction does not apply as the site is not located in the Parramatta Road Corridor.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Direction does not apply as the site is not located in the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Direction does not apply as the site is not located in the Greater Parramatta Priority Growth Area
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Direction does not apply as the site is not located in the Wilton Priority Growth Area
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Direction does not apply as the site is not located in the Glenfield to Macarthur Urban Renewal Corridor
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	Direction does not apply as the site is not located in the Western Sydney Aerotropolis

Direction Title	Consistency	Comment
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Direction does not apply as the site is not located in the Bayside West Precincts
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Direction does not apply as the site is not located in the Cooks Cove Precinct
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Direction does not apply as the site is not located in the St Leonards and Crows Nest Precinct
1.14 Implementation of Greater Macarthur 2040	N/A	Direction does not apply as the site is not located in the Greater Macarthur area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Direction does not apply as the site is not located on the Pyrmont Peninsula.
1.16 North West Rail Link Corridor Strategy	N/A	Direction does not apply as the site is not located on the North West Rail Link Corridor.
1.17 Implementation of the Bays West Place Strategy	N/A	Direction does not apply as the site is not located in the Bays West Precinct.
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Direction does not apply as the site is not located in the Macquarie Park Innovation Precinct.
1.19 Implementation of the Westmead Place Strategy	N/A	Direction does not apply as the site is not located in the Westmead Precinct.
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	Direction does not apply as the site is not located in the Westmead Precinct.
1.21 Implementation of South West Growth Area Structure Plan	N/A	Direction does not apply as the site is not located in the South West Growth Area.
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Direction does not apply as the site is not located in the Cherrybrook Station precinct.
Focus area 2: Design and Place		
-	-	-
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	Direction does not apply as the site does not contain any conservation zones.
3.2 Heritage Conservation	Yes	Urbis has undertaken European and Aboriginal heritage assessment which have found the site does not contain items, areas, objects and places of environmental heritage significance

Direction Title	Consistency	Comment
		<p>and indigenous heritage significance. Refer Appendix H and Appendix I.</p> <p>Aboriginal Heritage</p> <p>The site is not known to contain any Aboriginal sites and has low potential for Aboriginal objects.</p> <p>Urbis recommends continued consultation with Registered Aboriginal Parties (RAPs) until the PP is finalised to ensure the opportunity for community input. Further investigation of land surrounding the creek line, which has been identified as an area of moderate archaeological potential, can occur with further consultation with RAPs as part of any future detailed proposal to expand and embellish Spearing Reserve.</p> <p>European Heritage</p> <p>The subject site does not contain any listed heritage items, and has been assessed herein not to meet the requisite threshold for heritage listing in accordance with the assessment criteria set out by the Heritage Council of New South Wales. There are no elements of built heritage significance within the subject site which are required to be retained on heritage grounds.</p> <p>The proposed urban design concept provides a sympathetic response to the existing streetscape layout of the subject site, which was established in the early 1950s when the site was initially developed. This original street network will be retained and therefore there are no adverse heritage impacts that would arise from the Planning Proposal scope or the future intended re-subdivision of the site.</p> <p>The subject site is only minimally visible in outward south-facing views from Gleniffer Brae and the Illawarra Escarpment Landscape Area heritage items. All heritage items in the vicinity will retain their established curtilage and physical and visual settings, and no future development on the subject site in line with this Planning Proposal will obscure the established significant views towards these heritage items.</p> <p>Elements of the future built form that may be facilitated by this Planning Proposal could be visible in long-ranging outward views to the south from the adjacent Gleniffer Brae heritage item, however this will simply contribute to the already modified urban development across Wollongong that currently dominates this view. The eventual redevelopment of the subject site with buildings reaching 4-6 storeys in height, as per the indicative urban design concept plan, will not have a marked impact on these broader views nor change the overall character of the area. To minimise the visibility of potential future development, the urban design concept plan indicates that densities will be focused to the north-east of the subject site where the natural topography is lower, and therefore building heights will be less visible from surrounding vantage points.</p> <p>Any long and medium range view impacts has been addressed in Section 9.2.3 and in the urban design report at Appendix B.</p> <p>The subject site and its existing development is visible in southward facing views from within the adjoining Botanic Gardens, which is not heritage listed but is nonetheless an important landscape area. Careful design of potential future built</p>

Direction Title	Consistency	Comment
		development, including building articulation, scale, massing, materiality and landscaping, will be required to ensure that the visual impact of future development is appropriate in relation to the adjoining Botanic Gardens and does not adversely impact the natural and landscaped setting and character of this area.
		As such the PP is consistent with this Direction.
3.3 Sydney Drinking Water Catchments	N/A	Direction does not apply as the site is not located in a catchment zone.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Direction does not apply as the site is not located in on the Far North Coast.
3.5 Recreation Vehicle Areas	N/A	Direction does not apply as the site does not contain any conservation zones that are likely to be impacted by recreational vehicles.
3.6 Strategic Conservation Planning	N/A	The subject site is not located in a strategic conversation area or on identified avoided land, therefore this direction does not apply.
3.7 Public Bushland	N/A	Direction does not apply as the site is not located in an applicable Local Government Area.
3.8 Willandra Lakes Region	N/A	Direction does not apply as the site is not located in the Willandra Lakes Region.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Direction does not apply as the site is not located in the Sydney Harbour Foreshores and Waterways Area.
3.10 Water Catchment Protection	N/A	Direction does not apply as the site is not located within a regulated catchment.
Focus area 4: Resilience and Hazards		
4.1 Flooding	Yes	<p>Stantec has investigated the impacts of the PP on flooding, water quality and stormwater at Appendix E. Stantec confirms the subject site is an existing urban catchment without existing water sensitive urban design devices. The intended future development will result in a minor increase to impervious area and associated pollutant generation since the area is already urbanised. The provision of bioretention areas and gross pollutant traps will achieve the pollutant removal required, and water quality for the site will improve compared to the existing case.</p> <p>A small portion of the proposed development would encroach into the Council riparian corridor zone only. Potential impact to the riparian corridor is overall considered to be acceptable but will need to be further considered in subsequent design stages of the development and consultation with Council.</p> <p>In summary, Stantec's assessment finds that the proposed development:</p> <ul style="list-style-type: none"> Will not significantly increase existing flood extents

Direction Title	Consistency	Comment
		<ul style="list-style-type: none"> • Will not increase the existing flood risk of the area • Results in an overall improvement to existing water quality of stormwater runoff • Will not increase peak flowrate of stormwater runoff • Will not significantly impact riparian corridor zones. <p>The FIRA at Appendix E found that the planning proposal reduces flood risk to existing residents by rezoning land from residential to open space which will assist with site drainage. Through there will be a minor increase at the intersection between Irvine and Madoline Street, this is recognised to be manageable via mitigation measures.</p> <p>As such the PP is consistent with this direction.</p>
4.2 Coastal Management	N/A	The subject site is not located in the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area. Therefore this Direction does not apply.
4.3 Planning for Bushfire Protection	N/A	<p>Bushfire</p> <p>The Bushfire Letter at Appendix K confirms that the site is not in proximity to any bushfire prone land and will not cause any risk to bushfire within the area. This Ministerial Direction is therefore no longer a relevant hazard in regards to this proposal.</p>
4.4 Remediation of Contaminated Land	Yes	<p>Contamination</p> <p>Chapter 4 Remediation of Land aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>Stantec has undertaken a Phase 1 assessment which is provide at Appendix N. It confirms there may be contaminants on the site have been preliminarily classified as having a low to medium likelihood of complete exposure pathway for human and ecological receptors. It does not confirm the actual conditions or potential contaminant concentrations through sampling and analysis of potentially impacted media.</p> <p>If required by a Gateway determination a detailed site investigation can be prepared for the site. Any land contamination matters can be appropriately addressed as a part of a future development application as necessary.</p>
4.5 Acid Sulfate Soils	Yes	<p>The site is partly identified on the WLEP map as Class 5.</p> <p>This Direction has been considered as the PP involves an increase in FSR and height for the purpose of enabling a development form that is intended to include basement car parking, which may involve excavation below 5 metres below ground level. Note that this PP does not propose an actual built form, rather the applicable controls that will enable a built form to occur.</p> <p>While this Direction requires that an acid sulfate soils study be undertaken to demonstrate the appropriateness of the change of land use (in this case, not a change of use but an intensification of the existing land use), the PP is not of such a significant scale to warrant such investigations being undertaken at this strategic stage of the planning process. While the intent of this PP is to establish controls that allow for basement parking in a future built</p>

Direction Title	Consistency	Comment
		<p>form on the site, this is an outcome that could potentially occur under the current controls provided that the impacts on acid sulfate soils are appropriately addressed as part of a future development application process.</p> <p>A PP is permitted to be inconsistent with this direction where the provisions of the PP that are inconsistent are of minor significance.</p> <p>Given that a single level of basement car parking is already a possible to achieve under the current controls, it is reasonable for investigations relating to acid sulfate soils to be undertaken as part of a future detailed design and development application process at which point the specific impacts can be better assessed at a stage of the process where the actual depth of excavation is known.</p> <p>Given the above, the PP is justifiably inconsistent with this Direction as the PP is of minor significance in terms of impacts relating to acid sulfate soil impacts. Further investigation of acid sulfate soils and mitigation measures are more appropriately addressed as part of a detailed design phase when such matters can be specifically and directly addressed to an appropriate level of resolution.</p> <p>If required by a Gateway determination, an acid sulfate soils study can be prepared for the site. Otherwise, any acid sulfate soil related matters can be appropriately addressed as a part of a future development application as necessary.</p>
4.6 Mine Subsidence and Unstable Land	N/A	Not in a mine subsidence area
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	<p>Unless otherwise justified, to achieve consistency with this Direction, a PP must include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> Improving Transport Choice – Guidelines for planning and development (DUAP 2001); and The Right Place for Business and Services – Planning Policy (DUAP 2001). <p>Improving Transport Choice – Guidelines for planning and development was prepared by the (then) Department of Urban Affairs and Planning in 2001 to provide guidelines, principles, initiatives and best practice examples for locating land uses and designing development that encourages viable and more sustainable transport modes than the private car, such as public transport, walking and cycling.</p> <p>The PP will increase population density in proximity to both road and rail based public transport services providing transit links on a local, city-wide and regional scale. This includes regular services to the Wollongong City Centre, Wollongong Hospital and a raft of destinations accessible via the rail network including Sydney and numerous regional centres. This, in conjunction with improved public domain elements in the site, will promote greater public transport use and encourage uptake of active transport options by facilitating better cycling connections and walkability. The PP will also result in a more efficient use of land in an accessible location. This will enhance the provision of social,</p>

Direction Title	Consistency	Comment
		<p>community and diverse housing in proximity to jobs, amenities and community facilities that will improve the connectivity and walkability of the Gwynneville area.</p> <p>The Active Travel and Traffic Management Plan at Appendix G also confirms that this proposal will also allow for the investment in walking, cycling, and public transport infrastructure to promote the activation of these networks in the future, and should further encourage a shift away from private vehicle usage to active and public transport.</p> <p>The PP is therefore consistent with the Direction.</p>
5.2 Reserving Land for Public Purposes	Yes	<p>The PP proposes to put in place the appropriate land use zoning to enable the development of a new public places.</p> <p>The PP does not propose to create or alter the reserve status of any land within the site or create a zone that would preclude the land from being used for public purposes.</p> <p>At a later detailed design or development application stage, the need to establish reserves may eventuate; however, this would be subject to a separate planning process and would not occur as a direct result of this PP.</p> <p>As such, the PP is consistent with this Direction.</p>
5.3 Development Near Regulated Airports and Defence Airfields	N/A	The site is located 19km from Shellharbour Airport, which is not a regulated airport. Therefore, this direction does not apply.
5.4 Shooting Ranges	N/A	Direction does not apply as the site is not located in proximity to a shooting range.
5.5 High pressure dangerous goods pipelines	N/A	Direction does not apply as the site is not located in proximity to dangerous goods pipelines.
Focus area 6: Housing		
6.1 Residential Zones	Yes	<p>The planning proposal will encourage the provision of housing that will broaden the choice of building types in the locality, which is predominately characterised as single detached housing. It will support a variety of housing tenures and types including social, community and private dwellings to cater for a broad range of social and community needs. In increasing density in an existing urban area, the PP will make more efficient use of existing infrastructure and services, and reduce the consumption of land for housing and associated urban development on the urban fringe. The identification of key sites will invoke the design excellence criteria set out under CI 7.18 of the WLEP promoting good design outcomes.</p> <p>The PP is therefore consistent with this Direction.</p>
6.2 Caravan Parks and Manufactured Home Estates	N/A	Direction does not apply as the site is not located in a caravan parks or manufactured home estate.
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	N/A	Direction does not apply as the site is not located in a business or industrial zone.

Direction Title	Consistency	Comment
		It is noted that a small range of neighbourhood shops exists at the corner of Murphys Avenue and Irvine Street. The PP does not propose to alter the zone or applicable development standards for this part of the site. The existing R2 zone in that part of the site permits the potential expansion of neighbourhood shops in a shop top housing format to provide amenity for the increased population should this be required.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Direction does not apply as the site is not located in the Byron Shire.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Direction does not apply as the site is not located along the Pacific Highway, North Coast.
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	Direction does not apply as the site is not located on land that would impact future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials.
Focus area 9: Primary Production		
9.1 Rural Zones	N/A	Direction does not apply as the site is not located in a rural zone.
9.2 Rural Lands	N/A	Direction does not apply as the site is not located in a rural or conservation zone.
9.3 Oyster Aquaculture	N/A	Direction does not apply as the site is not located on land that would impact Priority Oyster Aquaculture Areas.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Direction does not apply as the site is not located on the Far North Coast.

9. Section C - Environmental, Social and Economic Impact

9.1 Q8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Preliminary Biodiversity Assessment (PBA) at Appendix J. and identifies biodiversity values present on site. The PBA included a desktop review of relevant information and a site inspection to ground-truth vegetation mapping to support the identification of key ecological values within the Study Area.

The Study Area contains one Plant Community Type (PCT), PCT 3153- Illawarra Escarpment Bangalay x Blue Gum Wet Forest. No Threatened Ecological Communities (TECs) listed under the *Biodiversity Conservation Act 2016* (BC Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) occurred within the Study Area.

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 was detected during the site inspection, a little lorikeet (*Glossopsitta pusilla*). No threatened flora species were detected during the site inspection.

A likelihood of occurrence assessment was conducted and found eight species that had at least a moderate likelihood of occurring within the Study Area and could potentially use the available habitat within the Study Area. These species were: gang-gang cockatoo (*Callocephalon fimbriatum*), little lorikeet (*Glossopsitta pusilla*), 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 riparian zone and surrounding vegetation in the south of the Study Area present the highest ecological value in the Study Area, however, remnant and planted vegetation throughout the Study Area may also be important for fauna.

The Concept Layout in Appendix B has taken into consideration the existing biodiversity values present within the Study Area and would work to enhance them by incorporating a 'Green Spine' east to west across the Study Area and expansion of open space in the riparian zone of Spearing Reserve.

The site is currently occupied by existing low scale dwellings and parkland. Given the site's urban locality and existing development, the PP will not result in impacts to critical habitat, threatened species, populations or ecological communities, or their habitats on the site.

It is acknowledged that as redevelopment occurs, there will be a need for tree removal and arboricultural impacts in relation to existing trees and vegetation within property boundaries. As the exact development footprint of future development cannot be predicted at this stage, such matters will be addressed as part of detailed design and DA stages as relevant.

Retention and addition of street trees and trees within property boundaries can be further considered at later detailed design and delivery stages where feasible.

It is noted that Figure 4.1 of the preliminary diversity assessment identifies Remnant Native Vegetation along Madoline Street and remnant forest in the southern parts of the site. This appears to be contradicted by the 1951 aerial photography (refer Figure 15 below), which illustrates the land in a prior cleared state.



Figure 15 1951 Aerial prior to development (Wollongong City Council)

9.2 Q9 - Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The likely environmental effects and their management are in addition to those discussed in preceding sections of this PP are detailed in the following reports:

9.2.1 Urban Design

An urban design report has been prepared by Gyde and provided as Appendix B, noting that it is amended by the Addendum Urban Design Report at Appendix A. It is predicted on strategic analysis, character assessment and physical and land use interrelationships that contribute to a comprehensive understanding of the site and its context.

The urban design study informs the planning and development controls, which that form the basis of this planning proposal in terms of design approach, scale and intended place outcomes.

It outlines an achievable urban form that addresses key constraints associated with site and its context and establishes new development envelopes based on place-based principles that are outlined in Section 2 of this report.

The Addendum Urban Design Report and Urban Design Report confirms a suitable and appropriate development form for the site.

9.2.2 Solar Access

To facilitate good levels of residential amenity, the massing reflected in the Addendum Urban Design Report at Appendix A was tested in a geo-located digital 3D model to understand the capacity to meet the solar access requirements nominated under Design Criteria of the ADG.

The testing demonstrates the capacity to achieve a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter to living areas and private open spaces of at least 70% of residential apartments in accordance with Objective 4A-1 of the ADG.

The distribution of built form and communal open space ensure the capacity to meet the Design Criteria under Objective 3D-1 to achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm during mid winter (21 June).

The building envelopes are proportioned and orientated to ensure the capacity to achieve good amenity outcomes for future residents including natural ventilation, outlook and building separation to meet ADG requirements.

Noting the above, the urban design report demonstrates that the intended development outcome and massing for the site is outcome is appropriate for the site and consistent with the Design Guidance provided in the ADG.

9.2.3 Scenic View Impacts

Preliminary scenic view and site visibility investigations were undertaken in relation to the Planning Proposal and is contained in the Urban Design Report at Appendix B. While the Addendum Urban Design Report at Appendix A varies massing slightly this is not considered to have any significant or discernible effect on the scenic view and site visibility investigations undertaken. The aim of these investigations to identify and better understand the visual bulk implications for long distance scenic vistas as well as medium and short distance views.

The visual bulk investigations establish the following:

- There will be no adverse impact to the broader scenic quality of the area with no perceivable impact to the landscape character of long-distance views to Gennifer Brae, Mount Keira and the Illawarra Escarpment.
- While the proposal may result in some localised interference with partial views to Mount Keira, the visual connection with Mount Keira will generally be maintained from streets and public domain areas within the Site.
- The report demonstrates the capacity for the envelopes to deliver the desired urban form outcomes in response to the local topography in accordance with the vision for the Planning Proposal.

As demonstrated in the visual analysis, the proposal will have no, or only negligible, impact on long and medium distance views. Where negligible impact to long and medium distance views occur, the minor change is unlikely to be perceived by the common observer, as the proposal will be visually absorbed into the surrounding suburban fabric due to the significant viewing distance and the textured urban context.

The view comparison for medium distance views reveal the importance of maintaining landscape screening along site edges, to minimise exposure to neighbouring areas.

The visual bulk investigations demonstrate the proposal will not detract from, or visually interfere with, scenic vistas from surrounding areas to the Illawarra Escarpment and Mount Keira.

Given the proposed changes to land zoning, Height of Buildings and Floor Space Ratio, it is reasonable to expect the Planning Proposal to result in changes to the built form proportions and character within the Site.

The investigations summarised in this report demonstrate that visual bulk impacts to surrounding areas are limited to a few areas of exposure to immediate viewing locations, with no impacts to the scenic landscape qualities of Gwynneville or Wollongong.

The investigations establish there will be no adverse impact to the nominated view lines to Gleniffer Brae or Mount Keira from surrounding areas and the analysis demonstrates capacity for the envelopes to deliver the desired urban form outcomes in response to the local topography.

The analysis finds the proposal will result in some localised interference with partial views to Mount Keira, from within the Site itself, pending the viewing location and proximity to built forms.

A site specific DCP will be prepared for the Site with robust provisions to achieve good built form outcomes that are sympathetic to the local character and setting of the locality.

Gyde considers the outcomes of the visual bulk investigations to be acceptable and valuable for the preparation of a site specific DCP framework for the Site.

9.2.4 Principles for Design Guidance via the WDCP

As the precinct is intended to be developed over time to consist entirely of residential flat buildings the Chapter 4 of the Housing SEPP supported by the provisions set out in the NSW Apartment Design Guide (ADG) will be the primary controls for future development outcomes in the precinct. The ADG provides consistent planning and design standards for apartments across NSW. It provides design criteria and general guidance about how development proposals can achieve the 9 design quality principles identified in Schedule 9 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

It is noted that the proposed controls will also trigger the requirements for each of the key sites to respond to the design excellence criteria set out under CI 7.18 of the WLEP 2009 and would require the design to be reviewed by Council's design review panel.

In addition to the ADG, the Wollongong DCP 2009 (WDCP 2009) provides general guidance for residential development and generic controls for residential flat buildings that complement the provisions of the ADG.

To complement the provisions of the ADG and the existing WDCP 2009, a draft site specific DCP is provided at Appendix S to guide design outcomes that are particular to the Gwynneville precinct. This will be further developed in collaboration with Council. It will provide guidance on any precinct and site-specific controls to achieve the desired outcomes set out in the Addendum Urban Design Report at Appendix A and Urban Design Report at Appendix B.

The draft Principles DCP sets out the overall vision, aims and objectives, and design principles for the precinct as well as providing the site-specific development controls and guidance to guiding elements that complement the broader development control framework.

The key focus areas for guidance under the DCP are intended as follows:

1. Site Layout

New development will be required to occur generally in accordance with the development pattern set out in the concept master plan (Figure 11). This will include the location and configuration of public open space as well as building height modulation.

2. Views and Vistas

Views through the site to Mount Keira will be established and maintained, including through the Precinct to the escarpment and Mount Keira to the west.

3. Movement Network

The draft Principles DCP seeks to ensure the permeability safety and functionality of movement networks, and adequacy of parking throughout the precinct.

4. Setbacks and envelope

Building setbacks are largely guided by the ADG via the building separation controls set out under Objective 3F-1. However, street setbacks are not covered at the precinct level and require guidance to be provided under the DCP to ensure the vision set out under Urban Design Concept in Appendix B. As such, the following setback conditions will be established via the WDCP:

- Minimum front setbacks to Mandoline Street of 3m.
- Minimum 4m front setback to all other streets of 4m.

For some sites, recessed upper levels setbacks would be guided by the DCP as per the intended outcome of the concept master plan.

Building height modulation will also be guided using the height modulation outlined in the concept masterplan.

3. Interface

The site has a number of interface conditions, which may require guidance under the WDCP. These include:

Interface with Public Open Space

Some sites will abut new open space areas, including those adjoining the central green open space or the open space to be provided at the corner of Murphy's Avenue and Paulsgrove Street, these sites will be required to interface positively with the open space to provide a careful balance between securing private open space and passive surveillance over the public domain. The WDCP will seek to guide edge conditions adjacent to open space including the location of courtyards, suitable fence screening types and the elevation of ground floor level of private and communal open space elements adjacent to the public domain.

The interface with the Botanic Gardens

The draft planning proposal provides a built form transition to the Botanic Gardens. A substantial deep soil buffer and setback is proposed between any built form on the western side of Paulsgrove Street and the Botanical Garden to manage the visual and acoustic condition of this interface, and to accommodate improved landscape opportunities along the shared boundary.

A 12m wide setback will be provided along the western boundary to allow for additional landscape screening to the Wollongong Botanic Garden to the west.

Acoustic amenity

The Acoustic Report at Appendix O notes that proposed dwellings located along Irvine Street, which are closest to the Princes Motorway to the east of the Precinct, fall under Category 3 of AS 3671-1989, requiring upgraded constructions and closed windows, doors, and other openings.

The botanical gardens is used occasionally for events, which may cause noise and disturbance for adjacent residences along Paulsgrove Street. It is understood that this concern may arise from a number of complaints that have been received by Council. Noting that under the existing circumstance, there is no noise mitigation or protection in place. There is not any issue with land use compatibility with future residential development in terms of its public use as a botanical garden, however it is on occasion used as an events venue, which may result in noise related conflict.

According to the Wollongong Botanical Garden website, the opening hours are as follows:

- 7am to 6pm weekdays (Daylight Savings)
- 7am to 6.45pm weekends and public holidays (Daylight Savings)
- 7am to 5pm daily (non-daylight savings)

A site-specific DCP will require any development to:

- be designed in accordance with the recommendations of a qualified acoustic consultant.
- employ quiet house design principles via the DCP to facilitate the careful arrangement and orientation of bedrooms and living spaces and incorporation of any necessary acoustic design measures.

To manage noise related conflicts, the DCP will require noise affected properties to be designed in accordance with the recommendations of a qualified acoustic specialist.

Deep Soil

Deep soil provisions in addition to those outlined in the ADG will need to be established to provide a leafy landscape buffer to protect the visual amenity of the Wollongong Botanical Gardens. A 12m wide deep soil zone will be provided along the western boundary to allow for additional landscape screening.

5. Car parking and vehicular access

The draft Principles DCP focuses on managing parking and access to enhance the functionality of the site. It proposes to maintain the existing timed restrictions for on-street parking to prevent all-day commuter use and promote turnover, ensuring spaces remain available for visitors. The DCP will ensure that the residential buildings which contain basement parking on the site has appropriate access while minimising the impact of parking structures on the public domain, balancing accessibility with the preservation of public space quality.

6. Key gateways and prominent sites

High quality design would be a requirement across the precincts per the requirements of the ADG, and the design excellence criteria set out under CI 7.18 of the WLEP 2009. However, based on the outcomes of the visual analysis undertaken in the urban design report DCP would include controls to ensure particular attention to any key gateways to ensure a high-quality visual response of important or highly visible sites including those adjacent to public open space.

7. Public Domain Outcomes

A public domain strategy would be prepared post Gateway to confirm specific placemaking elements, role and function, and high-level design principles for existing and new public domain elements across the precinct. This strategy would be prepared in collaboration with Council to establish a basis for developing any DCP provisions relating to the creation of new or improvement of existing public open space.

A draft Principles DCP is provided under Appendix S, which is expected to evolve in collaboration with Council.

The relevant provisions of the ADG and current WDCP provide suitable guidance for other matters relating intended built form and public domain outcomes.

9.2.5 Geotechnical

Stantec's geotechnical report at Appendix M provides a summary of the highlights geotechnical constraints for factors such as groundwater, slope stability, foundations, excavatability and material reuse. At a high level these:

- Groundwater will likely be present within the vicinity of the creek in the south east.
- Erosion is not considered a likely issue due to shallow slopes of the site, excluding the creek to the south east where vegetation is deemed to have kept steep batters stable.
- Slope instability is unlikely except for the location of the creek alignment in the south east
- 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 which could cause.
- The site soils should be readily excavatable with standard earthmoving equipment, however rock will depend on intact strength and defects to confirm excavatability, for which investigation would be required.
- Topsoil and alluvial soils across the site are likely not suitable for re-use as structural filling, residual soils and rock excavation would likely be with some confirmation testing required.

The report includes the following recommendations in relation to future developments on the site:

- Additional geotechnical investigation will be required across the site to assess the subsurface conditions for the proposed development in the future.
- This investigation will be proposed based on finalised development plans for the site, including the extent of earthworks and proposed infrastructure such as pavements, subsurface utilities or buildings.
- The investigation would likely comprise a mixed approach between shallow test pit and deeper borehole investigations.

The above matters are manageable and should not preclude the rezoning of the site as they can be addressed as part of a future detailed design and development application where the design of a specific development can be suitably assessed.

9.3 Q10 - Has the planning proposal adequately addressed any social and economic effects?

Social and economic considerations relating to this PP have been integrated into the previous sections of this PP. This proposal to introduce a high-density residential zoning, building height and floor space ratio incentives will result in positive social consequences through the delivery of 50% much needed social and affordable housing, increased open space from 8,300sqm up to a maximum of 16,660sqm in proximity to a major university and the high amenity of botanical gardens.

9.3.1 Economic Effects

In the current circumstance where housing supply crisis is leading to declining housing affordability, a planning proposal that seeks to increasing residential capacity and expand social housing will have significant positive economic effects. Increasing residential capacity will assist in alleviating current housing market pressure by addressing the imbalance between supply and demand. This has potential to contribute to the stabilisation and reduction in housing prices and rental rates, improving overall affordability. As housing costs become more manageable, disposable income for households can increase, leading to higher spending in other areas of the economy, thus stimulating economic growth.

Expanding social housing provides a safety net for low-income families and individuals who are most vulnerable in a housing crisis. By ensuring that these populations have access to affordable housing, social housing programs can reduce homelessness and housing instability.

The construction and maintenance of new residential and social housing projects can create substantial employment opportunities across various sectors, including construction. These projects offer potential to stimulate Wollongong's economy by providing jobs and generating income for workers, which in turn increases spending and supports local businesses.

9.3.2 Social Infrastructure Needs

Gyde has prepared a Social Infrastructure Needs Assessment (SINA) at Appendix D to assess the social infrastructure needs for Gwynneville in the context of the proposal. This assessment aims to evaluate the strategic planning context, review trends in social infrastructure and community participation, and identify both proposed and existing social infrastructure provisions. The SINA seeks to understand the adequacy of social infrastructure provisions using selected benchmarks and to identify potential gaps in demand for social infrastructure due to the incoming population generated by the planning proposal. According to the SINA, the proposal is likely to generate an estimated incoming population of 2,263 people.

Community and Cultural Floorspace: The application of benchmarks identified in Wollongong's Social Infrastructure Plan shows that an incoming population is likely to generate demand for additional community and cultural facility space. The demands generated by the incoming population of 2,263 are not sufficient to achieve the floor space recommended for the identified community or cultural facility types, although there may be a case for the provision of a small community hall / meeting space / neighbourhood centre as part of the proposal. However, from a planning perspective it is more likely that any such facilitates may better be

provided off site. The proposed 50% social and affordable housing and the needs of some of these residents will need to be considered when considering community space provision.

Any provision of community space would be subject to further discussion and agreement with Council. There is also potential for monetary contributions allocated offsite appropriately sized to accommodate not only the demand generated by the current planning proposal, but also future population growth. To meet the needs of an incoming population of 2,895³, the SINA recommends the following:

- 1. Provide a total of at least 2ha of public open space onsite with a focus on passive recreation that incorporates quiet, spaces for contemplation, respite etc, and amenities that support social interaction. The total open space should ideally be delivered as a network.**

The proposal enables expansion of public open space to over 1.6ha. Any embellishments to incorporate design and place making recommendations can be achieved at detailed design and delivery stages.

- 2. Provide onsite play spaces in accordance with principles of the Wollongong Play Strategy, and the NSW Government's Everyone Can Play Guideline. Design should be consistent with the Greener Spaces Design Guide.**

Any embellishments to incorporate design and place making recommendations can be achieved at detailed design and delivery stages.

- 3. Consult with Council to determine the preferred response in terms of the provision of local / neighbourhood level community space onsite. Discussions should consider:**

- the nature of the incoming community
- the need / preference regarding on site provision or off-site contributions
- service delivery and outreach for Community Housing Providers and/or other service delivery agencies
- indoor / outdoor space for meetings, gatherings, small events and celebrations for families
- ownership and ongoing management.

A suitable and proportionate contribution to community space can be made as a part of a Voluntary Planning Agreement to be considered in consultation with Council, and which factors in the overall public benefit including public space dedication proposed in the precinct.

- 4. In consultation and agreement with Council, provide in kind works offsite to improve pedestrian and cycling connectivity between the site and social infrastructure locations in the Wollongong town centre and surrounds.**

A suitable and proportionate contribution to pedestrian and cycling connectivity can be made as a part of a Voluntary Planning Agreement to be considered in consultation with Council, and which factors in the overall public benefit including public space dedication proposed in the precinct.

- 5. In consultation with University of Wollongong, ensure links created as part of the University site masterplan are aligned with those of the proposed development.**

This can be addressed at detailed design and delivery stages.

- 6. Forward the planning proposal to Schools Infrastructure NSW for review and comment.**

The proposal will be referred to Schools Infrastructure NSW for comment by Council via the formal consultation and exhibition process.

- 7. Consider the inclusion of appropriately scaled commercial floor space suitable for the provision of childcare services including long day care and preschool.**

While not specifically intended as a result of this proposal, which is to deliver social affordable and diverse market housing, the proposed R4 High Density Residential zone permits "centre-based child

³ Annual average population projection taken from WC Our Wollongong Our Future 2032 Community Strategic Plan

care facilities", should such a use be feasible and desired within the subject site. As such, the PP would not preclude this outcome from occurring.

8. Investigate opportunities for community health services to provide outreach services in onsite community space.

While not specifically intended as a result of this proposal, which is to deliver social affordable and diverse market housing, the proposed R4 High Density Residential zone permits "community facilities", should such a use be feasible and desired within the subject site. the remaining areas of R2 Low Density Residential zoning in the south eastern corner of the site permits "health consulting rooms" in a context that already includes a small range of neighbourhood shop. As such, the PP would not preclude this outcome from occurring.

9. Forward the planning proposal to the NSW Department of Health for review and comment.

The proposal will be referred to NSW Department of Health for comment by Council via the formal consultation and exhibition process.

10. Consult with Council to explore a performance-based approach as a basis for contributions to improve connectivity, access, and quality of existing open space, including active recreation areas and sporting facilities.

A suitable and proportionate contribution to various public benefits can be made as a part of a Voluntary Planning Agreement to be considered in consultation with Council, and which factors in the overall public benefit including public space dedication proposed in the precinct.

9.3.3 Positive social effects of enhanced open space

The PP makes provision for increased public open space area of approximately 8,360sqm, from the current 8,300sqm to an overall total public open space area of up to a maximum of 16,660sqm.

The positive benefits of increased public open space include improved community health and well-being, as more green spaces encourage physical activities, relaxation, social interaction, and inclusion. The additional public open space will also enhance the local environment by providing habitats for wildlife and contributing to better air quality. In terms of placemaking, the increased public open space will foster a stronger sense of community by creating attractive, accessible areas where people can gather and engage in social activities, boosting the overall appeal and liveability of the area. Additionally, well-designed public spaces can become landmarks that define the character of a neighbourhood, contributing to its unique identity and cultural significance.

Public open space in the Gwynneville precinct will be comprised of the expanded Spearing Reserve from existing 8,300sqm to approximately 16,660sqm which will serve as the primary neighbourhood park in the precinct. This is expected to include informal and / or formal play spaces consistent with Wollongong City Council's Play Wollongong Strategy, as well as areas for community gatherings. Spearing Reserve will be supported by an additional pocket park the south western corner of the site, which will improve drainage function and tree canopy as well as to provide for a range of passive recreational pursuits.

A new open space will be created in the centre of the site, enabling critical movement corridors in an east west direction across the precinct. In addition to an expansion on the existing open space in the south of the site. The purpose, function and place making qualities of these spaces will vary but their roles as a public space to enable visual amenity and accessibility is intended to be common across both places.

The key placemaking focus of this open space provision is the like between Hoskins Street and Sidney Street. At this location, the link is intended to incorporate a local park that will include opportunities for a range of active and passive recreational pursuits, including play space

The benefits of this open space proposition include:

- Creating open space with unique place making qualities to establish places for people to gather and socialise to support community building, inclusiveness and social cohesion.

- Promoting healthy lifestyles by creating more opportunities for future residents to walk, cycle and recreate through increased public open space provision, greater permeability, and improved landscape quality.
- Providing attractive places for people to enjoy that are well surveilled and well landscape to attract greater use and visitation, contributing to overall safety and comfort.
- Enhancing visual amenity between North Wollongong railway station, the university and botanical gardens with new green corridors
- Providing a central link between the site that provides an attractive, enjoyable and safe route.
- Improved drainage function of Spearing Reserve to mitigate flooding, minimise flooding risk and enhance resilience.
- Provision for tree canopy to allow for the growth of large trees reducing urban heat load effects.

Figure 16 and Figure 17 illustrate high-level landscape concept detailed in the Urban Design Report at Appendix B.

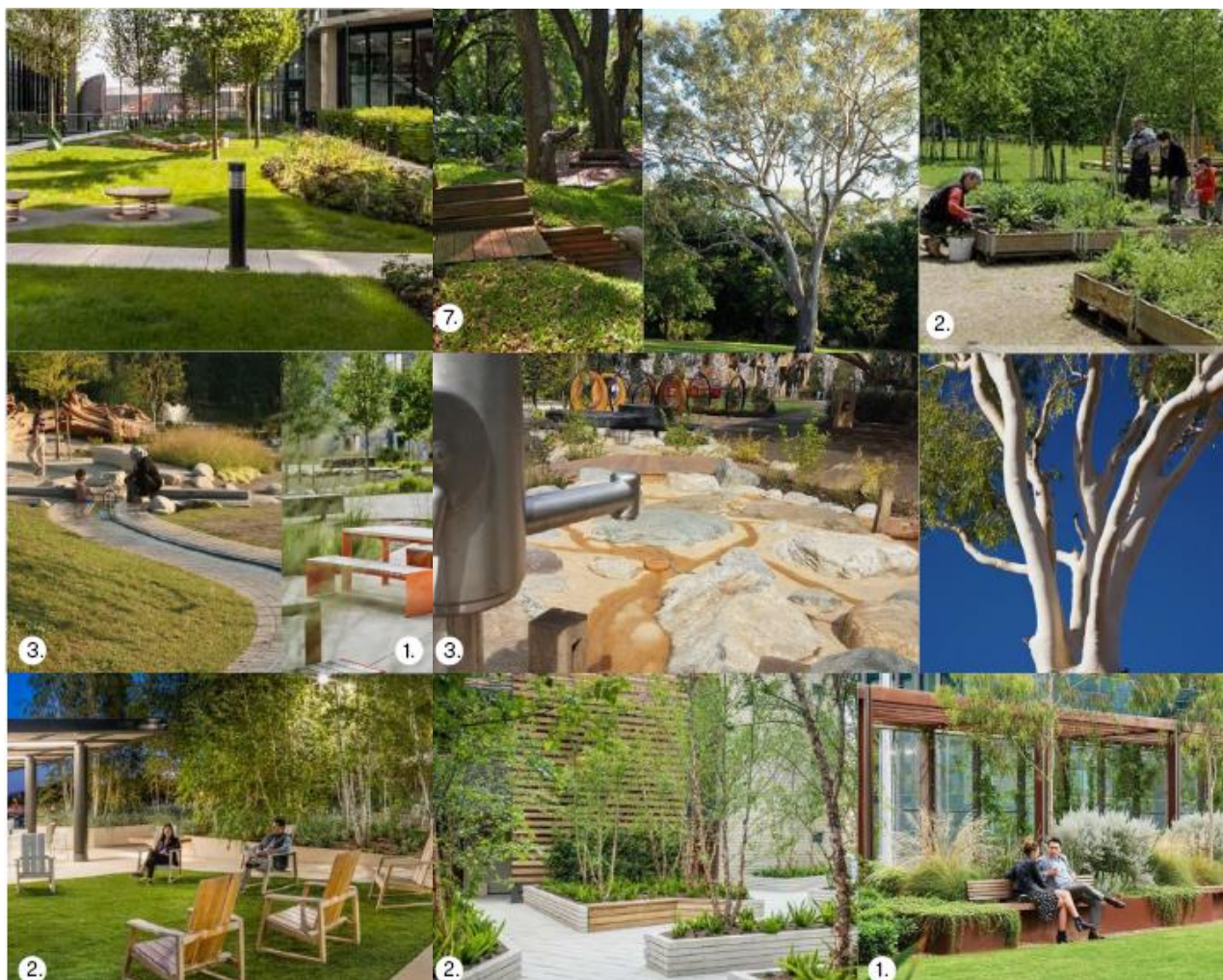


Figure 16 Indicative landscape outcomes

- | | |
|---|---|
| 1 - Establishing a central 'Green Heart' | 5 - Deep Soil |
| 2 - Well configured communal open spaces | 6 - Enhancing landscape character |
| 3 - Expanding and enhancing existing parkland | 7 - Better permeability and accessibility |
| 4 - Greening of the streets | |



Figure 17 Indicative Landscape Plan

10. Section D - Infrastructure (Local, State and Commonwealth)

10.1 Q11 - Is there adequate public infrastructure for the planning proposal?

The subject site in the Gwynneville precinct is located within existing urban area, which has sufficient public infrastructure to accommodate the achievable development that would be facilitated by this PP. The site is currently used for urban purposes and is connected to existing infrastructure services.

10.1.1 Traffic and Transport

The site is located in proximity to the Northfields Avenue bus interchange and North Wollongong railway station. Increasing residential opportunities in this location will assist in increasing patronage of existing transport infrastructure.

As demonstrated by Stantec's Traffic and Transport Assessment at Appendix F, the PP will not result in an unmanageable increase in traffic volumes and parking in the Gwynneville precinct. Stantec concludes that the PP would not be expected to compromise the safety or function of the surrounding road network provided certain mitigation measures are undertaken. Further, Stantec's Active Travel and Traffic Management Plan at Appendix G confirms that the site is well serviced by active and public transport infrastructure, the viability of which will only be enhanced by the enabling of future development.

The traffic and transport assessment has addressed some of the preliminary transport considerations and traffic impacts expected to result from the PP, with outcomes and recommendations as presented in this report expected to be further refined in consultation with local authorities as part of the planning approvals process. The Active Travel and Traffic Management Plan also responds to additional concerns put forward by Council by providing details on future upgrades that can be provided at the detail design stage to enhance the active travel network and accessibility. It is noted at a future detailed design stage, each Development Application will be required to confirm their individual traffic impact with a Traffic Impact Assessment.

The traffic and transport assessment has allowed for approximately 1,250 dwellings, whilst this model assumes 30% social and affordable housing, Homes NSW has committed to the delivery of 50% social and affordable housing (i.e. 625 dwellings) and 50% market / private sale homes (i.e. 625 dwellings) at Gwynneville. As a result, the outputs of Stantec's transport model can be viewed as "conservative" and the traffic impacts from the development will be less than anticipated at this preliminary stage.

Stantec's traffic impact assessment included 11 key intersections surrounding the subject site, generally coinciding with the cordon boundary of the precinct. Based on the key assumptions documented within their report, expected development traffic generation within the precinct at key points in time, network wide assumptions relating to general background growth and potential impacts of the Mount Ousley interchange upgrade, Stantec's key findings are as follows:

- the primary pinch points on the road network include Irvine Street and University Avenue in the morning peak, and Irvine Street, Ring Road and Northfields Avenue in the afternoon peak
- both of these locations (and the resulting Irvine Street corridor) are already exceeding accepted capacity thresholds under existing background traffic conditions
- the operational performance of these intersections is expected to further degrade as traffic volumes increase, which is a result of background traffic growth and expected impacts resulting from the Mount Ousley interchange upgrade
- additional traffic as a result of the planning proposal is also expected to contribute to the degradation in operational performance and as a result, mitigating treatments have been investigated as part of this report

- it is noted that all other intersections within the study network are currently providing adequate levels of service based on existing surveyed traffic demand, with this expected to continue into the future, inclusive of development generated traffic.

Based on the results of the traffic modelling which reviewed forecast degrees of saturation, level of service and 95th percentile queues, mitigation treatments are suggested at the Ring Road / Northfields Avenue roundabout and the Irvine Road / University Avenue roundabout. A summary of the recommended improvements are as follows:

- a new high entry angle approach to Irvine Street (southbound) to facilitate easy access to University Avenue and reduce queuing on Irvine Street
- an additional lane on Irvine Street (southbound) by removing the current on-street parking provision, increasing the capacity of Irvine Street
- finalising the 2-lane provision of the Ring Road / Northfields Avenue roundabout to facilitate improved performance on Ring Road and Northfields Avenue.

Overall, the recommended mitigation works are expected to result in improved network performance, which is expected to accommodate the additional traffic demands expected to be generated by the proposal. In addition to the investigation of traffic impacts and associated mitigation measures as recommended above, additional recommendations have been made with respect to the overall layout, schematics and functionality of the indicative concept proposal. These recommendations are summarised as follows:

Vehicle Access

- direct vehicle access to Irvine Street is not recommended and is instead recommended to be consolidated onto the nearby lower volume roads such as Hoskins Street
- vehicle access design is to be developed in accordance with applicable Australian Standards, Council's Development Control Plan and other relevant guidelines in accordance with good traffic engineering practice.

Carparking

- specific car parking provisions are yet to be determined and will be confirmed in a later design phase, however, it is recommended that the car parking provisions carefully considers the balance of supply so as to achieve the aspired mode share for the precinct but does not exacerbate existing on-street car parking issues.

Pedestrian Facilities

- it is recommended that additional pedestrian facilities should be provided on all road frontages within the precinct to facilitate active travel
- a review of the existing pedestrian crossing facilities on Northfields Avenue should be undertaken in accordance with the Austroads 'Pedestrian Crossing Facility Selection Tool' to ensure that the most suitable crossing facilities are present to encourage Active Transport mode shift where possible
- it is further recommended that a "Walk Network Plan" is prepared to identify the key pedestrian desire lines within the precinct following full development, and appropriate pedestrian crossing treatments for key routes to ensure safe and efficient access.

Bicycle Facilities

- specific bicycle parking provisions are yet to be determined and will be confirmed in a later design phase, however, it is recommended that statutory bike parking requirements are met (at a minimum) and high-quality end-of-trip provisions are provided internal to the development to help assist with increasing active travel mode share.

Refuse Collection and Heavy Vehicle Servicing

- service vehicle and loading bay provisions are yet to be determined and will be confirmed in a later design phase, however, it is recommended that all service vehicle requirements and associated loading bay provisions (parking aisle width, ramp grades, etc.) are to be provided as per the requirements noted in AS2890.2 and Council's Development Control Plan.

Refuse Collection and Heavy Vehicle Servicing

- based on the results of the traffic modelling which reviewed forecast degrees of saturation, level of service and 95th percentile queues, mitigation treatments are suggested at the Ring Road / Northfields Avenue roundabout and the Irvine Road / University Avenue roundabout. A summary of the recommended improvements are as follows:
 - a new high entry angle approach to Irvine Street (southbound) to facilitate easy access to University Avenue and reduce queuing on Irvine Street
 - an additional lane on Irvine Street (southbound) by removing the current on-street parking provision, increasing the capacity of Irvine Street
 - finalising the 2-lane provision of the Ring Road / Northfields Avenue roundabout to facilitate improved performance on Ring Road and Northfields Avenue.

Green Travel Plan

- Stantec recommends that a Green Travel Plan be developed as part of future design stages to ensure better transport arrangements for people living within the site.

The Active Travel and Traffic Management Plan provides further recommendations for the scheme at the detailed design stage to promote the use of active and public transport networks by ensuring that the infrastructure is safe, accessible and enjoyable. These recommendations work to ensure that the proposal will support the future growth of the precinct, by providing ongoing economic and lifestyle opportunities. The recommendations are as follows:

Pedestrian and Cycling

- it is recommended that all public realms within and surrounding the site are designed by a suitably qualified land-scape architect to include wayfinding signage, micro-climate facilities, and shared paths.
- it is recommended that all lots within the Proposed Development are connected by shared paths facilities connecting to the existing active transport infrastructure that links to areas within Wollongong.
- on the external roads and linking to existing bicycle infrastructure, it is recommended that bicycle lanes are provided on Irvine Street/ Murphys Avenue and Northfields Avenue (to link to the University and Bus Station).

Public Transport

- the Bus Station located on Northfields Avenue does not cater for all modes of transport or accessible road user requirements. It is recommended that this Bus Station is modernised to latest standards and includes appropriate end-of-trip facilities, drop-off facilities for car share / taxis, and accessibility requirements.
- the connecting footpath infrastructure between the Proposed Development site and the Bus Station on North-fields Avenue is recommended to be modernised of TfNSW latest standards. This should include all accessibility requirements including drop ramps and tactile tiles to guide people of determination.
- the bus stops and stations are to have parking for car share users / taxis and end-of-trip facilities for cyclists and micro mobility users.

Transport Planning

- it is recommended that the proposal develops and use a travel plan to actively promote increased use of sustainable transport modes to encourage a mode share transition away from private vehicle travel to active and public transport.

10.1.2 Utilities and servicing

Stantec to undertake a utilities servicing study for the Gwynneville redevelopment precinct to inform this Planning Proposal. It identifies existing utility infrastructure and any anticipated infrastructure upgrades required to service the precinct. Refer Appendix P.

Stantec notes that there are several existing utility services within and near the development precinct as summarised below:

- Potable Water - Supplied by Sydney Water from the Illawarra water delivery system
- Wastewater - Supplied by Sydney Water. This wastewater system is located within the Gwynneville SCAMP which is part of the Bellambi Catchment Area.
- Gas - Gas servicing to the Gwynneville redevelopment precinct is provided by Jemena.
- Electrical - Serviced by Endeavour Energy. The precinct is approximately 1km from Endeavour Energy's Mount Ousley Supply Zone Substation.
- Telecommunications - Data and telecommunications are serviced by AARNET, Optus and/or Uecomm, NSW, NBN Co, NSW/ACT, and Telstra NSW with assets within and adjacent to the Gwynneville redevelopment precinct.

Stantec concluded that the precinct is well serviced by utility infrastructure. More detailed engineering studies and plans for utility services infrastructure connections would be carried out as part of future development applications for detailed design and construction of actual development in consultation with the relevant authorities.

11. Section E - State and Commonwealth Interests

11.1 Q12 - What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Beyond HNSW, other State and Commonwealth public authorities have not yet been contacted at this early stage in the PP process. We anticipate that this will be undertaken post-Gateway. However, there are a raft of documents that clearly set out the direction for housing delivery at the national and NSW State level, against which this PP exhibits a very strong alignment.

The NSW Government has committed to building 377,000 new well-located homes across the state in the next 5 years to 2029, to align with the National Housing Accord and address the housing crisis to meet the future needs of the community in areas with existing infrastructure capacity – such as transport, open spaces, schools, hospitals and community facilities. As previously identified, Gwynneville is ideally located in this regard.

11.1.1 Commonwealth Government - National Housing Accord

The Australian Government has established a National Housing Accord with states and territories, local governments, institutional investors, and the construction sector. Initially, the Accord set a goal to build one million well-located homes over five years commencing in mid-2024. In August 2023, the target was updated to 1.2 million homes. Additionally, the Commonwealth committed \$3.5 billion to support state, territory, and local governments in achieving this target.

The Accord is part of a broader housing strategy that includes substantial funding for social and affordable housing, as well as support for renters and homebuyers. Under the Accord, the Commonwealth pledged \$350 million over five years from 2024-25 to build 10,000 affordable homes, with states and territories agreeing to match this to create up to 20,000 affordable homes in total.

Under the Accord, the NSW Government has committed to building 377,000 well located homes across NSW by 2029, including 3,100 affordable homes. To meet these targets, the NSW government has as established housing targets to be delivered by 2029. Under these targets, 9,200 homes will need to be delivered in Wollongong LGA.

The PP is expected to deliver a total of 1,250 dwellings, of which 50% or 625 dwellings are to be delivered as social and affordable housing. Given there are currently 79 social dwelling units and 56 private market dwellings, the PP provides capacity for a significant increase of 546 social and affordable housing units, and 569 additional private dwellings in addition to these already contained within the site.

While any new capacity created is unlikely to be delivered in its entirety by 2029, the PP is an important element in assisting the Wollongong LGA in meeting its housing targets to 2029 and beyond.

11.1.2 Homes NSW

This PP is facilitated by HNSW, which is a State government agency and the largest social housing provider with over 125,000 properties in NSW. HNSW has a role in actively growing and managing the supply of the right types of housing in optimal locations.

HNSW's internal stakeholders have inputted and been kept informed in the development of this PP. As such it reflects HNSW's desired outcomes for social and affordable housing in Gwynneville.

The strategic direction for social housing in NSW is set out under the following key strategic documents:

Future Directions for Social Housing in NSW

Future Directions for Social Housing in NSW sets out the NSW Government's vision for social housing over 10 year period to 2025. Future Directions is underpinned by three strategic priorities:

- More social housing.
- More opportunities, support and incentives to avoid and/or leave social housing.
- A better social housing experience.

These strategic priorities and associated actions are outlined in Figure 18.



Figure 18 Strategic Priorities and Actions

By 2025, Future Directions seeks to transform the social housing system in NSW from a dominance of public sector ownership and management to a system with greater involvement of private and non-government partners. To achieve this Future Directions recognises the importance of significantly expanding and redeveloping existing stock and partnerships with the private sector.

Action 1.1 of Future Directions seeks to:

Increase redevelopment of Land and Housing Corporation properties to renew and grow supply

The NSW Government's aim is to ensure large redevelopments target a 70:30 ratio of private to social housing to enable more integrated communities (generally with an increased number of social housing where practicable). It is important to note that irrespective of Homes NSW's standard delivery model, this PP commits to providing up to 50% social and affordable housing well above Homes NSW's usual program for delivery.

Action 1.2 of Future Directions seeks to:

Increase the capacity of community housing providers and other non-government organisations to manage properties

The NSW Government's aim is for the community housing sector to manage up to 35% of all social housing in NSW.

Action 1.4 of Future Directions seeks to implement:

Better utilisation of social housing properties

In achieving this the NSW Government aims to build more smaller, fit-for-purpose dwellings to match the needs of new and future tenants.

Action 3.4 of Future Directions seeks to implement:

A "place-making" approach to building communities

In achieving this the NSW Government aims to improve the physical environment in social housing areas, including infrastructure and community facilities such as working with council and residents to improve the appearance of homes, streets, parks and community facilities.

The PP is well aligned with the priorities and actions set out under Future Directions in that it will:

- facilitate increased supply social, affordable, community and diverse private housing with a variety of tenures and management structures
- complement the existing housing stock with smaller dwellings that promote "right sizing" and "best fit" housing to efficiently use housing stock
- provide a considered balance between private and public housing to establish an inclusive, diverse and integrated community
- facilitate improved public domain and place making outcomes that will result in benefits to health, enjoyment and local amenity
- provide opportunities within the immediate community for people to transition out of social housing into private homes

Housing 2041

Housing 2041 provides a 20-year vision for housing in NSW. It aims to deliver better housing outcomes by providing housing in the right locations, and housing that suits diverse needs of the community.

Housing 2041 aims to maximising the use and effectiveness of government-owned land and assets with a focus on investing in, renewing and growing social housing in collaboration with the community housing sector. It seeks to:

- enable people living in social housing to more easily transition into private rental or home ownership,
- provide housing assistance for those in crisis
- provide better outcomes for Aboriginal people and communities
- partner with industry and community housing providers to test new housing typologies on government land
- improve government-led residential development outcomes and processes to drive the supply of more affordable, diverse, and resilient housing
- support the supply of suitable housing for essential workers in 'hard to fill' locations

Housing 2041 outlines the four pillars of supply, diversity, affordability and resilience of housing:

Housing 2041 Pillar

PP Response

Graphics source: Housing 2041

SUPPLY

Includes the amount, location and timing of the supply of new housing. Planning for the supply of new housing should respond to environmental, employment and investment considerations, and population dynamics.



The Social Infrastructure Needs Assessment at Appendix B confirms there is a critical and urgent need for new housing supply for social, community and diverse private housing in Wollongong.

In response to these needs, the PP seeks to:

- increase the density of such housing in this location which offers a unique opportunity to expedite land amalgamation and delivery of housing in a timely manner.
- improve environmental outcomes relating to flooding through the increase in public open space provision.
- Create opportunities to partner with the private sector to facilitate land amalgamation and development outcomes.

DIVERSITY

Considers different types of housing and looks at how a diverse choice of housing can reflect the needs and preferences of households.



The PP provides the opportunity for a wide range of social, community and diverse private housing to be provided on the site.

This will complement the existing predominately larger low density housing mix in nearby areas to create “right size” and “best fit” housing opportunities to reflect diverse needs of individual households.

AFFORDABILITY

Recognises people live in diverse tenures based on their income and circumstances, and that housing should be affordable, stable and supportive of their aspirations and wellbeing.



The fundamental driver of this PP is to deliver social, community and diverse private housing with a range of land tenures including:

- Social housing managed by the NSW Government/ HNSW.
- Community housing provided in partnership between HNSW with management by Community Housing Providers.
- Private housing which provides diversity of tenure and opportunities within the locality to move away from social housing as community needs change.

Housing 2041 Pillar	PP Response
<div data-bbox="432 322 528 416"></div> <p>RESILIENCE</p> <p>Includes matching housing to community and environmental issues, so people, communities and their homes are safe, comfortable and resilient.</p>	<p>The PP seeks to increase the density of social, community and diverse private housing in a location with minimal environmental constraints. Where flooding issues have been identified in the southern areas of the site, the PP has provided an opportunity to mitigate and reduce the effects of flooding associated with stormwater flows between the escarpment and the ocean through increased open space and water sensitive urban design. Further, the Addendum Urban Design Report at Appendix A and Urban Design Report at Appendix B demonstrate that an achievable urban form that will provide excellent passive surveillance over the public domain. For these reasons the PP will contribute to the safety comfort and resilience of the community.</p>

The PP will deliver on the following specific actions outlined in Housing 2041:

- 1. Enhanced partnerships and cross-sector collaboration** by supporting new development forms that will enable collaboration between HNSW, Community Housing Providers and the private sector to design and develop social, community and diverse private housing in Gwynneville.
- 2. Increased support for those in most need** by enabling ongoing investment in growing and changing the social housing portfolio, so it can meet future needs and challenges. It will also greatly assist in reducing waitlist times to access social housing.
- 3. More investment and support for housing that is adaptable to changing needs and environments** by careful consideration of the design controls proposed which will identify key sites across the precinct thus bringing into effect the design excellence criteria set out under CI 7.18 of WLEP. This will greatly assist in implementing design measures including adaptability and universal design, resilience to hazard and climate change, incorporation of smart technologies and sustainable design.
- 4. Improved alignment of housing with infrastructure and community services for NSW communities** by focusing new development in a location that is well serviced by public transport provide access to a range of community facilities and services.
- 5. Additional support for first homebuyers** by investing in new types of housing and housing products such as diverse private housing intended by this PP, which have the potential to increase affordability.
- 6. Continued support for people in the private rental market** by supporting diverse private housing that has the potential to increase housing choice and security for the community.

NSW Land and Housing Corporation Portfolio Strategy 2020

The HNSW Portfolio Strategy outlines HNSW's 20-year vision and priorities to grow and change its portfolio to enable HNSW to house a greater number of vulnerable people and families in better quality modern homes, and to improve financial sustainability as a self-funded housing provider. The HNSW Portfolio Strategy sets out key actions for improving the provision of social housing.

The Portfolio Strategy responds to the need for HNSW to grow and adapt its portfolio to meet the needs of current and future tenants – especially so they can age in place. It identifies the following critical challenges:

Mismatch of households and homes

- Around 60% of all tenants live alone (almost 60,000 people)
- But almost three quarters of homes are 2+ bedrooms (about 80,000).

A lot of tenants are ageing in place

- Older tenants = more than half of tenants (more than 60,000 people)
- Tenants aged 65+ years = over a third of tenants (more than 35,000 people)
- Tenants aged 80+ years = almost 10% of tenants (more than 9,000 people).

Under-occupied homes

- 15% of homes (about 15,000) are under-occupied by two or more bedrooms.

Income sources

- Pensions are the main source of income for 93% of tenants – around 84,000 people
- Aged and disability are the most common pension types – 30% Aged Pension and 34% receive Disability Support Pension
- In the past, social housing tenants were working low-income couples with children and returned services personnel.

People stay longer in social housing

- Over half of all tenants have been living in social housing for 10 years or more (almost 50,000 people).
- This means low turnover and limited opportunities to house new tenants.

The PP will enable HNSW to address a critical challenge to adapt its portfolio to meet current and future needs. It will enable land for social housing land to be used more efficiently and effectively. It will assist HNSW to “right size” its portfolio to provide “best fit” housing for its tenants.

Part 4 – Maps

GYDE

12. Mapping

The proposal requires a number of mapping changes to the WLEP 2009 to implement the intended outcomes of this PP.

12.1 Existing and proposed LEP Mapping

12.1.1 Land use zoning

The PP seeks to rezone the site from R2 Low Density Residential to R4 High Density Residential and RE1 Public Recreation. The south eastern portion of the site is to remain R2 Low Density Residential. It is noted that the central 'publicly accessible' open space intended to be delivered by Homes NSW on R4 High Density Residential land would be enabled through the permissible use of 'recreation areas'.

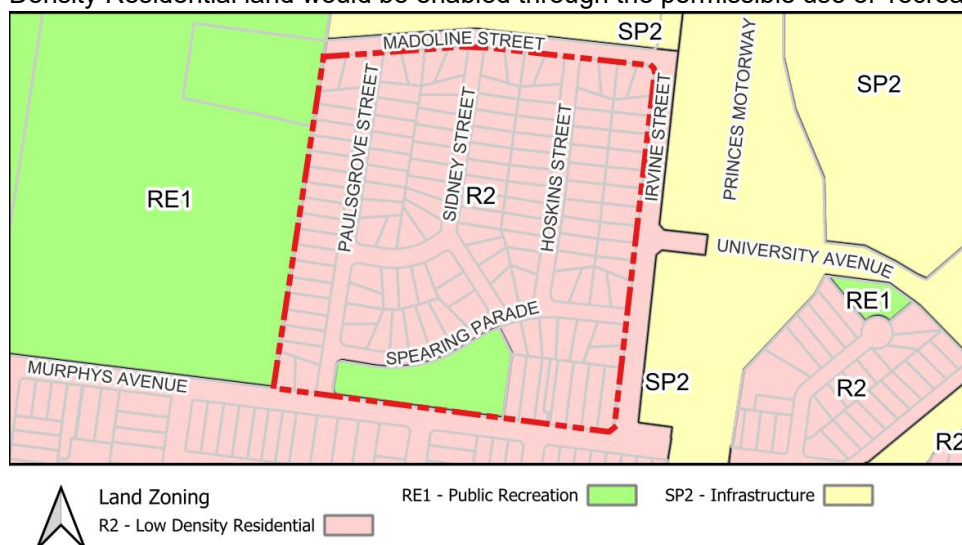


Figure 19 Existing Land Use Zoning (LZN) Map



Figure 20 Proposed Land Use Zoning (LZN) Map – Site edged in yellow

12.1.2 Floor Space Ratio

The PP seeks to maintain the 0.5:1 FSR limit across most of the site.

Lots intended to be zoned RE1 Public Recreation are proposed to have their FSR designation deleted so that no FSR control would apply to these sites, commensurate with their proposed RE1 zoning. Any FSR bonus is intended to be implemented via Key Sites provisions under Part 7 of the WLEP 2009.



Figure 21 Existing Floor Space Ratio (FSR) Map



Figure 22 Proposed Floor Space Ratio (FSR) Map - Site edged in red

12.1.3 Height of Buildings

The PP seeks to maintain the 9 metre height limit across most of the site.

Lots intended to be zoned RE1 Public Recreation are proposed to have their Height of Building designation deleted so that no Height of Building control would apply to these sites, commensurate with their proposed RE1 zoning. Any Height of Building bonus is intended to be implemented via Key Sites provisions under Part 7 of the WLEP 2009.



Figure 23 Existing Height of Buildings (HOB) Map



Figure 24 Proposed Height of Buildings (HOB) Map - Site edged in red

12.1.4 Minimum Lot Size

The minimum lot size is proposed to be deleted from proposed R4 and RE1 zoned sites as the control would be redundant following the implementation of minimum lot sizes in under Part 7 Key Sites provisions. The minimum lot size of 449sqm would remain in place for the ground of sites in the south eastern corner of the precinct as no change to zoning is proposed for these lots.



Figure 25 Existing Minimum Lot Size (LSZ) Map



Figure 26 Proposed Minimum Lot Size (LSZ) Map - Site edged in red

12.1.5 Key Sites Map

27 Key sites are proposed to be mapped on the key sites map. The purpose of these key sites is to:

- establish the geographical boundary and area of application for the proposed Part 7 Local Provisions.
- give effect to existing design excellence provisions outlined under CI 7.18 of the WLEP for key sites.



Figure 27 Proposed New Keys Sites (KYS) Map - Site edged in red

12.1.6 Land Reservation Acquisition Map

2 sites will be identified on the Land Reservation Acquisition Map for the purpose of 'local open space' as resolved by Council on the Ordinary Meeting of Council on the 25 November 2024.



Figure 28 Land Reservation Acquisition Map

13. Part 5 – Community consultation

13.1 Consultation with NSW State Government Agencies and key organisations

As part of the workshops, consultation site visits on the Gwynneville project, Homes NSW engaged with stakeholders and achieved the following outcomes:

Wollongong City Council and Homes NSW Collaboration Agreement

- NSW LAHC (now Homes NSW) entered into a Collaboration agreement with Wollongong City Council on 29 July 2021 – Refer Appendix Q.
- Since that date, Homes NSW executives, meet on a bi-monthly updates or as required with Council senior executive officers
- One of Homes NSW key activities is to “undertake place-based neighbourhood and larger scale housing estate redevelopment in targeted locations”
- One of Council key objectives is to “maintain and grow social and affordable housing in accordance with the housing policy”
- The parties commit to working together to ensure that WCC’s objectives are supported by Homes NSW’s activities to renew and improve the performance of its portfolio
- The Gwynneville estate is identified in this agreement as a neighbourhood scaled for redevelopment with potential to facilitate new and more social housing
- Regular status updates with Councils senior officers advising of the project status giving timeline update and seeking feedback and input into matters of concern. Also carrying out additional studies such as the recent view analysis report

Department of Planning Housing and Infrastructure (DPHI)

- Initial submission to rezone the site submitted to the DPHI via accelerated rezoning pilot program in late January 2023
- DPHI provided feedback to Homes NSW in August 2023 why project was not included in the accelerated pilot rezoning program
- DPHI team given overview of the Homes NSW planning proposal documentation as prepared as at 30 June 2023.
- Wollongong regional office also briefed on the project outcomes and represented in the 4 council planning workshops and site visits.

Transport for NSW

- TfNSW briefed on the project outcomes and represented in the council planning workshops.
- Site visit with Homes NSW and consultant representatives which included a walk around the redevelopment site and general surrounds.

Botanical Gardens of Wollongong

- Botanical Gardens council representatives were included in the council planning workshops
- Separate meetings were held with council representatives who outlined and expanded on the botanical gardens upgrades and proposed developments outlined in the 2016 masterplan
- A site visit was undertaken by the Homes NSW consultant team inspecting the common boundary with the rezoning site taking into account the outcomes of the 2016 masterplan
- Site inspection of the NSW heritage council listed Gleniffer Brae homestead to carry out view analysis reporting to the Illawarra escarpment, Mt Keira and the rezoning site

University of Wollongong

- 4 briefing sessions have been given to the university over the past 2 years
- The University advised due to their current and future projected demands to expand its student numbers their need for student accommodation close to the Wollongong campus
- Letter and email of support provided to Homes NSW regarding the rezoning submission - Refer Appendix R

Aboriginal Consultation

- Urbis Pty Ltd, the consultant who prepared the Aboriginal Heritage report, conducted a site inspection in late august 2023 with 5 Aboriginal groups who advised interest in the redevelopment

Community Housing Providers

- Discussions and meetings with Wollongong and Sydney based community housing providers (CHPs) who advised support and interest in being included in the redevelopment of social and affordable housing supply.

Preliminary Exhibition – Community and State Agencies

- Council led a preliminary (non-statutory) exhibition period, where the planning proposal package was placed on exhibition for 28 days until the 30 August 2024.
- 72 submissions were received from state agencies and the community, of which the key matters raised were identified in the Ordinary Council Meeting on the 25th November 2024.
- These matters were considered in a revised outcome for the post-gateway exhibition.

13.2 Preliminary community consultation undertaken by Homes NSW

13.2.1 Lived experience survey

As part of a pilot initiative to help shape future social housing developments, Homes NSW asked tenants across the Wollongong LGA to share their lived experience of social housing.

The centrepiece for this engagement was an online survey, which enables Homes NSW to reach tenants across more than 6,600 social homes.

To maximise community participation, Homes NSW used a variety of methods to promote the survey:

- a QR code on all printed materials that linked directly to the survey
- promotional postcards delivered to letterboxes
- posters and postcards displayed at key community venues
- face-to-face doorknocks with housing staff from the Department of Communities and Justice
- text messages with a link to the survey
- phone and email support
- partnerships and promotion with key community organisations.

The Wollongong survey received 224 responses from social housing tenants. Homes NSW will take on board feedback to shape the future of social housing.

By sharing their lived experience of social housing, the 224 survey participants provided valuable insights that will help inform future planning decisions related to housing. Their key insights will help shape future considerations towards:

- personal safety
- access to public transport
- access to community support and facilities

- proximity to local amenities
- inclusion of public space and infrastructure
- passive surveillance
- increased lighting
- different types of housing.

Demographics and survey results can be viewed in the Engagement Summary Report: Sharing their lived experience provided as Appendix T.

To ensure a trauma-informed engagement strategy that was considerate of local sensitivities, Homes NSW took a collaborative approach to planning.

By partnering with the Department of Communities and Justice to knock on community doors, residents had a familiar face to help them feel more at ease. Homes NSW also provided opportunities to accommodate people within their own routines and safe spaces, to ensure convenience, accessibility and comfort.

13.3 Public Exhibition

13.3.1 Preliminary Non-Statutory Public Exhibition

Council's Planning Proposal Policy was adopted by Council on 23 May 2022. The policy aims to inform the community about the Planning Proposal process, guide applicants and improve the efficiency of assessment.

The Policy notes that once lodged and accepted, preliminary consultation may be undertaken to inform the preparation of Council's assessment report, depending on the complexity of the proposal.

Pursuant to the Policy, Council placed the draft planning proposal and supporting technical documents on non-statutory notification for a period of 28 days. As a result of the notification, Council received a number of submissions from state agencies, Council's internal department stakeholders and the community. Council received submissions from the following:

- | | |
|---------------------------------|--|
| • Rural Fire Service (RFS) | • Endeavour Energy |
| • State Emergency Service (SES) | • Department of Climate Change, Energy, the Environment and Water (DCCEEW) |
| • Transport for NSW (TfNSW) | • DCCEEW - Biodiversity, Conservation and Science Group |
| • Sydney Water | |
| • Heritage NSW | |

Council provided Homes NSW with copies of the Agency submissions together with a summary of issues raised by members of the community.

Following the notification process Homes NSW had 2 meetings with Council including a workshop session with a primary focus on delivery, number of key sites, key sites boundaries, infrastructure and open space provision.

13.3.2 Wollongong Local Planning Panel

Homes NSW was also invited to present to the Wollongong Local Planning Panel (the Panel) and participated in a "Q&A" session with the Panel. 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.

13.3.3 Formal Public Exhibition

Division 2.6 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the Gateway Determination. It is anticipated that the planning proposal will be required to be publicly exhibited for 28 days in accordance with the requirements of the Department of Planning, Industry and Environment guidelines 'A guide to preparing local environmental plans'.

It is anticipated the community will be notified of the commencement of the formal exhibition period via a notice in a local newspaper and via a notice on the Council's website.

The written notice will:

- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

The Gateway Determination, planning proposal and specialist studies would be publicly exhibited by Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation. During the exhibition period, the following material will be made available for inspection:

- The PP, in the form approved for community consultation by the Director General of Planning and Environment;
- The Gateway determination; and
- Any studies relied upon by the PP.

14. Part 6 – Project Timeline

Table 9 Indicative timeframe (Complex planning proposal category)

Stage	max benchmark Timeframe	anticipated dates
1. Pre-lodgement and Scoping	Complete	N/A
2. Planning Proposal <ul style="list-style-type: none"> Consideration by Council Council decision 	Complete	July 2024 – December 2025
3. Gateway determination	Complete	January 2025
4. Post-Gateway <ul style="list-style-type: none"> Additional technical studies Pre-exhibition consultation with authorities and government agencies 	70 working days	February 2025
5. Public exhibition and assessment <ul style="list-style-type: none"> Commencement and completion of public exhibition period Consideration of submissions Post-exhibition review and (if required) additional studies Submission to the Department (where applicable) 	115 working days	August 2025
6. Finalisation <ul style="list-style-type: none"> Finalisation checks Final GIS mapping Legal drafting Gazettal of LEP amendment 	70 working days	November 2025

Appendix A

Addendum Urban Design Report

Prepared by Gyde Consulting

GYDE

Appendix B

Urban Design Report

Prepared by Gyde Consulting

GYDE

Appendix C Response to Preliminary Notification

Prepared by Gyde Consulting

GYDE

Appendix D

Social Infrastructure Needs Assessment

Prepared by Gyde Consulting

GYDE

Appendix E

Flood Impact and Risk Assessment

Prepared by Stantec

GYDE

Appendix F

Traffic and Transport Assessment

Prepared by Stantec

GYDE

Appendix G

Active Travel and Traffic Management Plan

Prepared by Stantec

GYDE

Appendix H

Aboriginal Heritage

Prepared by Urbis

GYDE

Appendix I

European Heritage

Prepared by Urbis

GYDE

Appendix J

Ecology and Biodiversity Assessment

Prepared by Stantec

GYDE

Appendix K

Bushfire Letter

Prepared by Peterson Buhfire

GYDE

Appendix L

Bushfire Assessment

Prepared by Peterson Bushfire

GYDE

Appendix M

Geotechnical Desktop Review

Prepared by Stantec

GYDE

Appendix N

Phase 1 Site Assessment

Prepared by Stantec

GYDE

Appendix O

Acoustic Assessment

Prepared by WSP Australia

GYDE

Appendix P

Utilities and Servicing Assessment

Prepared by Stantec

GYDE

Appendix Q

Wollongong City Council and Homes NSW Collaboration Agreement

Prepared by Wollongong City Council/ Homes NSW

GYDE

Appendix R

University of Wollongong Letter and email of support

Provided by University of Wollongong

GYDE

Appendix S

Draft Principles DCP

Prepared by Gyde Consulting

GYDE

Appendix T

Social Housing Survey Engagement Summary Report

Prepared by Homes NSW

GYDE

Appendix U

Gateway Determination

Prepared by DPHI

GYDE