

# Gwynneville Precinct Planning Proposal - Social Infrastructure Needs Assessment

Submitted to Wollongong City Council  
on behalf of Gyde Consulting

26 February 2025

The logo for Gyde Consulting, featuring the word "GYDE" in a bold, white, sans-serif font. The letters are thick and blocky, with a modern, geometric feel. The "G" and "Y" are connected, and the "D" and "E" are also connected. The logo is centered horizontally on the page.

## 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.

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Report Version:	Final

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## EXECUTIVE SUMMARY

The redevelopment of the Gwynneville precinct will require rezoning to facilitate an amended land use zone; increased FSR and building heights and likely improvements to the current street network and public amenity. A planning proposal is required to facilitate redevelopment of Gwynneville precinct as an Urban Renewal project.

The amended controls will facilitate the delivery of 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 and student accommodation. The proposal will allow for approximately 1,250 dwellings, 50% of which will be social and affordable housing.

The proposal includes a range of building and housing types including low-mid-rise apartments buildings ranging from 3 - 6 storeys, with 5 storey apartment buildings concentrated adjacent to the University of Wollongong (UOW) and the Princes Motorway. The heights are proposed to transition to 2-3 storeys adjacent to the Botanical Gardens and open space, allowing for low-rise apartments and terrace style housing fronting open space. Initial planning indicates a mix of 1 bedroom (55%), 2 bedroom (35%) and 3 bedroom (10%) units.

To meet the housing demands of the projected population, it is estimated that the LGA needs to build around 28,000 new homes by 2041. This averages out at approximately 1,400 homes each for 20 years.

In terms of dwelling types, apartments will continue to have higher growth rates particularly in the inner-city suburbs and surrounds.

The growth rates in apartments identified through the housing approvals from 2010 to 2022, and the higher growth rates in apartments projected by DPHI are a likely response to the increased numbers of lone person households, forecast to have the highest rate of growth across the LGA, but also smaller families that may be seeking smaller scale, more affordable dwellings.

The City of Wollongong's Draft Housing Strategy aims to achieve 7.5% social housing as a proportion of housing stock in line with the LGA's growth. Calculated based on the projected housing demands of the projected population, it is estimated that approximately 2,100 social housing dwellings will be required, or a rate of approximately 111 per year to 2041.

Housing needs data based on Homes NSW analysis shows there is a high demand for smaller dwellings to cater for lone person households and smaller family types and there is currently an oversupply of larger dwellings.

Given the population forecasts and characteristics including the increasing number of lone person households, smaller families and a growing cohort of those aged 60 and over, it is likely there will be an increase in demand for apartment living, with a particular emphasis on one and two bedroom units.

According to occupancy rate modelling based on dwelling numbers and using higher projections to ensure the provision of sufficient social infrastructure for a higher demand scenario, the proposal is likely to generate an estimated incoming population of 2,263 people.

Forecast population characteristics will include a high proportion of lone person households, couples without dependants and single parent families. Population forecasts also suggest there will be an increase in older people living in the area due to both better lifestyle suited accommodation, and the natural manifestation of Australia's ageing population. There will also be a significant number of social housing residents, some of which will have a high need for health and support services.

The purpose of this report is to assess the social infrastructure needs for Gwynneville in the context of the proposal.

The application of benchmarks identified in Wollongong's Social Infrastructure Plan shows that an incoming population of 2,263 is likely

to generate demand for additional squares metres for 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. The proposed 50% social and affordable housing and the needs of some of these residents should be taken into account when considering community space provision.

This 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.

The subject site is within Gwynneville Public School catchment and Wollongong High School of the Performing Arts. With the small number of school aged children predicted as part of the incoming population, it is likely current school infrastructure has the capacity to accommodate these students.

Nevertheless, the Planning proposal should be forwarded to the Department of Education and Training for review and comment.

The planning proposal may be subject to funding for schools through the Housing and Productivity Contribution (HPC), however this contribution does not apply to social and affordable housing. The HPC introduced by the NSW State Government in 2023 collects contributions additional to those that Council collects that help deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

In terms of long day care, while the population benchmarks suggest a demand for 52 places, it is likely that based on the current provision of the 15 centres across the 2km catchment, they may be sufficient to meet demand.

Within the 2kmn catchment there was only one preschool identified. At a benchmark of 1 place for every 10 children aged 0-4, a forecast population on 130 means a requirement for 13 spaces. In the case

where demand exceeds supply, pre-schools are likely to be provided by the market.

Outside of school care is likely to be provided by Gwynneville Public School as demand requires.

The incoming population will result in an increase in those 60 and over, which may result in an increase in the demand for health services.

Given Wollongong's population is forecast to reach 270, 518 in 2041, on current benchmarks this would require a hospital of approximately 750 beds, which exists irrespective of the current proposal.

The incoming population generated by the proposal is estimated to require six (6) hospital beds. The area is well served by general practitioners and specialist health services, including community health centres.

While benchmarks suggest that the incoming population will be adequately serviced through existing provision, Homes NSW have identified that many social housing residents have high needs.

Opportunities for outreach community health services for the incoming population that may include early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health may be considered. Again, these matters may be considered during discussions regarding community facility provision.

The planning proposal may be subject to funding for health facilities through the Housing and Productivity Contribution (HPC).

Population and proximity-based benchmarks show that a population of 2,263 would require a local level park totalling 2ha. This should be provided on site as part of the development.

To cater for families and children, the park should include play spaces in accordance with the 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.

Factoring in proposed additional population against the benchmark standards, the proposal does not meet the population threshold for the provision of active recreation and sporting facilities.



There are 48 areas of open space within 2km of the proposal site, including 10 parks within 800m. The surrounding network of open space would augment access to larger spaces.

In addition to the provision of a park as part of the proposal, ensuring good access to other larger open space will be critical to ensuring access to a range of recreation experiences for the incoming community.

There is also potential for monetary contributions allocated to offsite facilities that accommodate the demand generated by the incoming population generated by the planning proposal.

The planning proposal was submitted to Wollongong City Council on 19 July 2024, which was then placed on preliminary notification for public and agency comment. Following this notification period, Council and Homes NSW worked together to establish key amendments to the proposal and master plan that formed the basis of the reporting to Council in November 2024. The planning proposal was unanimously approved by Council on 25 November 2024 to proceed to the next step in the approval process, i.e. Gateway Determination.

The revised proposal and masterplan included revisions which relate to key sites and implementation, built form outcomes, and public open space delivery. This report has been updated to reflect the outcomes of the amended planning proposal and master plan, current as at February 2025.

## Recommendations

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.
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.

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.
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.
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.
6. Forward the planning proposal to Schools Infrastructure NSW for review and comment.
7. Consider the inclusion of appropriately scaled commercial floor space suitable for the provision of childcare services including long day care and preschool.
8. Investigate opportunities for community health services to provide outreach services in onsite community space.
9. Forward the planning proposal to the NSW Department of Health for review and comment.
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.

## Part A - Introduction

GYDE

## 1. PURPOSE

Homes NSW has applied for a state-assessed planning proposal for the Gwynneville Precinct Redevelopment (the proposal) to the Department of Planning, Housing and Infrastructure (DPHI) through DPHI's Rezoning Pathways Program (the program).

The purpose of this report is to inform the planning proposal in accordance with the Department of Planning, Housing and Infrastructure Plan Making Guideline, 2023.

The planning proposal will result in an incoming population of approximately 2,263 people in 1250 dwellings.

To meet the needs of the incoming population and respond as they change and grow through the lifecycle, it is important that they have access to a range of social infrastructure and services. This social infrastructure needs assessment identifies the social infrastructure required for the incoming population generated by the proposal.

This social infrastructure needs assessment (SINA) has been prepared in accordance with the Department of Planning, Housing and Infrastructure Guideline, 2023.

The purpose of this report is to access the social infrastructure needs for Gwynneville in the context of the proposal.

The aim of this assessment is to:

- understand the strategic planning context
- review trends in the provision of social infrastructure and community participation
- identify proposed and existing social infrastructure provision
- understand the adequacy of proposed and existing social infrastructure through the application of selected benchmarks
- identify potential gaps in demand for social infrastructure arising from the incoming population generated by the planning proposal.

## 2. THE PROJECT

### 2.1 Geographic Context

The site is in **Gwynneville**, an inner-city suburb in the Wollongong Local Government Area. The suburb is divided 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. Being both centrally located and bordering the University of Wollongong to the north it remains a popular suburb for students seeking accommodation. Gwynneville is located approximately 83km south of Sydney.

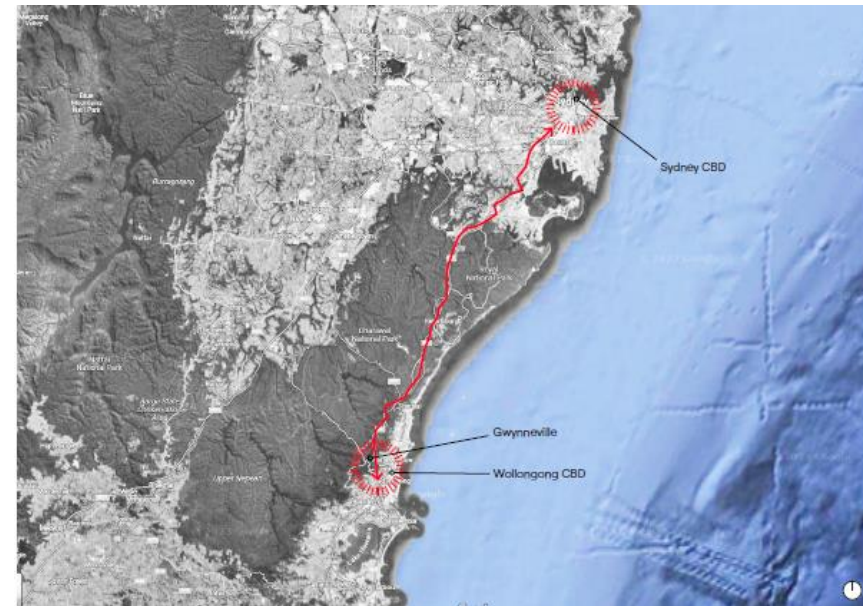


Figure 1 Regional geographic context. Source: Google maps



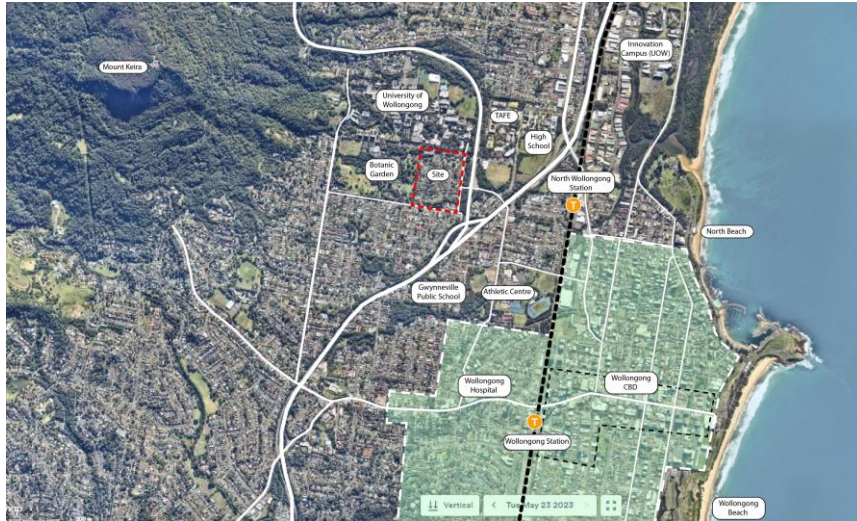


Figure 2 Local context

## 2.2 Site Context

The site of the proposal is approximately 9 hectares, bounded by the University of Wollongong Campus to the north, the Princes Motorway to the East, Murphys Avenue to its South and the Wollongong Botanic Garden to the West. The site is located immediately adjacent to a large educational facilities, local schools and medical facilities. The site is within walking distance of the North Wollongong Train Station (approximately 800m).

The proposal site currently accommodates:

- 132 residential lots, consisting of 79 social housing dwellings on 75 residential lots (comprising 73 individual dwelling units on 73 lots; 2 dwelling units / apartments on 1 lot; and 4 dwelling units / apartments on 1 lot) owned by LAH.
- approximately 57 privately owned dwelling units on 57 residential lots.



Figure 3 Site context. Source: NearMap

## 2.3 The Proposal

The redevelopment of the Gwynneville precinct will require rezoning to facilitate an amended land use zone; increased FSR and building heights and likely improvements to the current street network and public amenity. A planning proposal is required to facilitate redevelopment of Gwynneville precinct as an Urban Renewal project.

The amended controls will facilitate the delivery of 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 and student accommodation. The proposal will allow for approximately 1,250 dwellings, 50% of which will be social and affordable housing.

The proposal includes a range of building and housing types including low-mid-rise apartments buildings ranging from 3 - 6 storeys, with 5 storey apartment buildings concentrated adjacent to the University of Wollongong (UOW) and the Princes Motorway. The heights are proposed to transition to 2-3 storeys adjacent to the Botanical Gardens and open space, allowing for low-rise apartments and terrace style housing fronting open space. Initial planning indicates a mix of 1 bedroom (55%), 2 bedroom (35%) and 3 bedroom (10%) units.

## 2.4 The Vision

The vision for the future redevelopment of the site responds to the wider Gwynneville precinct.

The vision is to minimise visual bulk to surrounding areas while providing high-amenity residential and open space outcomes, taking advantage of the well-connected location and the scenic qualities of the area.

The vision is to ensure future development outcomes preserve key landscape and neighbourhood character elements such as the local vistas to Mount Keira and canopy outlook from public streets, to complement and celebrate key contributory elements of the area and its setting.

The master plan vision seeks to deliver variety across the building and open space typologies, to provide a diverse and accommodating neighbourhood with a built form grain which blends into the surrounding fabric.

The vision is to deliver a master plan which achieves a seamless connection with the pedestrian and cycle networks envisaged for the university campus to the north, to achieve a permeable and walkable neighbourhood with a strong landscape character that complements.

## 2.5 Urban Design Principles

Informed by the context and site analysis, a suite of urban design principles has been developed for the site. The principles are based on

a best practice approach, derived from the place-based investigations and technical advice.

The principles seek to:

- 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
- provide built form containment along Mandoline Street
- maintain human scale edges to the main pedestrian links
- preserve key public domain vistas to Mt Keira
- ensure adequate solar access and outlook to communal open spaces and built forms
- maintain landscape buffers between development fronting Paulsgrove Street
- retain existing mid-block tree groupings where possible
- 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
- minimise visual interference to the Wollongong Botanic Garden
- 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 4** below.



**Figure 4** Concept masterplan, February 2025. Source: Gyde.

## Part B – HOUSING DEMAND

GYDE



### 3. HOUSING SUPPLY & DEMAND ANALYSIS

The housing supply and demand analysis provides contextual information to support the social infrastructure assessment. The analysis provides data to identify current housing supply by type and forecast housing demand from 2022 to 2041 to determine future housing needs in the Wollongong Local Government Area.

#### 3.1 Population Structure

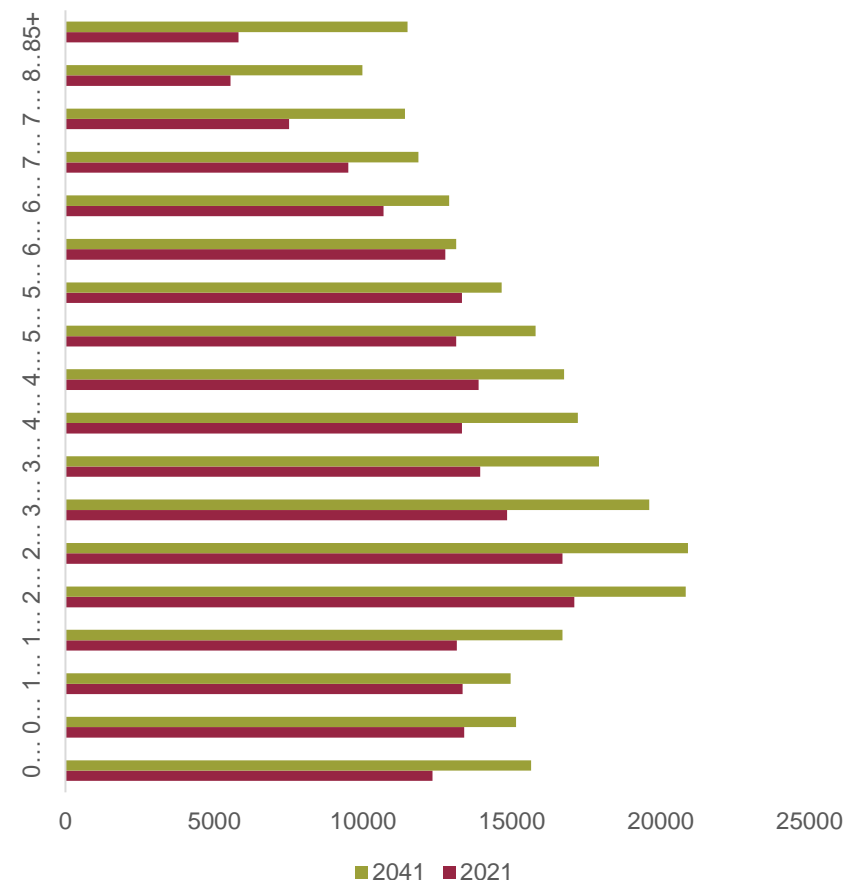
Forecast population growth for the Wollongong LGA from 2021 to 2041 as calculated by DPHI is shown in **Table 1**. The Wollongong LGA population is projected to increase from 220,274 in 2021 to 276,936 in 2041, an increase of 56,662 people.

**Table 1** Wollongong LGA forecast population 2021 to 2041

	2021	2026	2031	2036	2041
Wollongong (C)	220274	230340	245295	260910	276936

Source: Department of Planning, Housing and Infrastructure, Projections Explorer, 2022

There will be an increase in those 60 and over, from 41,630 people in 2021 to 69,765 in 2041, an additional 28,135 people. Those aged 60 and over will make up over 25% of the population. The 85+ age group will have the single largest increase in numbers of all age groups. Those in the 20-24 and 25-29 age groups will continue to be the most representative of the age profile.



**Figure 5**

Projected Wollongong LGA 5 year age groups 2021 and 2041.  
Source: Department of Planning, Housing and Infrastructure, Projections Explorer, 2022



### 3.2 Households

The number of dwellings required in the Wollongong LGA to meet the housing needs of the projected population is forecast at 111,870 by 2041, an additional 25,373.

Across the Wollongong LGA, most household types live predominately in detached dwellings. Lone person households have the highest rates of occupancy in flats or apartments, particularly in areas like East Wollongong<sup>1</sup>, North Wollongong and Wollongong<sup>2</sup>, although they comprise only a small proportion of the LGA population.

Between 2016 and 2021 there was an increase in the proportion of each household type in attached dwellings however the greatest increase was long person households, shown in **Table 2**. below. This corresponds with the higher growth rate of flats and apartments in the LGA, from 31% of all dwellings in 2016 to 32.8% in 2021, and a decrease in detached dwellings from 67.3% in 2016 to 66.3% in 2021.

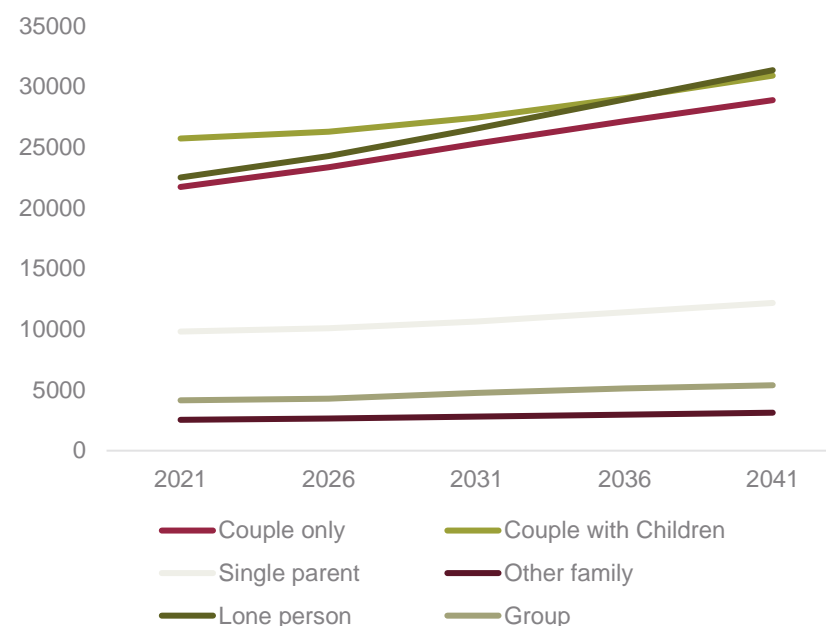
**Table 2** Number of households by household type 2016 to 2041

	2016	2021	2031	2041
Couple only	19834	21737	25319	28894
Couple with children	24957	25730	27450	30915
Single parent	9467	9819	10653	12177
Multiple and Other family households	2419	2542	2813	3128
Lone person	20854	22519	26549	31363
Group	3822	4149	4752	5392
<b>Total households</b>	<b>81353</b>	<b>86497</b>	<b>97536</b>	<b>111870</b>

Source: Department of Planning, Housing and Infrastructure, Projections Explorer, 2022.

**Figure 6.** below presents the Wollongong LGAs forecast population by household type. The largest forecast growth is for lone person households, an increase of 8,884 between 2021 and 2041. Couples only will increase by 7,157, while couples with children will grow by 5,185. In 2041 lone person households will be the dominant household type at 31,

313 or approximately 28% of all households, followed by couples with children at 30,915, and couples only at 28,894.



**Figure 6** Projected household types 2021 to 2041. Source: Department of Planning, Housing and Infrastructure, Projections Explorer, 2022

These population characteristics are also reflected in the average household size for projected households in the Wollongong LGA, as shown in **Table 3**. below

<sup>1</sup> SA2 geographic area as defined by ABS.

<sup>2</sup> Small area profiles defined by .id (informed decisions)

**Table 3 Household size for projected households 2021 to 2041**

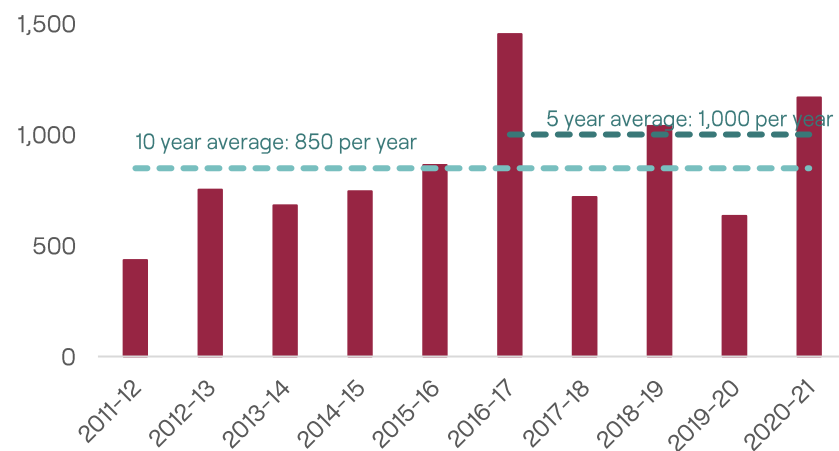
2016	2021	2031	2036	2041
2.53	2.50	2.46	2.43	2.42

Source: Department of Planning, Housing and Infrastructure, Projections Explorer, 2022

While household size does provide a good indicator of dwelling preferences, it can also reflect housing availability and affordability. Flats or apartments that are more affordable may be attractive for smaller households if available or allow older people couples where families no longer live in the home to seek smaller accommodation options.

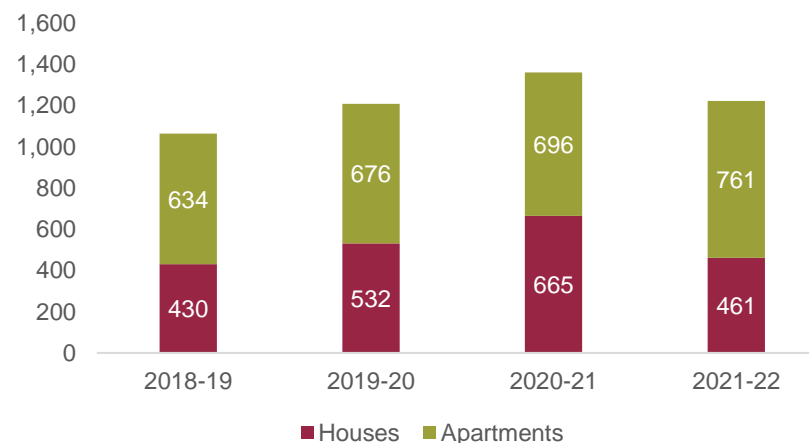
### 3.3 Housing Supply

For the last 10 years, the Wollongong LGA has produced on average around 850 new homes each year, with an average of 1,000 per year over five years, as shown in **Figure 7**. below.



**Figure 7** Wollongong dwelling completions 2011 to 2021. Source: DPHI Illawarra UDP.

Housing approval data for the Wollongong LGA in **Figure 8**. shows relative consistency across the years 2018 to 2022. Of significance is the higher proportion of apartments to houses over that period, particularly in 2021 to 2022 where 62.3% of approvals were for apartments. The housing approval data likely reflects demand for more affordable dwelling types for smaller households.



**Figure 8** Housing approvals by type in Wollongong LGA, 2018 to 2022. Source: ABS Dwelling approvals, 2022.

Average housing approval data over the last five years and the required number of dwellings needed to meet demand are identified in **Figure 9**. below.

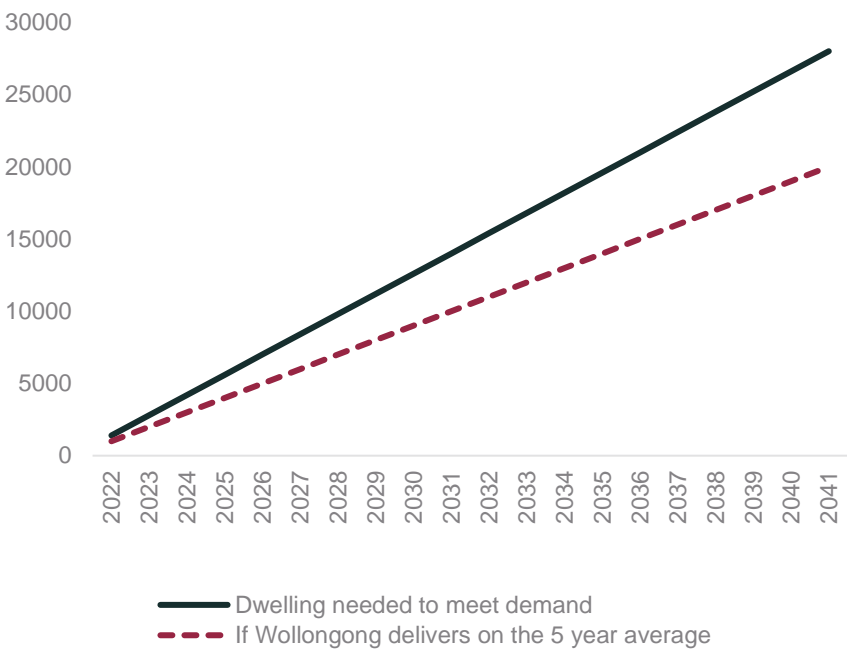


Figure 9 Wollongong housing demand

**Figure 10.** shows the forecast housing demand for the Wollongong LGA. Based on the Wollongong draft housing strategy 2022, to keep up with projected housing demand based on the latest DPHI population projections, the LGA needs to build around 28,000 new homes by 2041. This averages out at approximately 1,400 homes each for 20 years.

ABS and DPHI implied dwelling demand data shows that the Wollongong LGA , as of 2022 there was an undersupply of 4,000 homes.

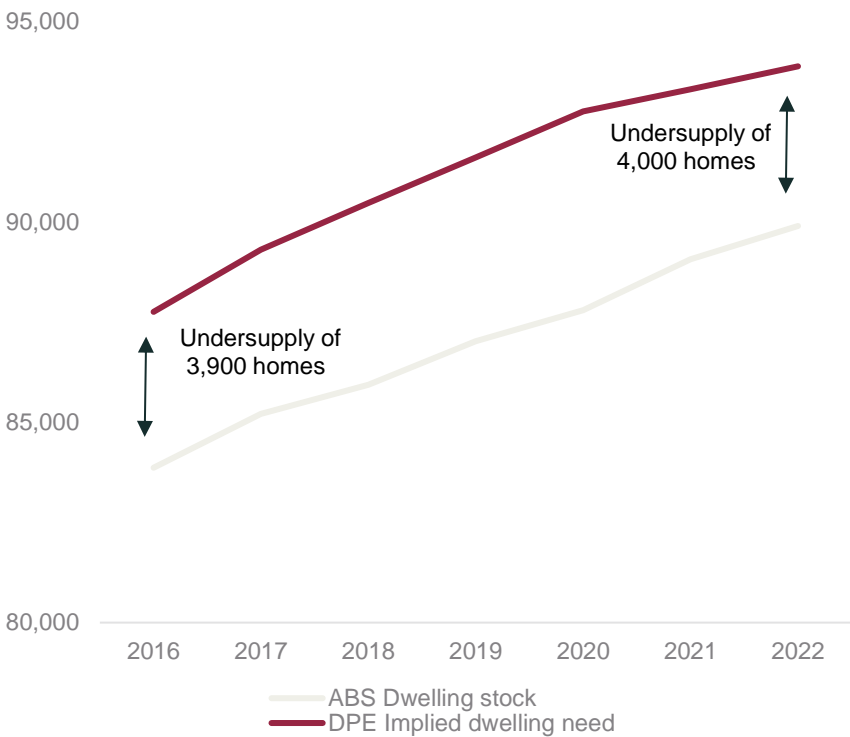
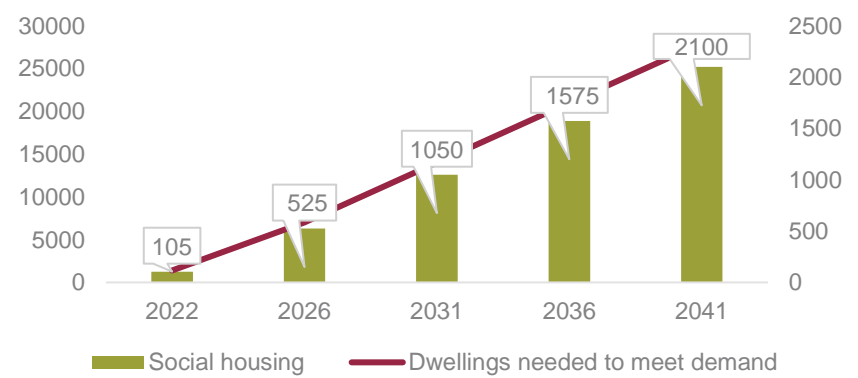


Figure 10 Wollongong LGA housing undersupply, 2016 to 2022. Source: ABS Estimated dwelling stock and DPHI 2022 population projections

3.4 Social Housing

Wollongong has over 6,700 social housing dwellings which represents 7.5% of the housing stock. According to the Draft Wollongong Housing Strategy 2023<sup>3</sup>, 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. The Draft Housing Strategy proposes to advocate for the increase in social housing dwellings so that the “7.5% proportion of housing stock is at least maintained in line with overall growth” (p.14).

**Figure 11.** below shows the forecast demand for dwellings, and 7.5% numbers for social housing based on the median dwellings for each five year period. This shows that by 2041 an additional 2,100 social housing dwellings will be required. Over the 19 years to 2041 to meet the 7.5%, approximately 111 social housing dwellings are needed per year.

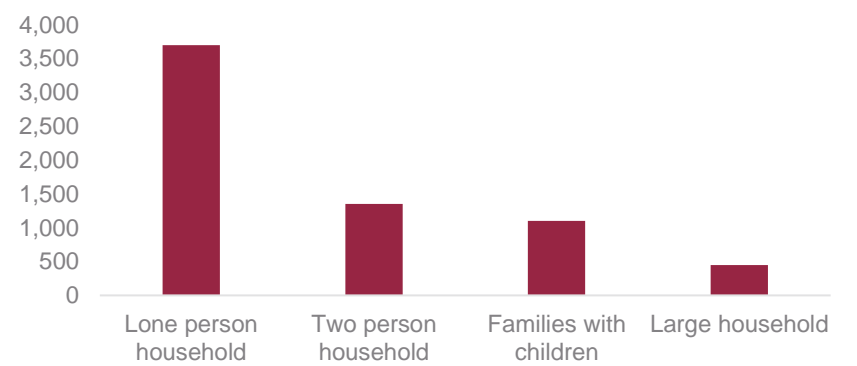


**Figure 11** Forecast dwellings needed to meet demand and 7.5% of total dwellings 2022 to 2041. Source: ABS Estimated dwelling stock and DPHI 2022 population projections

According to Homes NSW<sup>4</sup> it owns approximately 6,600 social housing dwellings in the Wollongong LGA. there is a large supply of 2-bedroom social housing dwellings that exceeds the current demand for households of this size on the waitlist. There is high demand for smaller 0–1-bedroom dwellings for existing tenants and for households on the waitlist. Key statistics relative to housing demand includes:

- 84% of the priority waitlist is for dwellings with up to 2-bedrooms, however 72% of the current portfolio is dwellings with 3 or more bedrooms.
- 37% of current tenants are lone-person households, of which 40% are housed in dwellings with 3 or more bedrooms
- 51% of current tenants would benefit from seniors living developments, which is housing built to meet the needs of older people or people with disability.

**Figure 12.** below shows the distribution of Homes NSW owned social housing household types across the Wollongong LGA.



**Figure 12** Distribution of social housing household types. Source: Land and Housing Corporation

The average household size of Homes NSW owned social housing in the Wollongong LGA is 1.7. people per household.

<sup>3</sup> Wollongong City Council. Draft Wollongong Housing Strategy 2023

<sup>4</sup> NSW Land and Housing Corporation Local area analysis Wollongong, 2022

### 3.5 Summary

The Wollongong LGA population is projected to increase from 220,274 in 2021 to 276,936 in 2041, an increase of 56,662 people. While those in the 20 – 24 and 25 – 29 year cohort will continue to be the dominant age groupings from 2021 to 2041, there will be 69,765 people over the age of 60 in the Wollongong LGA in 2041 making up over 25% of the population.

To meet the housing demands of the projected population, it is estimated that the LGA needs to build around 28,000 new homes by 2041. This averages out at approximately 1,400 homes each for 20 years.

In terms of dwelling types, apartments will continue to have higher growth rates particularly in the inner-city suburbs and surrounds.

The growth rates in apartments identified through the housing approvals from 2010 to 2022, and the higher growth rates in apartments projected by DPHI are a likely response to the increased numbers of lone person households, forecast to have the highest rate of growth across the LGA, but also smaller families that may be seeking smaller scale, more affordable dwellings.

The City of Wollongong's Draft Housing Strategy aims to achieve 7.5% social housing as a proportion of housing stock in line with the LGA's growth. Calculated based on the projected housing demands of the projected population, it is estimated that approximately 2,100 social housing dwellings will be required, or a rate of approximately 111 per year to 2041.

Housing needs data based on Homes NSW analysis shows there is a high demand for smaller dwellings to cater for lone person households and smaller family types and there is currently an oversupply of larger dwellings.

In summary, given the population forecasts and characteristics including the increasing number of lone person households, smaller families and a growing cohort of those aged 60 and over, it is likely there will be an increase in demand for apartment living, with a particular emphasis on one and two bedroom units.

## Part C – Social Infrastructure Context

GYDE

## 4. KEY PLANNING DRIVERS

This section identifies the key planning drivers in the Region and Wollongong local government area. The main planning drivers reviewed for this study include:

- Illawarra Regional Plan, 2041
- NSW Government Architect Draft Greener Spaces Design Guide
- Wollongong Local Strategic Planning Statement, 2020
- Wollongong Draft Local Housing Strategy, 2023
- Wollongong City Council Draft Places for People Social Infrastructure Planning Framework: 2022 – 2036
- Wollongong City Council Sportsgrounds and Sporting Facilities Strategy 2023 – 2027
- Play Wollongong Strategy 2014 – 2024
- Wollongong City Wide Developer Contributions Plan 2022

### 4.1 Illawarra Shoalhaven Regional Plan 2041.

The Illawarra Shoalhaven Regional Plan 2041 (regional plan) sets the strategic framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future.

The regional plan indicates that the region will need at least an additional 58,000 homes by 2041. Kiama is identified as a strategic centre in the regional plan, with at least 3,997 more people expected in Kiama by 2041.

The Regional Plan has four key themes:

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

Directions in the Plan aim to continue to strengthen Metro Wollongong through local strategic planning such as Wollongong City Council's Urban Design Framework. Strategic planning and local plans should consider opportunities to:

- create a permeable and connected pedestrian network
- encourage a diversity of housing including affordable housing and student housing around commercial priority areas elevate the importance of design quality and design excellence outcomes
- utilise green infrastructure to create a green network of open spaces
- activate public domain to support investment and renewal.

The Plan identifies the following directions.

**Continue to strengthen Metro Wollongong through local strategic planning such as Wollongong City Council's Urban Design Framework. Strategic planning and local plans should consider opportunities to:**

- create a permeable and connected pedestrian network
- encourage a diversity of housing including affordable housing and student housing around commercial priority areas elevate the importance of design quality and design excellence outcomes
- utilise green infrastructure to create a green network of open spaces
- activate public domain to support investment and renewal.

**Enhance and increase access to public spaces. Strategic planning and local plans should consider opportunities to:**

- plan for urban release areas to supply a sufficient quantity and quality of new accessible open space
- explore new public space in accordance with the Government Architect NSW's Greener Places and Better Places guidance, and with consideration of the Designing with Country discussion paper, Streets as Shared Spaces program, and Everyone Can Play

- require large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local public space is maintained or improved.

**Support public art, major events and cultural activities. Strategic planning and local plans should consider opportunities to:**

- enhance and protect creative work and performance spaces, and related facilities
- encourage the diversification of uses, or activation of underutilised facilities
- facilitate street art to enhance urban areas and contribute to the attractiveness of neighbourhood.

## 4.2 NSW Government Architect Draft Greener Spaces Design Guide 2020

The Draft Greener Places Design Guide contains three manuals/ tool kits that support the Greener Places policy; one being the 'Open Space for Recreation Guide' which proposes a new framework for planning. This guide has informed the Parks and Play Strategy and provided significant guidance on the planning principles and performance criteria used for open space planning. The Guide identifies four principles and six core performance criteria for consideration when planning open space. The principles include:

- Integration: combine green infrastructure with urban development and grey infrastructure.
- Connectivity: create an interconnected network of open space.
- Multifunctionality: deliver multiple ecosystem services simultaneously.
- Participation: involve stakeholders in development and implementation.

**The six performance criteria are:**

- Accessibility and connectivity: ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
- Distribution: the ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is

an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community.

- Size and Shape: Size and shape: size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.
- Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- Diversity: the range of open space setting types within an urban area will determine the diversity of recreation opportunities for communities.

## 4.3 WOLLONGONG Local Strategic Planning Statement 2020 (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 Draft Local Housing Strategy 2022 (DLHS) has since been prepared.

The LSPS provides the following directions for social infrastructure.

### Community and Cultural facilities directions

- Wollongong's changing population will place new demands on the existing social infrastructure network and create increased demand for community services, groups and events.
- A move away from isolated, single purpose facilities to co-located facilities (and the 'community hub' model) in central, easily accessed locations.
- A move towards flexible, multipurpose spaces in community centres that can accommodate a broad range of activities so they can respond to changes in community interests and needs over time.



- A new generation of libraries, incorporating a range of classes and programs in addition to their collections, with blurred lines between community centres and libraries. The co-location of libraries within Council's 'District' community centres reflects this model and opportunities exist to further integrate these functions.
- A move away from facilities for single user groups (e.g. senior citizen's centres) to providing multipurpose facilities that cater to a broad range of age and interest groups.
- Increasing or introducing the use of 'supporting' assets, such as sports club houses, surf lifesaving club facilities and scout and guide halls.
- A trend towards the incorporation of early childhood health centres within community centres. The Illawarra Shoalhaven Local Health District also identified a trend towards the co-location of early childhood health centres with other health services in community health service hubs.
- The incorporation of 'hot' office/consulting room space within community centres for shared-use by service providers to deliver outreach services.

## **Sportsground and Sporting facilities**

- Increased sportsground capacity.
- Renew and enhance existing sports facility infrastructure with a focus on gender equity, accessibility and storage.
- Secure ongoing funding for sports facility renewal and enhancement.
- Develop and implement policies that ensure compliance and safe participation.
- Pursue accountability in licensed and leased agreements.
- Explore joint venture partnerships.
- Invest in infrastructure to support and accommodate emerging sports and independent recreation pursuits.

## **4.4 Wollongong Local Housing Strategy 2023**

The DLHS 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 aim 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 DLHS 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

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.

## **4.5 Draft 'Places for the Future' Social Infrastructure: Future Directions Plan**

Future Directions Plan: 2022-2036, applies the Places for People methodology to analyse existing and future social infrastructure priorities and opportunities across the Wollongong Local Government Area (LGA) to inform social infrastructure planning. It provides an evidence-based assessment of current and projected population trends and expected

community demand, expectations and needs for community and cultural facilities. The Plan provides the following principles and definitions.

PRINCIPLES	DEFINITIONS
<b>Holistic</b>	The operation of the facility achieves Community Strategic Planning goals, public value and integrated 'foundation' 'supporting', 'hard' and 'soft' outcomes.
<b>Strategic</b>	'Foundation' Social Infrastructure is well-located to other council, non-council facilities and strategically networked with other Social Infrastructure across the Local Government Area.
<b>Fit for Purpose</b>	The form and design of 'Foundation' Social Infrastructure will follow desired facility function by offering flexible spaces to enable users to share spaces and deliver a range of services and programs.
<b>Equitable</b>	'Foundation' Social Infrastructure is accessible and welcoming to all; and changes to facilities along with fees and charges are transparent, fair and consistent.
<b>Quality</b>	The facility adds to the local identity, is well maintained, people centred and allows for innovative services to be delivered.
<b>Sustainable</b>	'Foundation' Social Infrastructure is Ecologically (design), Socially (good governance) and Financially (holistic asset management) sustainable.

## 4.6 Sportsgrounds and Sporting Facilities Strategy 2023 – 2027

The Wollongong City Council Sportsgrounds and Sporting Facilities Strategy 2023-2027 has been developed to provide strategic guidance for the management and planning of community sports and recreation in Wollongong over the next five years. The availability and effective management of Council's sport and recreation assets will be critical to ensure we can successfully cater for the existing and future sporting demands of our community. The Plan provides the following principles, descriptions, and objectives.

PRINCIPLE	DESCRIPTION / OBJECTIVE
<b>Inclusive and accessible</b>	Ensure our future facilities cater for participants of all abilities and genders, so all feel supported and encouraged to participate and engage in sport and active recreation.
<b>Participation</b>	Encourage active involvement in sport and recreation opportunities by reducing associated barriers to participation in structured and emerging recreation pursuits, to support players, officials and volunteers.
<b>Safe</b>	Existing and proposed recreation facilities and services support safe participation, with consideration to sport facility guidelines, child safety policies, maintenance schedules and crime prevention through environmental design (CPTED) principles.
<b>Partnerships and Collaboration</b>	Collaborate effectively with a variety of key stakeholders, including: Government agencies; Illawarra Academy of Sport; Local sporting associations and clubs; Businesses and Schools to support community participation, athlete

	development and other shared outcomes and events.
<b>Sustainable</b>	<p>Current and future sport and recreation facilities support long-term sustainability, with particular consideration of:</p> <ul style="list-style-type: none"> <li>• Whole of life costings and financial feasibility</li> <li>• Availability and demand of Council resources</li> <li>• Existing and future needs/demands of the community</li> <li>• Changing trends in sport and active recreation</li> <li>• Optimisation of existing community infrastructure</li> <li>• Environmental Sustainability and climate adaptation initiatives.</li> </ul>

## 4.7 Play Wollongong Strategy 2014

Play Wollongong provides a strategic city wide approach to ensure Council meets the community's needs and use available resources wisely. Play Wollongong has been developed to assist Council in delivering a strategic approach to play.

1. Quality play opportunities are equitably distributed across the city, including large regional play spaces and smaller local play spaces.
2. Play Spaces are easily accessed by walking and encourage healthy living and independent access by children.
3. Meaningful engagement is undertaken with the community including children, in relation to play space planning, provision and management.
4. Play spaces are well designed, inclusive of all ages and abilities and encourage participation in play.

5. Informal play spaces and the provision of natural play elements is given priority, recognising the benefits of connecting with nature.

6. Play spaces will provide children with an appropriate level of risk and challenge while complying with relevant safety standards.

## 4.8 Wollongong City – Wide Development Contributions Plan 2023

Development contributions are contributions of land, money and other material public benefits made by developers of land to offset the impact of development on public facilities. This Plan levies contributions under Section 7.12 of the Environmental Planning and Assessment Act 1979.

The 7.12 contributions plan authorises Council to impose conditions on certain development approvals requiring the payment of a fixed rate levy (or an indirect contribution) by the developer. Funds collected from the levy will be applied toward the provision of new or upgraded community infrastructure provided by the Council.

Additional National, state and local government planning drivers are identified in **Appendix A**.

## 5. PROVISION & PARTICIPATION TRENDS

Provision and participation trends provide important insights that assist planning for future social infrastructure.

### 5.1 Provision Trends





Key approaches and considerations for the provision of social infrastructure include the following.

	<b>Multipurpose community hubs and co-location as the preferred delivery model:</b> Research shows that trends in social infrastructure provision in established areas focuses on flexible and multipurpose community hubs. These would be centrally located with good access to a range of transport modes.
	<b>Provision of social infrastructure in established areas:</b> The provision of new social infrastructure in city centres will be heavily influenced by the infrastructure that already exists around them. Redevelopment and adaptive reuse/re-purposing of existing facilities/spaces in this regard are preferred.
	<b>Building resilience for emergencies and climate change adaptation:</b> Built assets should be assessed to understand and respond to vulnerabilities associated with climate change, including climate-related events. Consideration is also needed for the potential impacts associated with declared emergencies such as pandemics, storms, floods and fires.
	<b>The 20-minute neighbourhood:</b> The 20-minute neighbourhood is all about 'living locally' and enabling people to meet most of their daily needs within a 20-minute return walk from home, with access to safe cycling and

	local transport options.
	<b>Public Realm:</b> Consideration for the public realm and the significance placed on the spaces between buildings, streetscapes and public places has changed dramatically over time in response to developmental and lifestyle factors.
	<b>Benefits of open space (green infrastructure) in fast growing, high density communities and the need for innovations in models of delivery:</b> Communities living in higher-density areas will increasingly need to rely on shared, public green infrastructure, such as public parks. Higher density buildings can also trap heat, which contributes to the urban heat island effect. Enhancing green space and local biodiversity can provide physical and mental health benefits for the community.
	<b>The importance of arts and cultural spaces:</b> Cultural spaces are important in communities, creating opportunities to express the unique characteristics, identity, and to showcase the creative sector.
	<b>Keeping pace with innovation and technology:</b> The emergence of new technologies impacts the way residents engage with the world. These changes, and those to come, will have an influence on community life and the role of its social infrastructure.

## 5.2 Participation trends

Key approaches and considerations for the provision of social infrastructure include the following.

	<b>Participation levels at an older age:</b> There are indications that Australians are embracing sport into their old age. To retain strong participation rates, sports of the future will need to cater for senior citizens. They will also need to cater for the changing cultural make-up of Australia.
	<b>Walking most popular recreation activity:</b> The most popular type of physical recreation Australians participate in is walking, indicated by 2.3 million females and 1.2 million males. This is followed closely by going to the gym or fitness, again more popular with females – almost 1.8 million females go to the gym with 1.4 million males doing the same. Males are more likely to go for a jog or run (740,500) than females (624,000).
	<b>Increasing participation by women and girls in sport:</b> Women's sport, in Australia particularly, is experiencing considerable growth. Female participation at a grass roots level is on the rise in a several major sports, and there are new elite and professional options available to female athletes.
	<b>Young People:</b> Despite higher representations of young people in sport, increasingly for this age cohort there is a preference for individual and unstructured / informal activities rather than team or group activities. Younger children are also being encouraged to reconnect with nature through nature play and experiencing the outdoors. The design of playspaces is therefore changing and the traditional playgrounds design model is being challenged.



**Sedentary lifestyles and the screen age:** Participation rates have been declining across the board, and younger generations are no exception, declining from a participation rate of 78 to 73.8 for Gen Zeds aged 15-17 in the last year. Sedentary lifestyles are on the rise in this screen age era, and based on a projection of the current trends, by the year 2027, when Gen Z have all reached adulthood, 77.9% of males and 61.8% of females are likely to be obese or overweight.



**Popularity of outdoor recreation:** The outdoor participant base has increased 6.9% since the COVID pandemic began in early 2020. Although many of the official restrictions on indoor entertainment including restaurants, bars, and sporting events ended in 2021, outdoor recreation participation continued to grow. The number of participants 55 years and older increased more than 14% since 2019, and senior participants ages 65 and older were in the fastest growing age category with 16.9% growth since the COVID pandemic began in early 2020.

### 5.3 Provision Challenges

While different geographic areas will each have various challenges when it comes to the provision of social infrastructure, there are several universal issues impacted by various demand scenarios.

**Access to high-quality, affordable early childhood education is varied:** Early childhood education is the foundation of lifelong learning which can influence individual and community quality of life and contribution to society. The early education sector has a central focus on a child's learning, development and wellbeing, particularly in supporting the immediate transition to primary school education. However, access to high-quality and affordable services varies due to governance and management fragmentation. Demand for early childhood education is expected to increase as Australia's population grows. By 2034, children aged five years and under will make up 14.7% of Australia's total population, requiring a potential additional 35,000 childcare centres

**Demand for new schools and school capacity:** Over 70% of Australia's population growth is expected in our four largest fast-growing cities over the next 15 years, presenting a significant funding and planning challenge for states and territories to provide the number of schools required to meet demand. There are schools in fast-growing cities, particularly in inner areas, currently accommodating more students than they have capacity to. Overcrowding can lead to poor student outcomes, for example a reduction in other spaces, such as playgrounds or art and music classrooms, to accommodate additional students.

**Increasing demand for health and aged care infrastructure:** As the number of people aged over 85 continues to increase, there will be a four-fold surge in the demand for aged care services by 2047. This surge in demand will inevitably lead to higher pressure and strains on the aged care facilities and services in the sector. Aged care facilities will need to expand and enhance their capacity to meet the increasing demand and ensure the provision of high-quality care to the elderly. It also highlights the need for qualified healthcare professionals who specialize in elderly care. The sector requires a skilled workforce that can cater to the diverse needs of older Australians, promote their wellbeing, and provide the necessary support to maintain their independence and quality of life.

**Barriers to providing new open space in urban areas:** In the context of trying to meet community expectations for new park facilities in the face of limited budgets for maintenance and asset renewal, and affordability for residents, purchasing new land for parks in a highly competitive property market. Growing land values and costs within urban centres and nearby suburbs means finding new opportunities for open spaces is nearly impossible. New parks, although generally smaller, are often provided as part of large developments, however this practice does little or nothing to equitably distribute great open space to areas that need them most. Many local Councils are facing a shortage of sports fields, at a time when there is an unprecedented demand for housing land, with incoming populations increasing the need for sporting infrastructure.

**Access to social infrastructure:** Greenfield sites provide an opportunity to plan for social infrastructure in a strategic manner. New residents in these areas need access to schools, hospitals, parks, libraries, and community centres. They also need to access networked transport infrastructure that provides access to local and wider parts of the city. A notable pattern emerging is that walking and transit access to social infrastructures in growth areas invariably lags behind housing developments. This has implications for community health and wellbeing, increases the use of private motor vehicle travel, and places additional demands on other 'out of area' social infrastructure.

**Social infrastructure demand and a growing population:** As Australia's population grows, government and industry will be challenged to sequence the right infrastructure to support changing needs of society. Quality of life expectations and the connectivity with cities and centres will continue to increase alongside higher density living. Social infrastructure needs will rise accordingly, as will demands for improved accessibility.



## 6. THE GWYNNEVILLE COMMUNITY

The Wollongong Local Government Area (LGA) has an area of 714sqm, extending from Waterfall to Haywards Bay and Windang.

The LGA is on the traditional lands of the Dharawal people (also spelled Tarawal or Thuruwal), who managed and cared for the land for over 30,000 years. The name Wollongong is said to originate from the Aboriginal word woolyungah, meaning five islands.

Gwynneville, shown in **Figure 13**. below, is an inner-city suburb of Wollongong, New South Wales, Australia located approximately 2 km north west of the city centre.



**Figure 13** Suburb of Gwynneville shaded in grey, site marked in red. Source: Compiled and presented in profile.id by id (informed decisions).

The Census usual resident population of Gwynneville in 2021 was 2,964, living in 1,169 dwellings with an average household size of 2.55 people.

Other key demographic data from the 2021 ABS Census are presented below.



The age group most highly represented were the young workforce aged 25 – 34, at **21.4%** of the population. Reflecting the proximity of Gwynneville to the LGA's tertiary institutions, those in the 18 – 24-year age group were the next most highly represented. The 60+ group made up **15.2%** of the population.



While households with two or more people were the most highly represented group, lone person households made up **25.4%** of all households. Couples without children made up **25%**, while **23.5%** of households were made up of couples with children.



Separate houses made up **55.7%** of all dwellings. **41.8%** of the dwellings were medium or high density, compared to **33%** in Wollongong City. The total number of dwellings in Gwynneville increased by **42** between 2016 and 2021.



**38.7%** of people were born overseas, compared with **21.0%** in Wollongong City. **35.1%** of people used a language other than English at home.



Gwynneville's score of **987.6** on the Index of Relative Social Economic Advantage and Disadvantage gives it a ranking of **51%** against a list of Australian suburbs. This indicates that **49%** of suburbs have a higher socio-economic status than Gwynneville.



According to population forecasts by id. (informed decisions), in 2041 the population of Gwynneville is forecast to increase by 530 people, rising to 3,494. These figures do not take into account the incoming population that will be generated by the proposal.



The largest increase in persons is forecast to be in the Tertiary education and independence (18 to 24) age group, which is expected to increase by 108 and account for 21.5% of the total persons in 2041

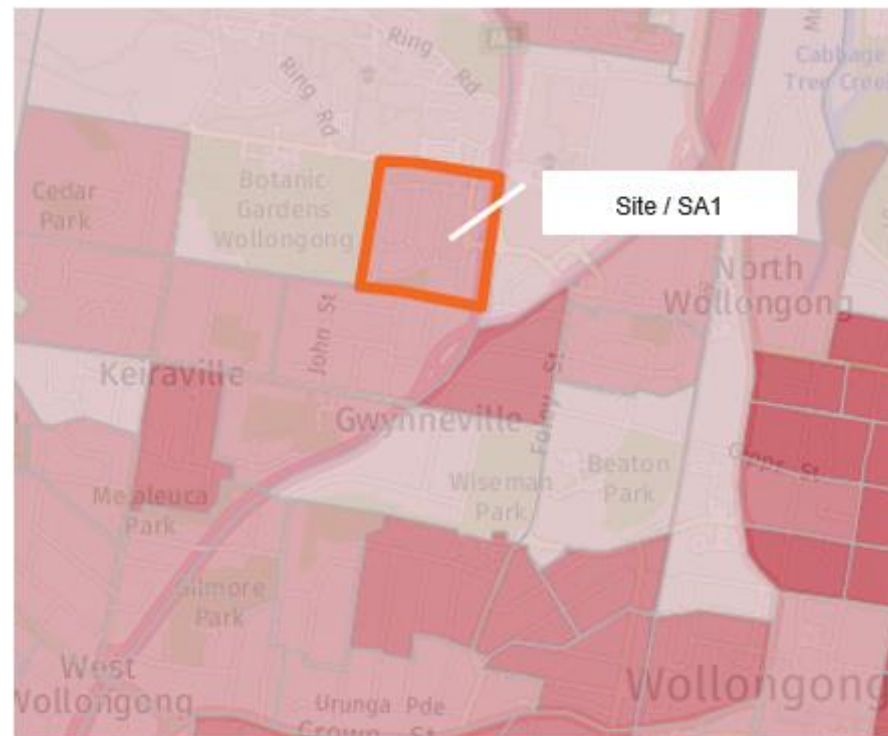


The number of dwellings in Gwynneville is forecast to grow from 1,111 in 2021 to 1,278 in 2041, with the average household size rising from 2.63 to 2.73 by 2041. However, continued demand for apartment living in and around the CBD will cater for the growth of smaller households, particularly students and young adults.



In 2041 lone person households will make up 29.2% of all households, or an additional 48 households. This represents the largest increase between 2021 and 2041, with couples with children increasing by 29, and couples without children increasing by 42.

2021 ABS Census data also provides geographic information by Statistic Area 1. The site for the proposed development is categorised by a single SA1 (107041114602), shown in **Figure 14**.



**Figure 14** SA1 and site. Source: Compiled and presented in profile.id by [.id](#) (informed decisions).

Relevant population characteristics for this SA1 in 2021 is shown in the tables below.



Table 4 SA1 population characteristics

• Population 688.
• 34.8% of households were lone person households.
• 14.6% of households were couples with children.
• 10.7% of households were couples without children.
• 33.7% of dwellings had two bedrooms or less
• 80% of dwellings were separate houses and 20% medium density.

Source: Compiled and presented in profile.id by [.id](#) (informed decisions).

Table 5 SA1 population age structure, 2021

Age group (years)	Number	%
0 - 4	39	5.7
5 - 11	52	7.6
12 - 17	26	3.8
18 - 24	147	21.4
25 - 34	196	28.5
35 - 54	121	17.6
55 - 64	51	7.4
65 - 79	38	5.5
Seniors (70 to 84)	52	7.6
Elderly aged (85 and over)	14	2.0
<b>Total</b>	<b>688</b>	

Source: Compiled and presented in profile.id by [.id](#) (informed decisions).

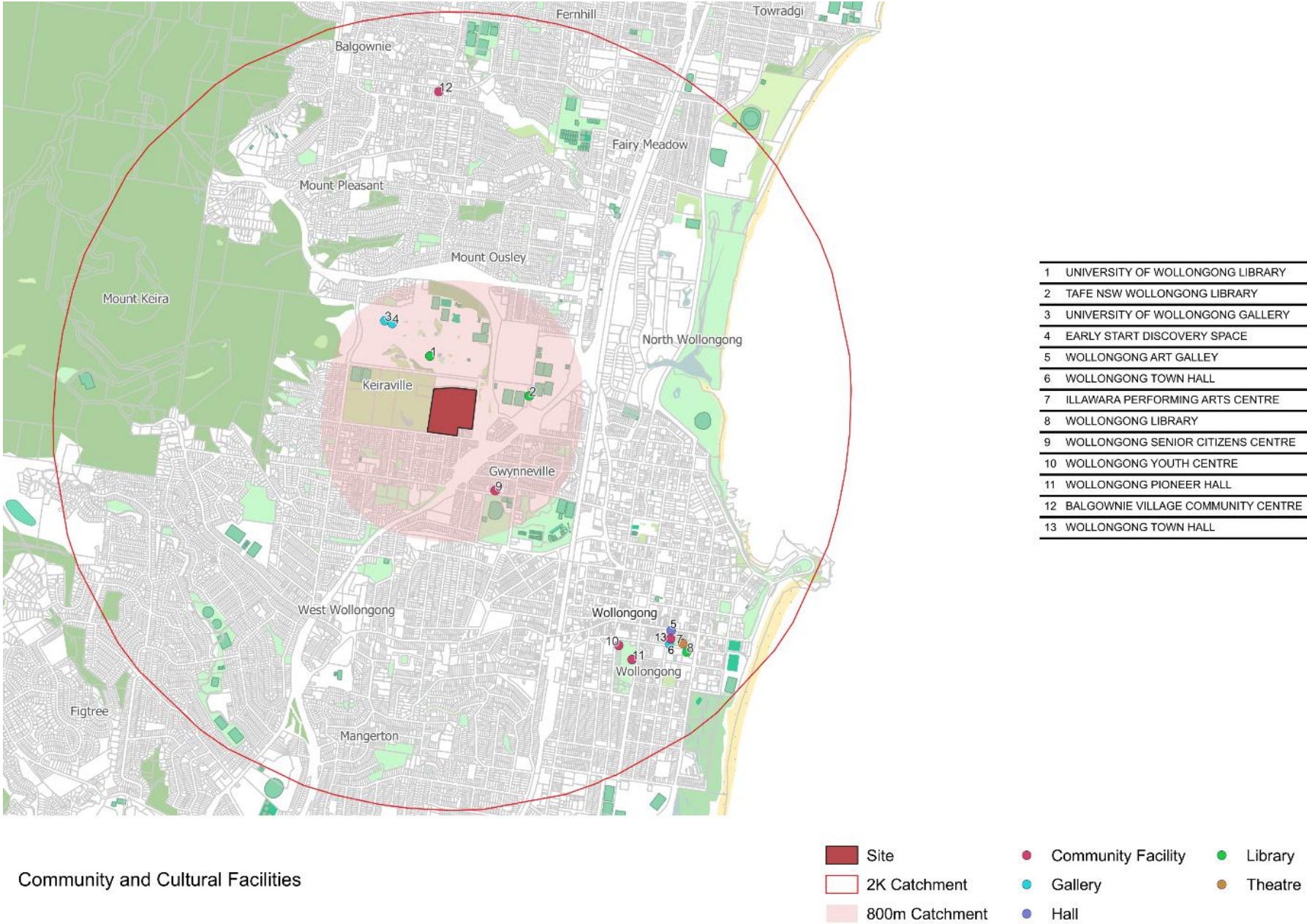
## 7. EXISTING PROVISION

This section maps social infrastructure and provides a broad description of existing provision. Tables listing all social infrastructure and further details are provided in **Appendix A**.

The review of existing social infrastructure is carried out according to the five social infrastructure categories. While there are cross overs in usage between each of the categories, they are divided or categorised for reporting purposes.

There is no universally recognised standard recommended distance or travel time benchmarks to determine ideal levels of accessibility to social infrastructure. While some patterns can be seen in communities in terms of willingness to travel to key services and amenities, there is considerable variation depending on geography, lifestyle and other factors.

Existing social infrastructure has been mapped according to 800m (average 7 – 10 mins walk) and 2km (average 20 – 24mins walk). The 800m and 2km distances align closely with 15 – 20 minute neighbourhoods that support access for community needs through walking and active transport options.



## 7.1 Community & Cultural Facilities

There are 13 community and cultural facilities within 2km of the site nine of which are owned by the City of Wollongong Council.

According to the Social Infrastructure Plan, Council owned facilities within 2km of the site are in 'Planning Area 4: Balgownie, Bellambi, Corrimal, East Corrimal, Fairy Meadow, Fernhill, Mt Ousley, Mt Pleasant; Planning Area 5: Wollongong City; and Planning Area 6: Coniston, Gwynneville, Keiraville, Mangerton, Mt Keira, Mt St Thomas, North Wollongong, West Wollongong.

The 'Social Infrastructure Plan' states most older facilities (i.e 40 years +) are not fit for purpose to meet new and evolving community needs and do not align with the Plan's principles. Council aims to continually assess these facilities to determine if they need to be repurposed to offer the quality and scale of spaces expected by communities.

Wollongong Senior Citizens Centre is the only Council owned community centre within the 800m catchment, located on the eastern side of the Princess Motorway.

Other supporting infrastructure in the catchment includes several surf lifesaving clubs and scout /girl guide halls that are hireable for events and run community activities.

The cultural facilities are clustered in Wollongong's major commercial hub which is the focus for cultural life of residents and workers from across the city and the broader Illawarra region, as well as catering to the needs of city centre residents.

Within the 800m<sup>2</sup> catchment, the University of Wollongong has a library and gallery on campus. The TAFE campus, also with 800m of the site, has a library.

The Early Start Discovery Space is the first dedicated children's museum in the world based on a university campus. It provides interactive experiences, stimulating educational programs and learn-through-play activities for children aged birth to 10 years and their families.

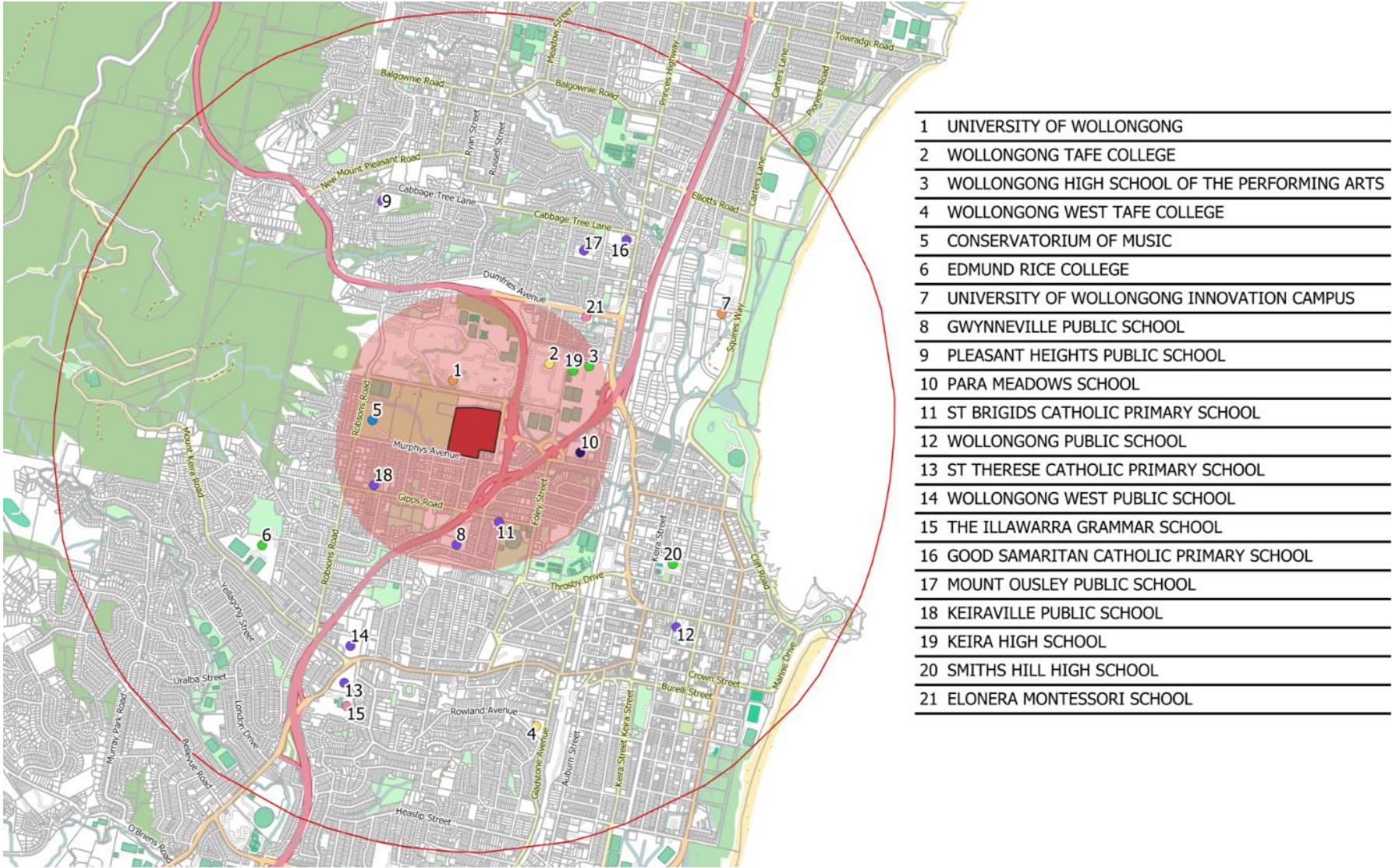


Figure 15 Wollongong Art Gallery



Figure 16 Illawarra Performing Arts Centre





Education and Training



## 7.2 Education & Training Facilities

There are two (2) public primary schools within the 800m catchment and one (1) catholic primary school. There are an additional four (4) public schools within the 2km catchment. There is one catholic primary school within the 800m catchment, and an additional two (2) within the 2km catchment.

There are three (3) public secondary schools, two (2) within the 800m catchment and one (1) within the 2km radius. There is one (1) catholic and one (1) private secondary school within the 2km catchment.

The subject site is within Gwynneville Public School catchment and Wollongong High School of the Performing Arts.

In 2022 the total number of students enrolled at Gwynneville Public was 233. Over the period 2017 to 2022 the school has had enrolment numbers of between 232 and 252 students.

In 2022 the Wollongong High School of Performing Arts had a total of 1125 students, made up of 759 girls and 366 boys. Over the period 2017 to 2022 the school has had enrolment numbers of between 1155 and 1208 students.

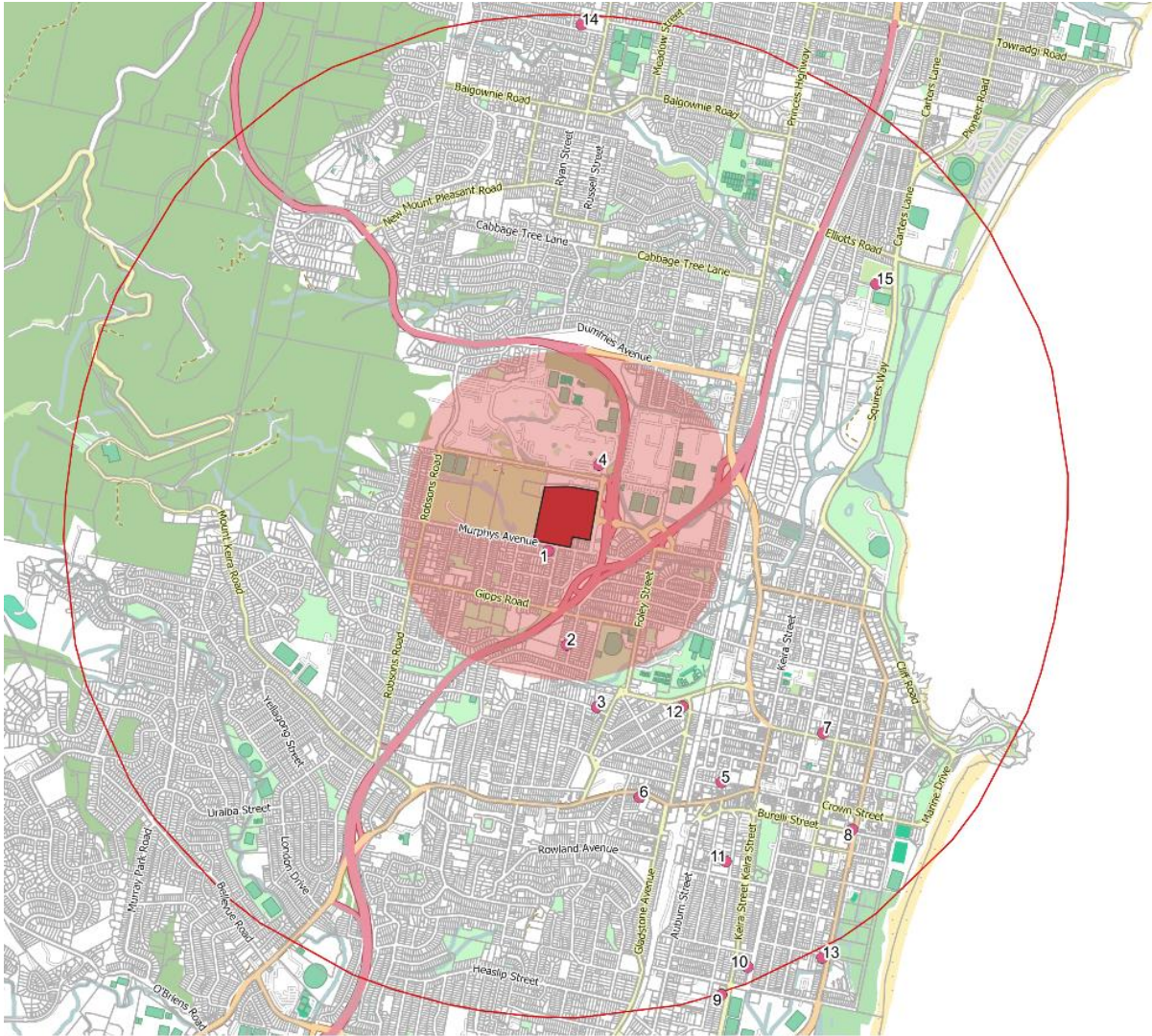
Tertiary education infrastructure the University of Wollongong and Wollongong TAFE are within 800m of the site.

There are specialist education facilities including a Montessori school, a conservatorium of music and a school for people with special needs.



Figure 17 Wollongong High School of the Performing Arts





- |    |   |
|----|---|
| 1  | Little Peoples Early Learning Centre                |
| 2  | KU Gwynneville Preschool                            |
| 3  | Shining Stars Early Learning Centre                 |
| 4  | Kids On Uni Campus                                  |
| 5  | Little Peoples Early Learning Centre - Gwynneville  |
| 6  | Hospital Hill Preschool and Occassional Care Centre |
| 7  | Smith Street Child Care Centre                      |
| 8  | Oxford Multictural Childcare                        |
| 9  | Polka Dot Kids Early Learning Centre                |
| 10 | Boombalee Kidz                                      |
| 11 | Grandma Rosie's Quality Long Day Care               |
| 12 | Keiraview Child Care Centre                         |
| 13 | Up and Ready Family Daycare                         |
| 14 | Balgownie Early Learning Centre                     |
| 15 | Kids Uni Innvoation Campus                          |

Childcare Facilities

Childcare Centres

2k Catchment

Site

800m Catchment

## 7.3 Childcare & Yearly Years Facilities

For this assessment three childcare and early years centre types have been considered:

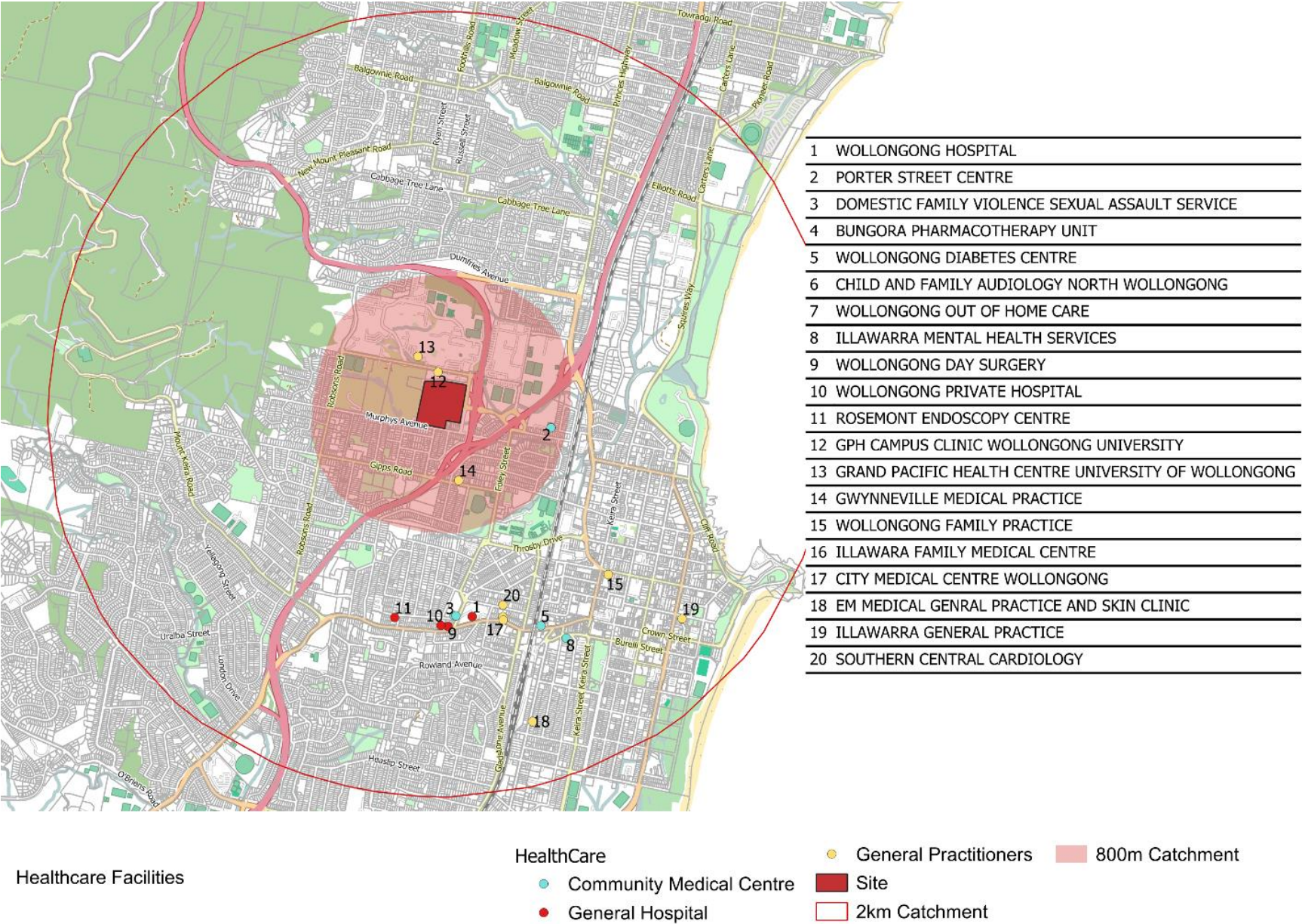
- Long day care
- Pre school
- Outside of school hours care (OOHSC).

Together, these facilities provide a total of 489 childcare spaces. The majority of these however provide long day care services, with only one providing OOSHSC. Currently there is only one designated after school and vacation care service that provides 39 places.



Figure 18 Little Peoples Childcare Centre, Gwnnyeville.







## 7.4 Health Facilities

The closest hospital to the site is Wollongong Hospital approximately 1km south east. Wollongong Hospital is the major tertiary referral hospital located in the Wollongong Metropolitan area. The Hospital provides all medical specialties including 24/7 cardiac intervention, aged care, paediatrics, and all surgical specialties except cardio-thoracic surgery.

Wollongong Hospital has recently undergone a transformation with greater than \$110 million worth of capital works enhancements which included the construction of the Illawarra Elective Surgical Services Centre and the new multi deck carpark.

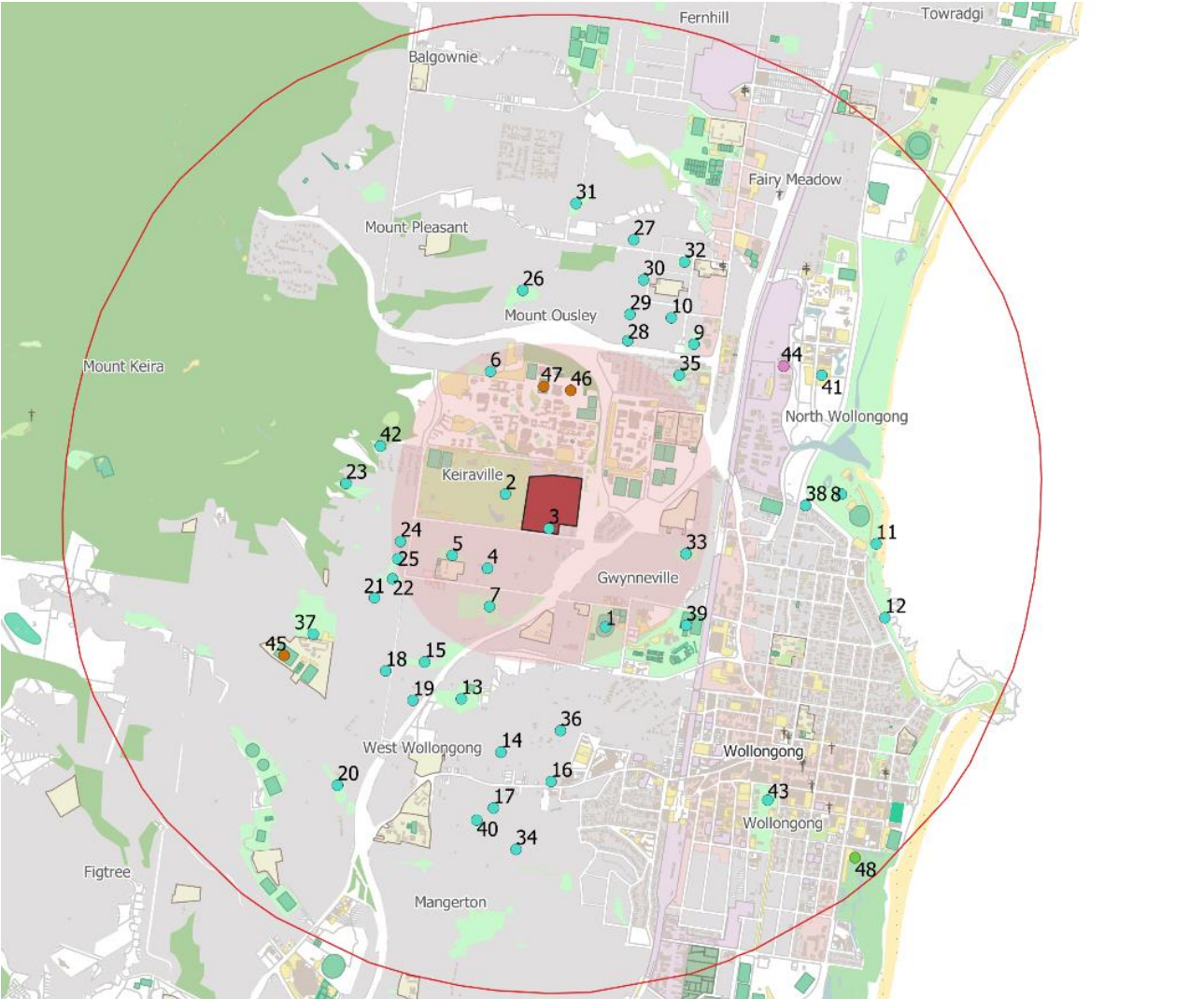
Mapping of existing provision identified a range of community health services in the 2km catchment:

- Domestic family violence sexual assault service
- Child and family health service
- Mental health services
- Out of home care.

There was a total of 30 general practitioners within 2km of the site.



Figure 19 Wollongong Hospital



Open Space

- Golf Course
- Park
- Sports Centre
- Sports Field
- Site
- 2K Catchment
- 800m Catchment

1	WISEMAN PARK
2	WOLLONGONG BOTANIC GARDENS
3	SPEARING RESERVE
4	ANNE STREET RESERVE
5	RICHARDSON PARK
6	DALLAS PARK
7	NYRANG PARK
8	STUART PARK
9	W.K. BATE PARK
10	STRONE PARK
11	J P GALVIN PARK
12	BATTERY PARK
13	GILMORE PARK
14	GUNYAH PARK
15	MELALEUCA PARK
16	BEATSON PARK
17	WOODLAWN PARK
18	MOLLOY PARK
19	ACACIA PARK
20	APEX PARK
21	CAROONA PARK
22	TATHRA PARK
23	CEDAR PARK
24	MURRAY PARK
25	CAMPBELL PARK
26	FOOTHILLS ROAD RESERVE
27	IRAAVE RESERVE
28	BASS PARK
29	MACARTHUR PARK
30	CENTAUR PARK
31	DYMOCK STREET RESERVE
32	CRAM PARK
33	ROBINSON PARK
34	GEORGE PARKER RESERVE
35	ARISTO PARK
36	CHINNOCK PARK
37	KEIRA PARK
38	WOLLONGONG SCOUTS RESERVE
39	BEATON PARK
40	BROWNLEE PARK
41	BRANDON PARK
42	KOOLOBONG PARK
43	MACCABE PARK
44	NORTH WOLLONGONG INDOOR SPORTS CENTRE
45	SHEPHERDS OVAL
46	UNIVERSITY OF WOLLONGONG OVAL 1
47	UNIVERSITY OF WOLLONGONG OVAL 2
48	WOLLONGONG GOLF COURSE



## 7.5 Open Space & Recreation

The Sportsgrounds and Sporting facilities Strategy 2023 – 2027 provides a location hierarchy for the open spaces identified in Figure 19.

There are four regional size facilities including:

- Wollongong Botanic Gardens - all abilities playground; trails; sculpture/public art. This space includes swings, a sandpit, slippery dip, climbing net, viewing platform and a maze
- Beaton Park - contains Beaton Park Leisure Centre, swimming pool, Wollongong Tennis Club, 14 outdoor hardstand tennis courts, 8 hot shot tennis courts, the Snakepit (4 court Basketball Stadium), 2 soccer fields and 1 cricket field and Kerryn McCann Athletics Track and Grandstand and associated amenities and car parking areas.
- Stuart Park - contains playground, general park furniture, outdoor fitness equipment, tennis courts, cricket ground, bowling green and walking trail in natural bushland
- J.P. Galvin Park – contains walking tracks, open space for play and recreation, amenities.

There are two district level open spaces including:

- Keira Park – contains cricket oval, cricket nets, amenities, playground
- MacCabe Park - major cultural event location is a large open space for markets, small to medium concerts, youth activities, movie screenings and other low-key cultural or community events for up to 12,000 people.

There are 31 local level parks. Overall, there are 13 playgrounds within 2km of the site and several natural areas, picnic facilities and walking tracks.

In addition to Council owned and managed facilities, supporting infrastructure including Wollongong University grounds which are adjacent to the site provides a range of open space and recreation facilities.



Figure 20 Wollongong Botanic Gardens

## 8. PROPOSED PROVISION

The following section provides information on proposed social infrastructure relevant to the site. This may be infrastructure planned and provided by Council, or supporting infrastructure provided by third parties.

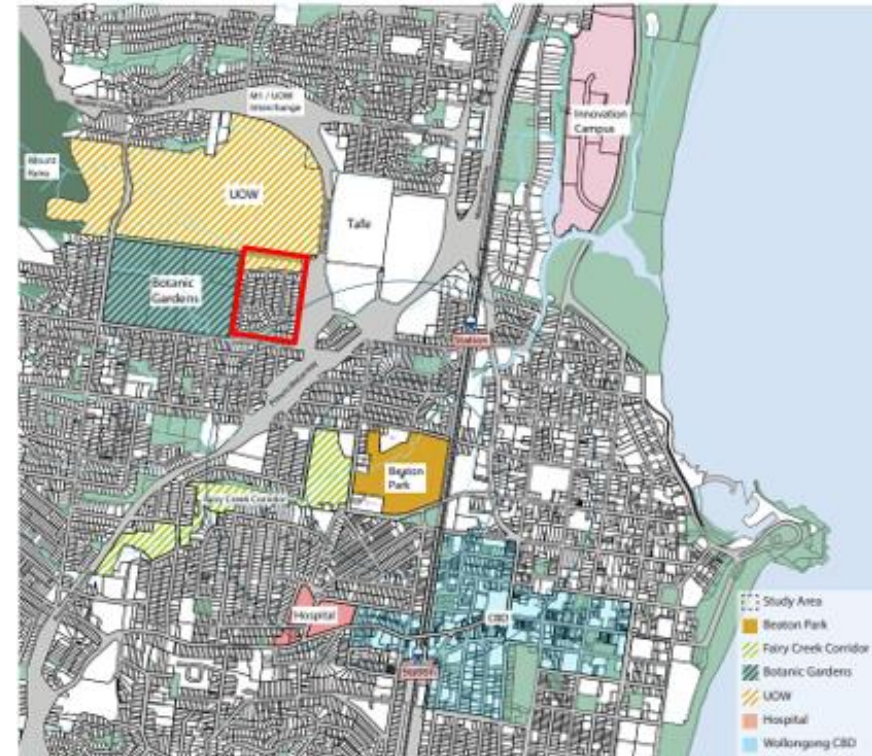
### 8.1 Beaton Park Leisure Centre

Beaton Park, as shown in **Figure 15**. below, is located within the suburb of Gwynneville, 2km from the Wollongong City Centre Area and 1.5km from the University of Wollongong Main Campus Area. Beaton Park is approximately 1km from the site.

Currently, the site contains Beaton Park Leisure Centre, Wollongong Tennis Club, 14 outdoor hardstand tennis courts, 8 hot shot tennis courts, the Snakepit (4 court Basketball Stadium), 2 soccer fields and 1 cricket field and Kerryn McCann Athletics Track and Grandstand and associated amenities and car parking areas.

This precinct plays an important role in the lifestyles of many residents and visitors to Wollongong by providing significant opportunity as a leisure, sport and recreational hub.

Given the age of the facility, design changes and expansion over the coming years is essential to ensure the facility is able to cater for not only the current clientele but also provide for increases in patronage and attraction of new users.



**Figure 21** Beaton Park and site identified in red. Source: Beaton Park Masterplan, 2018.

**Figure 22.** shows the 2018 masterplan for Beaton Park aims to develop it as a Regional Centre of excellence with high performance and event facilities that are complemented with improved local open space and parkland areas.

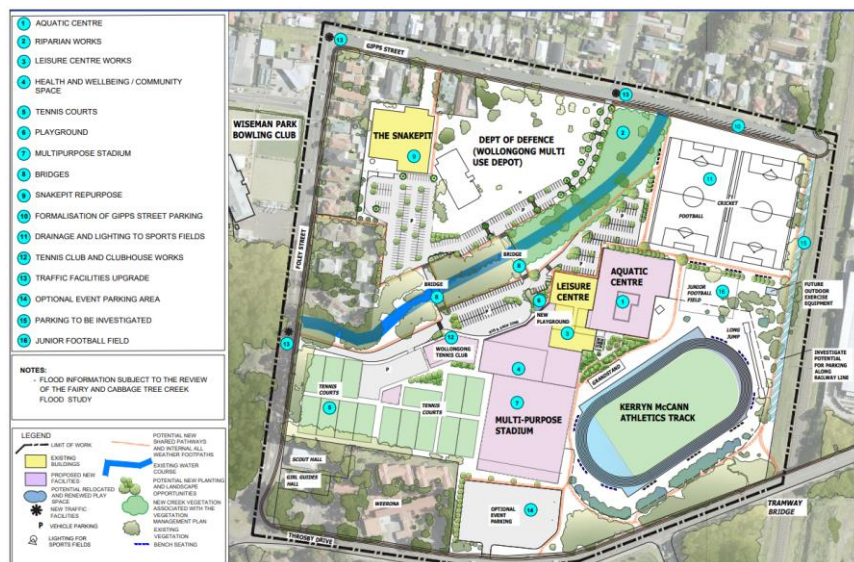


Figure 22 Beaton Park Masterplan. Source: Beaton Park Masterplan, 2018.

Table 6 Proposed future facilities

Facility	Details
<b>Aquatics</b>	<ul style="list-style-type: none"> <li>25m pool</li> <li>Hydrotherapy/Program pool (approx. dimensions 20x15m).</li> <li>Up to 1500 sqm in aquatic play space.</li> <li>Spa and sauna</li> <li>Hydro slide</li> <li>300 sqm + in amenities.</li> </ul>
<b>Gym / leisure centre</b>	<ul style="list-style-type: none"> <li>Up to 1400sqm in gym floor space.</li> <li>Ted Tobin Hall and group activity room.</li> <li>RPM room.</li> <li>Amenities</li> <li>140 sqm in café floor space Function training area.</li> </ul>

Facility	Details
<b>Stadium</b>	<ul style="list-style-type: none"> <li>Flexible court space including provision of multiple court arrangements.</li> <li>2000 seat retractable seating system</li> <li>250 sqm office space.</li> </ul>
<b>Health and Wellbeing space</b>	<ul style="list-style-type: none"> <li>Minimum 500sqm</li> </ul>
<b>Tennis</b>	<ul style="list-style-type: none"> <li>4 grass courts</li> <li>10 hard courts</li> <li>8 hot shot courts – resurfaced/ new</li> <li>Tennis Club</li> </ul>
<b>Sports fields</b>	<ul style="list-style-type: none"> <li>2 grass fields with improved drainage</li> <li>1 cricket pitch</li> <li>New co-located amenities</li> </ul>

## 8.2 Draft Wollongong Botanic Gardens Masterplan 2018

The masterplan for the Wollongong Botanic Gardens was developed to identify long term improvements to guide the development and service delivery for this key regional facility. This masterplan maintains and enhances horticulture and plant conservation, environmental education, passive recreation and the heritage of the site. The vision for the site is:

*The Wollongong Botanic Garden is a Regional Botanic Garden of Excellence meeting the diverse visitor experience expectations of the community at the local level, whilst making a valued contribution at a global level through our work in horticulture, Plant Conservation and Environmental Education.*

Principles developed to guide the plan relevant to the planning proposal are listed in **Table 7**. below.



Table 7 Botanic Gardens masterplan planning principles.

Principle	Directions
<b>Context</b>	<ul style="list-style-type: none"> <li>Connecting the Gardens to their broader landscape</li> <li>Nurturing synergies through partnership with the University</li> <li>Embracing the local community.</li> </ul>
<b>Access and Circulation</b>	<ul style="list-style-type: none"> <li>Maximising the effectiveness of the arrival experience</li> <li>Establishing intuitive wayfinding and ease of orientation Offering universal access</li> <li>Maintaining a circulation hierarchy</li> </ul>
<b>Visitor Experience</b>	<ul style="list-style-type: none"> <li>Making the arrival experience inspiring</li> <li>Elevating the Garden's botanical values for all visitors</li> <li>Seamlessly blending the recreational and botanical values</li> <li>Ensuring opportunities for activity and quiet reflection</li> <li>Enhancing informal education and awareness</li> <li>Combining ephemeral with permanent Collections</li> </ul>



Figure 23 Wollongong Botanic Gardens Draft Masterplan. Source: Wollongong City Council Botanic Gardens Masterplan

### 8.3 University of Wollongong Masterplan

The Master Plan specifically looks at the requirements of the campus over the next 20 years. There will be an approximate increase of 3,000 students on the Wollongong campus, requiring around 80,000m<sup>2</sup> of additional floor space over the next 20 years. The relevant Masterplan directions for this proposal are:

**Link the campus to the escarpment and neighbouring education precinct:** Strengthen the relationship of the campus with the special locational, cultural, ecological and landscape attributes of the place.

**Develop into a networked university city:** Strengthen the quality and clarity of connections of gateways to the campus from key University City locations, including the Innovation Campus, TAFE Illawarra and Education Precinct, the North Wollongong Train Station, and the city centre and Health Precinct. Work with Wollongong City Council to improve signage and wayfinding.

**Develop quality streets, links & landscape interfaces to the neighbourhood:** Enhance the quality of interfacing avenues, streets,



streetscapes and land uses to create an attractive arrival experience and seamless transition from surrounding areas into the campus and from the campus into adjoining streets and public spaces.

**Diminish car dependence on and to the campus:** Reduce the need for parking and congestion in local streets by lessening the reliance on cars to access the campus. By advocating for upgraded active transport connections, especially to the North Wollongong Train Station, staff, students and visitors are encouraged to use alternative /active modes of transport. Additional on-campus accommodation also minimises traffic and congestion.



**Figure 24** University of Wollongong Masterplan - alignment and connections with regional projects. Source: UOW 2016 – 2036 WOLLONGONG CAMPUS MASTER PLAN | JULY 2016

## Part D – Social Infrastructure Needs Assessment

GYDE

9. SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT

This section of the assessment considers a range of inputs to determine the social infrastructure that will be required to meet the needs of the incoming population generated by the proposal. The assessment considers:



Policy and planning drivers, including Wollongong City Council principles and directions for social infrastructure. Wollongong City Council’s strategic social infrastructure planning documents include principles that support the future planning, delivery and management of community and cultural, sport and recreation, and playground facilities across the city. Third parties should consider these principles when planning or delivering social infrastructure in the Wollongong LGA.

Key current and emerging trends in social infrastructure provide background information to help identify contemporary and best practice delivery of community and cultural facilities and open space as well as the types of assets to better meet the needs of communities.



Understanding the demographic characteristics of the current population immediately in and around the proposed site provides insight into the likely needs and demands for social infrastructure.

A review of population forecasts helps to provide an understanding of the social infrastructure needs of the incoming population, but also how that is likely to change the existing community characteristics.



Existing and proposed provision provides information to help determine what social infrastructure currently exists, its potential capacity to meet the needs of the incoming population generated by the proposal, its proximity in relation to the proposed development, and

where there are gaps in provision.  
A review of studies undertaken by Wollongong City Council that have identified community needs and aspirations for social infrastructure across the city.



The number of new residents that will be generated by the proposal based on dwelling numbers and modelling occupancy rates.  
Application of a range of proximity and population-based benchmarks based on incoming resident numbers.

9.1 Incoming Population

Understanding the number of people that will be introduced into the area and the likely demographic characteristics as a result of the proposal is important to determine social infrastructure needs.

The concept plan identifies capacity for approximately 1250 dwellings to be provided on the site, which could include 50% social housing (approximately 625 social housing dwellings). The concept plan includes a range of building and housing types including low-mid-rise apartments buildings ranging from 3-5 storeys, with 5 storey apartment buildings concentrated adjacent to the University of Wollongong (UOW) and the Princes Motorway.

Table 8. below shows the proposed bedroom mix.

BEDROOMS	NUMBER	PERCENT
1 bedroom	687.5	55.0%
2 bedrooms	437.5	35.0%
3 bedrooms	125.0	10.0%

Source: Compiled and presented in profile.id by .id (informed decisions)

Occupancy rates or persons per household provide a measure to determine the likely population that will be generated by a development, and therefore the likely quantum and typical demands for social

infrastructure. To support occupancy rate calculations and ensure they are as accurate as possible, a review of areas in Wollongong and others based on their similarities to the proposed development was undertaken. Occupancy rate tables below may not calculate to 100% due to rounding and the exclusion of data that is not applicable.

Data sources used to consider then calculate the anticipated incoming population for this assessment include:

- i.d (informed decisions)
- Department of Planning, Housing and Infrastructure Population Projections 2022.

Wollongong City Council does not use household occupancy rates to calculate its developer contributions did not apply to this analysis.

### 9.1.1 i.d.(informed decisions)

i.d. (informed decisions) provide small area profiles based on ABS Census data for many local government areas in NSW and other Australian states. Generally, when estimating occupancy rates initial investigations begin with reviewing the small area profiles surrounding the proposed development. The small profile areas reviewed for this assessment included:

- North Wollongong
- Gwynneville
- Keiraville – Mount Keira
- West Wollongong
- Wollongong

**Table 9.** below shows the projected occupancy rates (2021 – 2041) for the small areas surrounding the proposed development site.

**Table 9** i.d. small area forecast occupancy rates 2021 - 2041

	2021	2026	2031	2036	2041
North Wollongong	1.93	2.04	2.08	2.10	2.11
Gwynneville	2.63	2.72	2.74	2.74	2.73
Keiraville – Mount Keira	2.63	2.74	2.76	2.77	2.77
West Wollongong	2.58	2.59	2.57	2.55	2.53
Wollongong	1.98	1.96	1.95	1.92	1.90

Source: Compiled and presented in profile.id by i.d (informed decisions)

In addition to occupancy rates and to determine similarities with the proposed development, a review of the bedroom mix for each of the small areas was undertaken, as shown in **Table 10.** below.

**Table 10** i.d. Small area bedroom mix, 2021

	2021	2026	2031	2036	2041
North Wollongong	1.93	2.04	2.08	2.10	2.11
Gwynneville	2.63	2.72	2.74	2.74	2.73
Keiraville – Mount Keira	2.63	2.74	2.76	2.77	2.77
West Wollongong	2.58	2.59	2.57	2.55	2.53
Wollongong	1.98	1.96	1.95	1.92	1.90

In addition to occupancy rates and to determine similarities with the proposed development, a review of the bedroom mix for each of the small areas was undertaken, as shown in **Table 11.** below.

**Table 11** i.d. Small area bedroom mix, 2021

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
	%	%	%	%
North Wollongong	12.6	52.6	22.7	N/A
Gwynneville	8.6	29.1	39.7	22.8
Keiraville – Mount Keira	5.9	15.6	34.8	26.8
West Wollongong	5.9	20.9	39.7	19.9
Wollongong	11.3	49.8	27.4	N/A

The two small areas with the greatest similarity to the proposed development in terms of bedroom mix are North Wollongong and Wollongong as shown in **Table 12**. below

**Table 12** Comparison of bedroom mix in North Wollongong, Wollongong and the proposed development

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
	%	%	%	%
North Wollongong	12.6	52.6	22.7	N/A
Wollongong	11.3	49.8	27.4	N/A
Proposed development	55.0	35.0	10.0	N/A

To determine similarities with the proposed development, a comparison of the bedroom mix between East Wollongong the proposed development was undertaken, as shown in **Table 13**. below.

**Table 13** Bedroom mix comparison East Wollongong and the proposed development

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
	%	%	%	%
East Wollongong	10.6	45.6	22.8	N/A
Proposed development	55.0	35.0	10.0	N/A

This comparison is instructive in so far as it demonstrates that there are significant discrepancies in terms of bedroom mix between the proposed development, the Wollongong LGA and the SA2s immediately surrounding the site.

To pursue the comparative modelling further, SA2s outside the Wollongong LGA with similar dwelling structure and bedroom mix were reviewed. The review the following SA2s as having the greatest similarities, identified in **Table 14**. below.

**Table 14** Bedroom mix comparison Darlinghurst, Potts Point - Woolloomooloo SA2s and the proposed development

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
	%	%	%	%
Darlinghurst	39.1	26.1	9.2	N/A
Potts Point - Woolloomooloo	48.2	24.0	6.9	N/A
Proposed development	55.0	35.0	10.0	N/A

**Table 15** DPHI projected occupancy rates Darlinghurst, Potts Point - Woolloomooloo SA2s

	2021	2026	2031	2036	2041
Darlinghurst	1.73	1.71	1.69	1.68	1.67
Potts Point - Woolloomooloo	1.55	1.54	1.54	1.53	1.53

## 9.2 Discussion and estimated occupancy rates

The comparisons with the site's surrounding areas demonstrate a significant variation in the bedroom mix of the small areas identified by i.d. (informed decisions) and DPHI data for Wollongong LGA and the SA2s.

By interrogating occupancy rates in parts of Sydney with similar densities and bedroom mixes, the analysis shows greater commonalities with areas outside the Wollongong LGA, specifically the small area Macleay Street – Woolloomooloo, and the SA2s Darlinghurst and Potts Point – Woolloomooloo.

A conservative approach is preferred in occupancy rate calculations, so this Assessment has opted to adopt a range based on the i.d small area profiles projections for North Wollongong and Macleay Street – Woolloomooloo in the year 2031. Using the higher projections of North Wollongong will help to ensure the provision of sufficient social infrastructure for a higher demand scenario.

**Table 16** Forecast occupancy rate range estimated for the proposed development

SMALL AREAS	2031
North Wollongong	2.08
Macleay Street – Woolloomooloo	1.54

To assess social infrastructure needs provision, the forecast estimated incoming population generated by the proposed development has been calculated using the mean value of the selected small areas.

**Table 17** Forecast occupancy rate (mean value)

	2031
North Wollongong	2.08
Macleay Street – Woolloomooloo	1.54
<b>Estimated occupancy rate (mean value)</b>	<b>1.81</b>

Applying the occupancy rate calculated above, it is estimated that there will be an incoming population of 2,263 generated by the proposal.

**Table 18** Forecast estimated incoming population generated by the development

DWELLINGS	RATE 2031	TOTAL POPULATION
1250	1.81	<b>2,263</b>

## 9.3 Future population characteristics

When planning social infrastructure, it is useful to understand the likely age structure of the incoming population generated by the proposal.

While the Macleay Street – Woolloomooloo small area provided for a benchmark analysis based on similarities with the proposal in terms of urban structure and bedroom mix, it is likely there will be a significant difference in population characteristics driven by lifestyle factors, socio-economic characteristics and affordability.

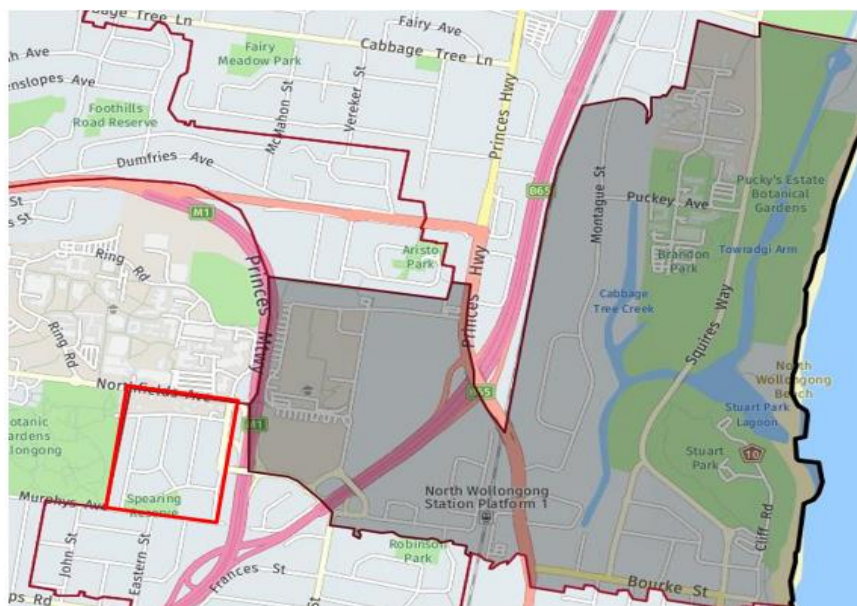
The significant changes to the site's urban structure, from detached dwellings to apartments, is also likely to be different to the population characteristics forecast for Gwynneville between 2021 and 2041. Additionally, total population forecasts for the suburb of Gwynneville in 2041 are calculated as an increase of 530 people, not taking into account the total population generated by the proposal.



As an indicator to determine an understanding of the potential population characteristics on the incoming population generated by the proposal, the small area in North Wollongong was used as a reference point.

North Wollongong is bounded by Helen Street, Lysaght Avenue, the Princes Highway, the railway line, Cabbage Tree Creek, Cowper Street and Elliotts Road in the north, the Tasman Sea in the east, Bourke Street, Flinders Street, Porter Street and University Avenue in the south, and the Southern Freeway in the west. The North Wollongong small area abuts the site at the Princess Highway.

North Wollongong is more likely to reflect similar characteristics to those of the incoming population because of locational lifestyle choices and dwelling structure. 83.5% of dwellings in North Wollongong were medium of high density in 2021. The family type with the highest representation were couples without children, at 26.9% of the population, with 36.7% being lone person households.



**Figure 25** Small area North Wollongong shaded in grey, and site marked in red. *Source: Compiled and presented in profile.id by .id (informed decisions).*

**Table 19.** applies the 2046 forecast North Wollongong age structure to the incoming 2,263 generated by the planning proposal to estimate the likely age structure of the population.

**Table 19** North Wollongong / incoming population generated by the planning proposal age structure 2021 and 2041

	North Wollongong - Total persons 2046		Planning proposal - Incoming Population
Age group	Number	%	Number
Babies and pre-schoolers (0 to 4)	127	4.4	100
Primary schoolers (5 to 11)	130	4.5	102
101.8Secondary schoolers (12 to 17)	131	4.5	102
Tertiary education and independence (18 to 24)	331	11.4	258
Young workforce (25 to 34)	696	24.0	544
Parents and homebuilders (35 to 49)	572	19.7	446
Older workers and pre-retirees (50 to 59)	259	8.9	201
Empty nesters and retirees (60 to 69)	210	7.2	163
Seniors (70 to 84)	293	10.1	229
Elderly aged (85 and over)	152	5.2	118
<b>Total persons</b>	<b>2,899</b>	<b>100.0</b>	<b>2263</b>

9.4 Social housing

While the age structure of a social locality can help to identify that social infrastructure required to support the population, additional characteristics can also assist in identifying the needs of specific groups.

By 2041 an additional 2,100 social housing dwellings will be required in the Wollongong LGA. Over the 19 years to 2041, approximately 111 social housing dwellings are needed per year.

Of the 1,250 dwellings proposed as part of this development, 625 are intended to be social housing. Based on an occupancy rate of 1.8, there are likely to be approximately 675 social housing residents living on the site.

According to Homes NSW, most tenants in Wollongong’s social housing are older, past working age and live alone. 93% rely on the age, disability or another pension for income. Of the 6,600 Homes NSW dwellings in the LGA, 3,700 have a single person, around 1,350 are 2-person households, and 1,100 are families with children.

In the 1960s, wages were the main source of income for 85% of social housing tenants. Now just 7% have wages as a main source of income.

In 2001, about half of new entrants to social housing had complex needs. In 2021 that figure is about two-thirds.


Social housing is more than providing people with a place to live, it supports people to pursue health, education and employment opportunities, and enables them to thrive.



9.5 Implications for Social Infrastructure

Age structure provides key insights into the level of demand for age based services and facilities The following provides a summary of the implications for social infrastructure resulting from the likely characteristics of the incoming population generated by the proposal.

The summary in Table 34. below uses forecast age structure characteristics from North Wollongong, given the similarities with the current proposal’s urban structure, while using Gwynneville forecast as a

comparative benchmark to demonstrate potential future social infrastructure need.

FORECAST POPULATION CHARACTERISTICS	SOCIAL INFRASTRUCTURE NEEDS
<div><p>Children &amp; Young People</p></div> <ul style="list-style-type: none"><li>• Smaller dwellings, like those in North Wollongong, are likely to house fewer children and young people 0 to 4, 5 to 11 and 12 to 17.</li><li>• According to the forecasts, there is likely to be a lower proportion of 18- to 24-year-olds on the site than projected by the Gwynneville forecasts, however greater housing diversity closer to the University may be attractive to this age group.</li></ul>	<ul style="list-style-type: none"><li>• While the proportion of children 0 to 4 and 5 to 11 is likely to be less, apartment living will mean they need open space access close to home.</li><li>• Despite lower proportions, schools, childcare and child and family health services will be needed.</li><li>• There may be a need for a range of free to use outdoor spaces that include active and passive recreation opportunities for young people.</li><li>• The University grounds and facilities, particularly for those attending the University, may meet some of this need.</li><li>• Young people will require easy access to a range of services including education and training, recreation activities, and other significant social infrastructure across the city.</li></ul>

FORECAST POPULATION CHARACTERISTICS	SOCIAL INFRASTRUCTURE NEEDS	FORECAST POPULATION CHARACTERISTICS	SOCIAL INFRASTRUCTURE NEEDS
<ul style="list-style-type: none"> <li>The young workforce is likely to make up a higher proportion of the population on the site than Gwynneville forecasts predict and is likely to continue be the dominant age group on the site.</li> </ul>		<p>population being the young workforce (25 to 34) and parents and home builders (35 to 49 group).</p>	<p>learning facilities to occasional and long day care, as well as primary and secondary school options.</p>
<div data-bbox="190 821 324 981">  <p><b> Families</b></p> </div> <ul style="list-style-type: none"> <li>While still lower proportionally than forecast in Gwynneville, North Wollongong projections suggest there will be an increase in the 0 – 4 age group.</li> <li>This is consistent with a high proportion of the</li> </ul>	<ul style="list-style-type: none"> <li>New families and those with children aged 0 – 4 will require planning for spaces to play and recreate.</li> <li>There will be a need for safe, affordable space for meetings, gatherings, small events and celebrations (apartments may not be big enough for birthday parties).</li> <li>Spaces should be easily accessible and proximal to residential areas that are not encumbered by barriers such as major roads and time restricted access.</li> <li>Families with children will also require access to a full range of education facilities, from kindergarten and other childhood</li> </ul>	<div data-bbox="1137 821 1272 981">  <p><b>Older People</b></p> </div> <ul style="list-style-type: none"> <li>According to North Wollongong forecasts, the population group likely to see a significant proportional increase will be the 60 and over group.</li> <li>In Gwynneville in 2021, this age group made up 15.2%, forecast to increase to 15.8 in 2041.</li> <li>North Wollongong forecast's suggest that this age group is likely to</li> </ul>	<ul style="list-style-type: none"> <li>Older people will require a range of outdoor spaces that include passive, and gentle active recreation opportunities. This may include ensuring open space planning incorporates quiet, spaces for contemplation, respite etc,</li> <li>Affordable access to spaces that promote health – community gardens, community library room, etc.</li> <li>Design that facilitates both safety and social interaction including both outdoor and indoor.</li> <li>Improved connections around the site and opportunities for off site active travel.</li> </ul>

## FORECAST POPULATION CHARACTERISTICS

## SOCIAL INFRASTRUCTURE NEEDS

- make up 23.6% of the population in 2031 and 2041
- Easy access to open space and passive recreation, health services and community meeting places and activities will be necessary.



**Social Housing**

- There will be 600 – 700 incoming social housing tenants generated by the proposal.
- Many of the tenants are likely to be older people.
- 93% are likely to rely on the age, disability or another pension for income.
- Most of the tenants are
- There may be a higher demand for health outreach services.
- There may be a higher demand for more accessible passive recreation and open spaces for less mobile residents.
- Affordable access to spaces.
- Opportunities to access Community Housing Providers and/or other service delivery agencies.

## FORECAST POPULATION CHARACTERISTICS

## SOCIAL INFRASTRUCTURE NEEDS

- likely to live alone.
- Many of the tenants are likely to have complex social needs.

## 9.6 Benchmarking Approach

The social infrastructure needs of a given population have traditionally been determined by a set of numerical benchmarks or numerical standards expressed as the number of facilities, places, floor space or land area required for a population of a given size.

Benchmarks identify the threshold at which the population requires and can sustain the provision of social infrastructure. Benchmarks are based on models that are predicated on ideal scenarios. Rather than providing a definitive answer on appropriate provision, they should be considered as a starting point and one element in a suite of necessary information to support the analysis. For this reason they should be applied and considered with flexibility and caution.

While there are no standard set of proximity or population benchmarks, most Councils in NSW apply similar approaches using established models. Where available, benchmarks for this assessment have been drawn from Wollongong City Council's strategic planning documents, including the Wollongong City Council's Draft 'Places for the Future' Social Infrastructure: Future Directions Plan 2022 – 2036 and Wollongong City Council Sportsgrounds and Sporting Facilities Strategy 2023 – 2027.

Additional benchmarks have been drawn from established sources commonly used across by multiple local governments in NSW and around Australia. These include:

- Parks and Leisure Australia, 'Guidelines for Community Infrastructure, 2020'
- Department of Health & Ageing
- AIHW (Australian Institute of Health and Welfare). Hospital Resources 2015–16: Australian Hospital Statistics Canberra.
- City of Parramatta Community Infrastructure Strategy (2019)
- Australian Curriculum, Assessment, and Reporting Authority, compiled by Ethos Urban for the West Dapto Community Infrastructure Needs Assessment, 2022.

## 9.7 Assessment

The following assessment aims to establish a rationale, to support the provision of social infrastructure. The Assessment considers:

- current and proposed provision (floor space, location of facility/proximity)

- incoming population, their likely characteristics and social infrastructure needs
- likely future demand created by the by the incoming population (comparison of benchmark provision – current and future population, types of spaces, amenities etc.)

While the assessment is based on available information and established approaches to identifying social infrastructure needs and demands, it should be considered as a first step in creating an understanding any gaps in provision. It is recommended that additional engagement with relevant local authorities be conducted to discuss the findings of this assessment and determining a preferred approach to requirements for social infrastructure provision based purely on benchmarks.



## Community and Cultural

The community and cultural facility assessment has been assessed according to Wollongong City Council's Draft 'Places for the Future' Social Infrastructure: Future Directions Plan 2022 – 2036.

HIERARCHY / LOCATION	FACILITY TYPE	GFAM2 PER 1000 POP BENCHMARKS	GFAM2 REQUIRED BASED ON INCOMING POP. OF 2263	PROX. BENCHMARK	BENCHMARK SOURCE
Regional facility	Community Centre / Hall	60	+ 136 (Contribution under Wollongong City-Wide Development Contributions Plan 2023)	10km+	Draft 'Places for the Future' Social Infrastructure: Future Directions Plan • 2022 - 2036
	Co located library and community Centre	53.5	+ 121 (Contribution under Wollongong City-Wide Development Contributions Plan 2023)		
	Library or Cultural Facility	47	+ 106 (Contribution under Wollongong City-Wide Development Contributions Plan 2023)		
Neighbourhood	Community Centre / Hall	100	+ 226 (Contribution under Wollongong City-Wide Development Contributions Plan 2023)	Up to 1km walk	
	Co located library and community Centre	84.5	+ 191 (Contribution under Wollongong City-Wide Development Contributions Plan 2023)		
	Library or Cultural Facility	100	+ 226 (Contribution under Wollongong City-Wide Development Contributions Plan 2023)		



The application of benchmarks identified in Wollongong's Social Infrastructure Plan shows that an incoming population of 2,263 is likely to generate demand for additional square metres for community and cultural facility space. According to commonly used established benchmarks<sup>5</sup>, the provision of community and cultural facilities are guided by the following square metre rates:

FACILITY	HEIRARCHY	SIZE SQM
Multipurpose community centre (hub)	Regional	2,000 +
	District	2,000 +
Community hall/meeting space /neighbourhood centre	Local	500 – 1,000
Library	Local/Neighbourhood	750 – 1,500

There are no established square metre rates for regional cultural facilities, however they are usually provided on a much larger scale.

The demands generated by the incoming population are not sufficient to achieve the floor space recommended for the identified 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.

In line with trends in provision, Council has however identified a move away from isolated, single purpose facilities to co-located facilities (and the 'community hub' model) in central, easily accessed locations. Noting this, the equivalent space identified through the benchmarking could be provided as an off-site contribution. A future multipurpose community facility in Beaton Park is identified in the Places for People Social Infrastructure Planning Framework, however, works or funding allocations have not been identified for future provision in the Wollongong Contributions Plan.

Where the population does not meet the threshold for provision of open space and recreation facilities should be subject to contribution Wollongong City-Wide Development Contributions Plan (2023).

As noted in Section 8., Council has also identified that some community and cultural facilities in the 2km catchment are unlikely to meet the demands of future populations through a combination of inadequate size and design. While actions to improve these facilities are identified as short term (1-5 years) in Council's Social Infrastructure Plan, works or funding allocations have not been identified for future provision in the Wollongong City-Wide Development Contributions Plan 2023.

An alternative to an offsite contribution maybe that some community spaces be provided on-site and owned and managed by Homes NSW or a Community Housing Provider (CHP). This may be suitable considering that the incoming population will include social housing residents.

If Homes NSW or a CHP are unable to provide some community meeting or activity space on-site and that off-site contribution was seen as the most viable option, there are still some elements of social spaces that should be considered on-site.

<sup>5</sup> Parks and Leisure Australia, 'Guidelines for Community Infrastructure', 2020

Other considerations need to be given to maximising easy and safe pedestrian and cycling connectivity to community and cultural infrastructure located within the 2km catchment and the Wollongong town centre. Creating connections to enable access to and use of the city's social infrastructure will be essential for those with fewer transport options like younger and older people.

## 9.7.1 Recommended provision / action

There are several options to consider regarding the provision of community and cultural infrastructure.

In the first instance, Homes NSW shall discuss in consultation with Council the provision of an appropriately scaled local/neighbourhood level community facility onsite. This option would be delivered as a Council owned and managed facility.

If this option is unsupported by Council, Homes NSW shall in consultation with Council make an offsite contribution to community space.

An additional option maybe that Homes NSW could provide an appropriately scaled local/neighbourhood level community meeting or activity space. In this scenario the space would be managed by Homes NSW, or a CHP.

Notwithstanding any of the options above, and given some of the characteristics of the incoming population, there are community spaces that should be considered on-site, including:

- Some form of space for service delivery and outreach for Community Housing Providers and/or other service delivery agencies
- Safe, affordable indoor / outdoor space for meetings, gatherings, small events and celebrations for families.
- Spaces to meet for social interaction, particularly considering the lone person households and the increased proportion of those aged 60 and over.

Homes NSW should consider, in consultation and agreement with Council, the provision on in kind works offsite to improve pedestrian and cycling connectivity between the site and social infrastructure locations in the Wollongong town centre and surrounds.



## Education and Training

FACILITY	HIERARCHY	BENCHMARK	INCOMING POPULATION	PROVISION BASED ON 2031 INCOMING POPULATION	BENCHMARK SOURCE
Primary school	Local	1:500 (5 – 11-year-olds)	102	No provision required (the planning proposal may be subject to funding for schools through the Housing and Productivity Contribution).	Based on % of all students enrolled 2020 in NSW (Australian Curriculum, Assessment, and Reporting Authority), compiled by Ethos Urban
Secondary school	Sub district	1:1,200 (12 – 17-year-olds)	102	No provision required (the planning proposal may be subject to funding for schools through the Housing and Productivity Contribution).	
Tertiary education	N/A	N/A	258	No provision required	N/A

The benchmarks used to determine the demand for primary and secondary schools are not used by Schools Infrastructure NSW and should be viewed with caution.

The subject site is within Gwynneville Public School catchment and Wollongong High School of the Performing Arts.

There are two (2) public primary schools within the 800m catchment and one (1) catholic primary school. There are an additional four (4) public schools within the 2k catchment. There is one catholic primary school within the 800m catchment, and an additional two (2) within the 2km catchment.

There are three (3) public secondary schools, two (2) within the 800m catchment and one (1) within the 2km radius. There is one (1) catholic and one (1) private secondary school within the 2km catchment.

Forecast age characteristics for North Wollongong show that those in the primary and secondary school aged groups are likely to make up proportionally less of the population than they did in Gwynneville in 2021. Based on current enrolments Gwynneville Public School catchment and Wollongong High School of the Performing Arts, the two schools are likely to accommodate the additional primary and secondary school students.

### 9.7.2 Recommended provision / action

Given there is likely to be proportionally fewer primary and secondary school aged children living on the site due to the change in the urban form, there is unlikely to be a need for additional school infrastructure resulting from the incoming population generated by the proposal. The Planning proposal should be forwarded to NSW Department of Education for review and comment.



## Childcare and Early Years Facilities

FACILITY / SERVICE	BENCHMARK	NUMBER OF CHILDREN INCOMING POP.	REQUIREMENT BASED ON INCOMING POP.	BENCHMARK SOURCE
Long day care	1:2.48 children	100	40 places	City of Parramatta Community Infrastructure Strategy (2019)
Pre school	1:10 children	100	10 places	City of Parramatta Community Infrastructure Strategy (2019)
Outside of school hours care (OOHSC)	1:2.7 children	102	38 places	City of Parramatta Community Infrastructure Strategy (2019)

Using the North Wollongong age structure 2046 forecasts as a benchmark, the population of children between 0 and 12 generated by the planning proposal is estimated to be:

- 100, 0 – 4 year olds
- 102 5 – 11 year olds.

In terms of long day care, while the population benchmarks suggest a demand for 40 places, it is likely that the current provision of 15 centres within the 2km catchment will be sufficient to meet demand.

Wollongong City Council does not deliver childcare services, so in the unlikely case where demand exceeds supply, the market is likely to meet any requirements.

Within the 2km catchment there was only one preschool identified. At a benchmark of 1 place for every 10 children aged 0-4, a forecast population on 100 means a requirement for 10 spaces. In the case where demand exceeds supply, pre-schools are likely to be provided commercially.

Outside of school care is currently provided by Gwynneville Public School as demand requires. The 38 OOHSC places may be absorbed by the School, or otherwise the private sector if demand arises.

### 9.7.3 Recommended provision / action

The proposal may wish to include appropriately proportioned commercial floor space that is suitable for the provision of childcare services including long day care and preschool.



## Health Facilities

FACILITY / SERVICE	BENCHMARK	PROVISION BASED ON INCOMING POPULATION	BENCHMARK SOURCE
Hospital (public)	2.78 beds:1,000 people.	6 beds	AIHW (Australian Institute of Health and Welfare). Hospital Resources 2015–16: Australian Hospital Statistics Canberra.
General practioners	1:1,000 people	2.3	Department of Health & Aging 2007
Public and Community Health Services	1:50,000 people	-	Central Sydney Local Health District Strategic Plan
Dental Services	1:2,500	-	NSW Department of Health /West Dapto Social Plan
Mental Health Services	N/A	-	N/A
Allied Health Services	N/A	-	N/A

The incoming population will result in an increase of those 60 and over, which may result in an increase in the demand for health services.

The closest hospital to the site is Wollongong Hospital approximately 1km south east, and is the major tertiary referral hospital located in the Wollongong Metropolitan area.

Wollongong has a bed base of over 500 beds and has an annual patient presentation of approximately 70,000 per year. Wollongong private hospital provides an additional 171 beds.

Wollongong Hospital has recently undergone a transformation with greater than \$110 million worth of capital works enhancements which included the construction of the Illawarra Elective Surgical Services Centre and the new multi deck carpark.

Given Wollongong's population is forecast to reach 270,518 in 2014, on current benchmarks this would require a hospital of approximately 750 beds, which exists irrespective of the current proposal.

Using the public hospital bed benchmark and the incoming population generated by the proposal, it is estimated that this will generate the need for 6 additional hospital beds.



There was a total of 30 general practitioners in the catchment. According to the benchmarks, the demands of the incoming population is likely to be met by existing medical centre/GP provision. While benchmarks should be considered as having limited efficacy in these circumstances, any future shortage is likely to be provided by the private sector in line with market demand.

Mapping of existing provision identified a range of community health services in the 2km catchment including:

- Domestic family violence sexual assault service
- Child and family health service
- Mental health services
- Out of home care.

While benchmarks suggest that the incoming population will be adequately serviced through existing provision, Homes NSW have identified that many social housing residents have high needs.

Opportunities for outreach community health services for the incoming population that may include early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health may be considered through developer contributions to State and Wollongong City Council.

#### 9.7.4 Recommended provision / action

Existing public health facilities and general practitioners are like to meet the health demands of the incoming population generated by the proposal.

Considering that there will be a greater number of older people and additional social housing residents that may have greater need for community health services, any onsite community space provided should be appropriate for use by outreach services.

The planning proposal should be forwarded to the NSW Department of Health for review and comment.



## Open Space

HEIRARCHY	POP. BENCHMARK	SIZE	PROX. BENCHMARK	PROVISION REQUIRED BASED ON INCOMING POP. OF 2263	BENCHMARK SOURCE
Local / Pocket Park		0.5 – 2ha	400m walking distance from most houses.	<ul style="list-style-type: none"> <li>1 Park</li> </ul>	<ul style="list-style-type: none"> <li>Greener Places Design Guide (Government Architect NSW, 2021)</li> </ul>
	1:1000			<ul style="list-style-type: none"> <li>2.3ha</li> </ul>	<ul style="list-style-type: none"> <li>Parks and Leisure Australia, 'Guidelines for Community Infrastructure', 2020</li> </ul>
	2.83 ha/1000 (60% active open space 40% passive open space)			<ul style="list-style-type: none"> <li>7.9ha</li> </ul>	<ul style="list-style-type: none"> <li>Department of Planning Guidelines for Recreation and Open Space Planning for Local Government (2010)</li> </ul>
District Park	1:15,000 – 25,000			<ul style="list-style-type: none"> <li>Contribution under Wollongong City-Wide Development Contributions Plan (2023)</li> </ul>	<ul style="list-style-type: none"> <li>Parks and Leisure Australia, 'Guidelines for Community Infrastructure', 2020</li> </ul>
	2.83 ha/1000 (60% active open space 40% passive open space)			<ul style="list-style-type: none"> <li>7.9ha</li> </ul>	<ul style="list-style-type: none"> <li>Department of Planning Guidelines for Recreation and Open Space Planning for Local Government (2010)</li> </ul>
Regional Park	1:250,000			<ul style="list-style-type: none"> <li>Contribution under Wollongong City-Wide Development Contributions Plan (2023)</li> </ul>	<ul style="list-style-type: none"> <li>Parks and Leisure Australia, 'Guidelines for Community Infrastructure', 2020</li> </ul>
	2.83 ha/1000 (60% active open space 40% passive open space)			<ul style="list-style-type: none"> <li>7.9ha</li> </ul>	<ul style="list-style-type: none"> <li>Department of Planning Guidelines for Recreation and Open Space Planning for Local Government (2010)</li> </ul>

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Neighbourhood Play space	1:2,000	-	400m walking distance from most houses.	• 1 Play space	• Parks and Leisure Australia, 'Guidelines for Community Infrastructure', 2020
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Proximity based benchmarks show that a population of 2,263 would require a local level park approximately 2ha. This should be provided on site as part of the development.

The provision of local level park / green space should help activate the area and be linked through linear open space and shared paths. To cater for families and children, the new park should include 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.

While there are 48 areas of open space within 2km of the proposal site, including 10 parks within 800m, most of the active recreation spaces and playing fields are east of the Princess Highway, which is likely to provide a significant access barrier.

Wollongong University, directly adjacent to the proposal site, offers playing fields and other active recreation opportunities, which is likely to support some young people, particularly university students.

While the University provides public access to many their facilities, their status as a higher education institution can be intimidating and are therefore less accessible to some communities. Access to many recreation activities provided by the University is offered via a user pays model.

The proposal does not meet the population threshold for active recreation and sporting facilities. Beaton Park, approximately 1km from the proposal site, is likely to support the open space and recreation needs of the incoming population. While providing a range of passive and active recreation opportunities, it is located to the east of the site across the Princess Motorway which provides a significant barrier, and much of the recreation activity offer is based on a user pays model.

While Beaton Park and other active recreation spaces to the east of the Highway can play a role in the provision of open space and active recreation for the incoming population, better access could be provided through the creation of safe walking and cycling connectivity.

Urban renewal sites in inner city areas provide challenges in terms of active open space and particularly playing fields. While provision of sporting fields on site is not possible or a requirement, a recommendation for contributions to Beaton Park appears the most logical option to meet any demand generated for active recreation by the new development.

Where the population does not meet the threshold for provision of open space and recreation facilities should be subject to contribution Wollongong City-Wide Development Contributions Plan (2023).

Wollongong City Council does not have an adopted policy position per se regarding open space benchmarks, although notes that 2.83ha per 1,000 persons is a widely adopted benchmark. This benchmark is considered largely irrelevant in urban infill open space planning and provision.

### 9.7.5 Recommended provision / action

The provision of a total of at least 2ha of connected public open space 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 open space should include 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.

Consult with Council to explore a performance based approach as a basis for contributions. Performance based criteria should seek to improve connectivity, access, and quality of existing open space, including active recreation areas.

## 10. CONCLUSIONS AND RECOMMENDATIONS

To meet the housing demands of the projected population, it is estimated that the LGA needs to build around 28,000 new homes by 2041. This averages out at approximately 1,400 homes each for 20 years.

In terms of dwelling types, apartments will continue to have higher growth rates particularly in the inner-city suburbs and surrounds.

The growth rates in apartments identified through the housing approvals from 2010 to 2022, and the higher growth rates in apartments projected by DPHI are a likely response to the increased numbers of lone person households, forecast to have the highest rate of growth across the LGA, but also smaller families that may be seeking smaller scale, more affordable dwellings.

The City of Wollongong's Draft Housing Strategy aims to achieve 7.5% social housing as a proportion of housing stock in line with the LGA's growth. Calculated based on the projected housing demands of the projected population, it is estimated that approximately 2,100 social housing dwellings will be required, or a rate of approximately 111 per year to 2041.

Housing needs data based on Homes NSW analysis shows there is a high demand for smaller dwellings to cater for lone person households and smaller family types and there is currently an oversupply of larger dwellings.

Given the population forecasts and characteristics including the increasing number of lone person households, smaller families and a growing cohort of those aged 60 and over, it is likely there will be an increase in demand for apartment living, with a particular emphasis on one and two bedroom units.

According to occupancy rate modelling based on dwelling numbers and using higher projections to ensure the provision of sufficient social

infrastructure for a higher demand scenario, the proposal is likely to generate an estimated incoming population of 2,263 people.

Forecast population characteristics will include a high proportion of lone person households, couples without dependants and single parent families. Population forecasts also suggest there will be an increase in older people living in the area due to both better lifestyle suited accommodation, and the natural manifestation of Australia's ageing population. There will also be a significant number of social housing residents, some of which may have high needs for particular services.

The purpose of this report is to assess the social infrastructure needs for Gwynneville in the context of the proposal.

### Community and Cultural Facilities

The application of benchmarks identified in Wollongong's Social Infrastructure Plan shows that an incoming population of 2,263 is likely to generate demand for additional square metres for 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. The proposed 50% social and affordable housing and the needs of some of these residents should be taken into account when considering community space provision.

This 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.

### Education and Training Facilities

The subject site is within Gwynneville Public School catchment and Wollongong High School of the Performing Arts. With the small number of school aged children predicted as part of the incoming population, it is



likely current school infrastructure has the capacity to accommodate these students.

Nevertheless, the Planning proposal should be forwarded to the Department of Education and Training for review and comment.

The planning proposal may be subject to funding for schools through the Housing and Productivity Contribution (HPC), although the contribution does not apply to social and affordable housing. The HPC introduced by the NSW State Government in 2023 collects contributions additional to those that Council collects that help deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

## Childcare and Early Years Facilities

In terms of long day care, while the population benchmarks suggest a demand for 52 places, it is likely that based on the current provision of the 15 centres across the 2km catchment, they may be sufficient to meet demand.

Within the 2km catchment there was only one preschool identified. At a benchmark of 1 place for every 10 children aged 0-4, a forecast population on 130 means a requirement for 13 spaces. In the case where demand exceeds supply, pre-schools are likely to be provided by the market.

Outside of school care is likely to be provided by Gwynneville Public School as demand requires.

## Health Facilities

The incoming population will result in an increase in those 60 and over, which may result in an increase in the demand for health services.

Given Wollongong's population is forecast to reach 270,518 in 2041, on current benchmarks this would require a hospital of approximately 750 beds, which exists irrespective of the current proposal.

The incoming population generated by the proposal is estimated to require six (6) hospital beds. The area is well served by general

practitioners and specialist health services, including community health centres.

While benchmarks suggest that the incoming population will be adequately serviced through existing provision, Homes NSW have identified that many social housing residents have high needs.

Opportunities for outreach community health services for the incoming population that may include early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health may be considered. Again, these matters may be considered during discussions regarding community facility provision.

The planning proposal may be subject to funding for health facilities through the Housing and Productivity Contribution (HPC), although the contribution does not apply to social and affordable housing.

## Open Space

Population and proximity-based benchmarks show that a population of 2,263 would require a local level park totalling 2ha. This should be provided on site as part of the development.

To cater for families and children, the park should include play spaces in accordance with the 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.

Factoring in proposed additional population against the benchmark standards, the proposal does not meet the population threshold for the provision of active recreation and sporting facilities.

There are 48 areas of open space within 2km of the proposal site, including 10 parks within 800m. The surrounding network of open space would augment access to larger spaces.

In addition to the provision of a park as part of the proposal, ensuring good access to other larger open space will be critical to ensuring access to a range of recreation experiences for the incoming community.

There is also potential for monetary contributions allocated to offsite facilities that accommodate the demand generated by the incoming population generated by the planning proposal.

## Recommendations

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.
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.
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 need / preference regarding on site provision or off-site contributions
  - ownership and ongoing management.
  - Provide onsite community spaces to support:
    - 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.
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.
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.
6. Forward the planning proposal to Schools Infrastructure NSW for review and comment.
7. Consider the inclusion of appropriately scaled commercial floor space suitable for the provision of childcare services including long day care and preschool.
8. Investigate opportunities for community health services to provide outreach services in onsite community space.
9. Forward the planning proposal to the NSW Department of Health for review and comment.
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.

# **Appendix A**

Current Provision – infrastructure details

**GYDE**

## Community facilities within 2km of the site and available floor space 2021 to 2036

FACILITY	GFA M2 / LOCATION HEIRARCHY	GFA M2 RATIO PER 1000 POP BENCHMARK	2021 GFA PER 1,000 POP	2036 GFA PER 1,000 POP	FUTURE DIRECTIONS DETAIL
Wollongong Senior Citizens Centre	345m2 Neighbourhood	100	55	46	<p>The Senior Citizens Centre was upgraded in 2020, is well utilised, runs at full capacity and serves the needs of the local community.</p> <p>With the future re-development of the Beaton Park Leisure Centre and the provision of a new multi-purpose community space, Council aims to review the future use of the Centre.</p>
Wollongong Youth Centre	1250m2 Regional	60	5	4	<p>The facility is well utilised and runs at full capacity. It meets the needs of Wollongong's young people aged 12 to 24.</p>
Wollongong Pioneer Hall (currently closed to the public).	440m2 Neighbourhood	100	27	19	<p>The facility is not fit for purpose as a multi-purpose neighbourhood centre and does not meet Council's condition and functionality standards.</p> <p>Future directions to provide a community centre suitable to meet the needs of Area 5's growing population include undertaking a feasibility study into the viability of establishing a multi-purpose facility in central Wollongong.</p>
Balgownie Village Community Centre	530m2 Neighbourhood	100	85	85	<p>The facility is well utilised, runs at full capacity, is well maintained and currently meets the needs of the local community.</p> <p>Explore opportunities to meet demand beyond current capacity by activation of local 'Supporting' Social Infrastructure in consultation with the Bellambi Surf Club.</p>

## Cultural facilities

FACILITY	GFA M2 / LOCATION HEIRARCHY	GFA M2 RATIO PER 1000 POP BENCHMARK	2021 GFA PER 1,000 POP	2036 GFA PER 1,000 POP	FUTURE DIRECTIONS DETAIL
Wollongong Library	2270m2 Regional	47	10	8	<p>The library's layout and scale does not meet contemporary library standards expected of a regional library to serve a city the size of Wollongong. Although very well utilised, the library does not meet State Library NSW benchmarks for Gross Floor Area (GFA). Spread over multiple levels, inflexible internal areas, non-defined user zones, restricted internal sight lines and an undefined entrance compromise the library's capacity to function as a contemporary library.</p> <p>Future directions to improve the library's standard of provision and achieve the delivery of a modern library service, include undertaking a feasibility study.</p>
Illawarra Performing Arts Centre	4552m2 Regional	47	20	17	<p>The facility is currently adequate to continue operating (with programming coordinated with the Town Hall) as a key regional performing arts facility.</p> <p>Investigate opportunities to strengthen physical connectivity with the Arts Precinct.</p>
Wollongong Town Hall	1800m2 Regional	47	8	6	<p>The facility is currently of adequate size to continue operating (with programming coordinated with the IPAC) as a cultural facility.</p> <p>Review of access arrangements required to ensure the facility supports Council's Disability Inclusion Action Plan and complies with the Disability Discrimination Act.</p> <p>Investigate opportunities to strengthen its physical connectivity with the Arts Precinct.</p>
Wollongong Art Gallery	1500m2 Regional	47	7	6	<p>The scale of the facility is appropriate for a regional facility serving a city the size of Wollongong. The absence of regional galleries in adjacent LGAs extend the role of and demands on the gallery.</p>



FACILITY	GFA M2 / LOCATION HEIRARCHY	GFA M2 RATIO PER 1000 POP BENCHMARK	2021 GFA PER 1,000 POP	2036 GFA PER 1,000 POP	FUTURE DIRECTIONS DETAIL
					<p>Occupying a non-purpose design building - its nine galleries over multiple levels, makes programming of exhibitions inefficient, costly, and challenging. The interior design and layout, scale and heritage qualities make it not fit for purpose to offer a contemporary gallery experience and efficiently operate as a modern regional art gallery. It cannot provide the appropriate storage conditions for its collection to grow whilst benefitting from future technologies.</p> <p>Investigating options to address the gallery's standard of provision to achieve a contemporary regional art gallery experience include undertaking a feasibility study</p>
Wollongong Theatre Workshop	156m2 Neighbourhood	100	25	18	The facility is well utilised, runs at full capacity, and serves the purpose of being a community theatre space.

#### Education and Training facilities

NAME	INCLUSIONS	Enrolments 2022	
1	University of Wollongong, Northfields Ave, Wollongong NSW 2522	Includes the following faculties: Faculty of the Arts, Social Sciences & Humanities; Faculty of Business and Law; Faculty of Engineering and Information Sciences; Faculty of Science, Medicine and Health.	N/A
2	Wollongong TAFE College, North Wollongong NSW 2500	Includes the following courses: Wollongong Campus is TAFE NSW Illawarra's main campus and offers students the full spectrum of courses that are available. It has four specialist areas of training: <ul style="list-style-type: none"><li>• GreenSkills Training Australia, which helps businesses lessen their environmental footprints while reaping financial and competitive benefits.</li><li>• Hazardous Areas Training, which helps you gain qualifications in Electrical Equipment for Hazardous Areas (EEHA).</li><li>• TAFE RMS (Roads and Maritime Services) AIS (Authorised Inspection Scheme) Training, which allows graduates to inspect light, heavy, and gas vehicles in New South Wales to a minimum safety requirement.</li><li>• TAFE BlueScope Steel Training, which is specifically for BlueScope Steel employees and contractors, and which is designed to improve Occupational Health and Safety standards.</li></ul>	N/A
3	Wollongong High School of the Performing Arts	Wollongong High School of the Performing Arts is a specialist co-educational, government secondary school offering exceptional educational opportunities to students across the Illawarra. It has the twin goals of academic excellence and excellence in the performing arts.	1125
4	Wollongong West TAFE College, 36 Gladstone Avenue Wollongong West	This campus offers programs in information technology, hairdressing, beauty therapy, arts, media, meat and allied trades.	N/A
5	Wollongong Conservatorium of Music, Gleniffer Brae, Murphys Ave, Keiraville NSW 2500	Australia's largest regional Conservatorium, and has fostered the enjoyment of music and progression of musical skills across students from beginners to internationally renowned professionals. Offers <b>music lessons</b> to all ages on every instrument, <b>small group music lessons</b> for kids to older adults, <b>music therapy</b> for wellness, <b>community ensembles</b> to connect and <b>choirs, orchestras and bands</b> to educate and animate	N/A

6	Edmond Rice High School College, 112 Mount Keira Rd, West Wollongong NSW 2500	Independent Catholic boys school in the Edmund Rice tradition, catering for Students in Years 7 to 12.	1034 (2021)
7	University of Wollongong Innovation Campus, 239 Squires Way, North Wollongong NSW 2522	The Innovation Campus collaborates with business and others to facilitate research and leading industry practice.	N/A
8	Gwynneville Public School, 10a Acacia Ave, Gwynneville NSW 2500	Standard NSW primary education curriculum. An upgrade was completed in 2020 which included A new building with 11 flexible learning spaces.	233
9	Pleasant Heights Public School, 3 Alvan Parade, Mount Pleasant NSW 2519	Standard NSW primary education curriculum.	271
10	Para Meadows School, 56 Porter St, North Wollongong NSW 2500	Special education school that provides individualised education programs for students with a disability. This school is currently being assessed against the current Cooler Classroom funding guidelines.	109
11	St Bridig's Catholic College, 2 Vickery St, Gwynneville NSW 2500	Co-educational primary Catholic school. 179 students.	489 (2021)
12	Wollongong Public School, Crown Street West <b>Wollongong</b> NSW 2500	Standard NSW primary education curriculum. An upgrade was completed in 2020 which included a new building with 10 new flexible teaching spaces, and a new covered outdoor learning area. This school is currently being assessed against the current Cooler Classroom funding guidelines.	519
13	St Therese Catholic Parish Primary School, 1 Princes Hwy, West Wollongong NSW 2500	Co-educational primary catholic school.	360
14	Wollongong West Public School, 442 Crown St, West Wollongong NSW 2500	Standard NSW primary education curriculum.	191
15	The Illawarra Grammar School, 10/12 Western Ave, Wollongong NSW 2500	Private early learning, primary and secondary students.	832

16	Good Samaritan Catholic Primary School, 7 Cabbage Tree Ln, Fairy Meadow NSW 2519	Co-educational primary Catholic school. 408 students.	359
17	Mount Ousley Public School, 31 McGrath St, Fairy Meadow NSW 2519	Standard NSW primary education curriculum.	175
18	Keiraville Public School, 286 Gipps Rd, Keiraville NSW 2500	Standard NSW primary education curriculum.	278
19	Keira High School, Lysaght Street Fairy Meadow, North Wollongong NSW 2519	Coeducational high school. Standard NSW secondary education curriculum. Includes Special Education Unit for students with mild or moderate intellectual disabilities and a specialist autism class. This school is currently being assessed against the current Cooler Classroom funding guidelines.	806
20	Smiths Hill High School, 35-37 Gipps St, Wollongong NSW 2500	Government-funded co-educational academically selective secondary day school.	725
21	Elonera Montessori School, 21 Mount Ousley Rd, Mount Ousley NSW 2519	A private school organisation providing programs for students aged 18 months to 18 years.	185

#### Childcare and Early Years

	NAME	PLACES	PRE SCHOOL / Kindergarten	After / before school care	Vacation care	long day care
1	Little Peoples Early Learning Centre - Gwynneville	45	No	No	No	Yes
2	KU Gwynneville Preschool	30	Yes	No	No	No
3	Shining Stars Early Learning Centre	28	No	No	No	Yes
4	Kids on Uni Campus	-	Yes	No	No	Yes
5	Little Peoples Early Learning Centre - Wollongong	72	No	No	No	Yes
6	ECTARC Hospital Hill Preschool and Occasional Care Centre	28	No	No	No	Yes
7	ECTARC Smith Street Education and Care Service	40	No	No	No	Yes
8	Oxford Multicultural Childcare	82	No	No	No	Yes
9	Poka Dot Kids Early Learning Centre	28	No	No	No	Yes
10	Boombalee Kidz	33	No	No	No	Yes
11	Grandma Rosie's Quality Long Day Care Centre	39	No	Yes	Yes	Yes
12	ECTARC Keiraview Early Education and Care Service	45	No	No	No	Yes
13	Up and Ready Family Day Care	0	No	No	No	Yes
14	Balgownie Early Learning Centre	49	No	No	No	Yes
15	Kids Uni Innovation Campus	-	Yes	No	No	Yes

**Health Facilities**



NAME		INCLUSIONS
1	Wollongong Hospital	The Wollongong Hospital is the Illawarra and Shoalhaven's major referral and teaching hospital and has bed base of more than 500. The campus, which incorporates the Illawarra Regional Cancer Care Centre, provides a comprehensive range of inpatient, outpatient and community-based services.
2	Porter Street Centre	Provides support, information and recommended baby and child health checks for all families with new babies and children up to the age of 5. Provides a free service conducting baby health checks.
3	Domestic Family Violence Sexual Assault Service	A free confidential counselling service providing counselling, 24/7 crisis and medical service for a recent sexual assault, court support for people who have been sexually assaulted, assistance connecting clients with other services, and training and workforce development for staff working with domestic and family violence, and sexual assault.
4	Bungora Pharmacotherapy Unit	Provides treatment for Opioid dependence.
5	Wollongong Diabetes Centre	The aim of the Diabetes Service is to improve or maintain the health and wellness of people with diabetes and related chronic conditions, and to empower them to self-manage their condition. Provides in patient and outpatient services including clinical trials and podiatry.
6	Wollongong Out of Home Care	The Out of Home Care (OOHC) Program initiates health pathways, including the coordination of primary health screens, comprehensive health assessments and health management plans, for children and young people who enter OOHC (i.e foster care) within the ISLHD area
7	Illawarra Mental Health Services	The Illawarra Community Mental Health team works with consumers, their family and carers, general practitioners and other treatment providers to help provide care and promotes recovery for adults needing treatment for mental health conditions in our community.
8	Wollongong Day Surgery	Wollongong Day Surgery specialises in colonoscopy, eye surgery, orthopaedics, IVF, gynaecology, dental surgery, ENT, plastic surgery and general surgery.
9	Wollongong Private Hospital	Wollongong Private Hospital provides a full offering of medical, surgical and maternity services to residents of the Illawarra and South Coast. Clinical services are supported by comprehensive support services including onsite diagnostic facilities, retail pharmacy, allied health, rehabilitation and specialist medical consulting suites.

10	Rosemount Endoscopy Centre	Day hospital that is solely focused on Gastroenterology. Provides hospital and specialist consulting suites. Provides five gastroenterologists.
11	Grand Pacific Campus Clinic Wollongong University	GPH is a not for profit, primary health care organisation - providing locally tailored, high-quality services in physical health, mental health, youth health, Aboriginal health, and chronic disease management.
12	Grand Pacific Health Centre	Grand Pacific Health is a not-for-profit, primary health care organisation - providing locally tailored, high quality services. Services focus on physical health, mental health, youth health, Aboriginal health & chronic disease management.
13	Gwynneville Medical Practice	Provides one general practitioner
14	Wollongong Family Practice	Provides one general practitioner
15	Illawarra Family Medical Centre	Provides 18 doctors and eight registered nurses.
16	City Medical Centre Wollongong	Provides six general practitioners and one psychologist
17	EM Medical General Practice and Skin Clinic	Provides two general practitioners
18	Illawarra General Practice	Provides two general practitioners and one psychologist
19	Southern Central Cardiology	One doctor specialising in cardiology

## Open Space and Recreation

NAME	Governance	Level	INCLUSIONS
Wiseman Park Reserve	Council	Local	Includes playground, general park furniture, outdoor fitness equipment, tennis courts, cricket ground, bowling green and walking trail in natural bushland.
Beaton Park	Council	Regional	The site contains Beaton Park Leisure Centre, swimming pool, Wollongong Tennis Club, 14 outdoor hardstand tennis courts, 8 hot shot tennis courts, the Snakepit (4 court Basketball Stadium), 2 soccer fields and 1 cricket field and Kerryn McCann Athletics Track and Grandstand and associated amenities and car parking areas.
Wollongong Botanic Gardens	Council	Regional	Gardens; all abilities playground; trails; sculpture/public art. This space includes swings, a sandpit, slippery dip, climbing net, viewing platform and a maze.
Stuart Park	Council	Regional	Park includes benches, chairs and tables and three gazebos. Also provides a playground including 8.6m high Sky Tower, with three giant tube slides, two flying foxes, swings, a cubby house, sound bells, and other features. Includes pathways around the play equipment. The park is categorised as an area of cultural significance.
J.P. Galvin Park	Council	Regional	Walking tracks, open space for play and recreation, amenities.
Keira Village Park	Council	District	Includes cricket oval, cricket nets, amenities, playground
MacCabe Park	Council	District – City Centre	Major cultural event location is a large open space for markets, small to medium concerts, youth activities, movie screenings and other low-key cultural or community events for up to 12,000 people.
Spearing Reserve	Council	Local	Playground
Anne Street Reserve	Council	Local	Playground
Richardson Park	Council	Local	N/A
Dallas Park	Council	Local	N/A
Nyrang Park	Council	Local	N/A
W.K Bate Park	Council		Operational land zoned R2

Strone Park	Council	Local	N/A
Battery Park Reserve	Council	Local – cultural heritage	This reserve is part of the State Heritage Register Item 01823 – Wollongong Harbour Precinct and is also heritage listed in the Wollongong LEP 2009 separately as Smith’s Hill Fort.
Gilmore Park	Council	Local	Includes tennis courts, accessible amenities and small playground
Gunyah Park – Dempster Park	Council	Local	N/A
Melaleuca Park	Council	Local	N/A
J.A. Beatson Park	Council	Local	Picnic table and a heritage listed Morton Bay Fig Tree. It is a little natural sanctuary in a busy part of Wollongong adjoining a bus stop.
Molly Park	Council	Local	Playground
Acacia Park	Council	Local	N/A
Apex Park	Council	Local	N/A
Caroona Park	Council	Local	N/A
Tathra Park	Council	Local	Natural area
Murray Park	Council	Local	Playground
Campbell Park	Council	Local	N/A
Foothills Road Reserve	Council		Zoned R2 Low Density Residential/ Stormwater infrastructure
Ira Ave Reserve	Council		Zoned R2 Low Density/ Creek
Bass Park	Council	Local	playground
Macarthur Park	Council	Local	Natural Area

Centaur Park	Council	Local	N/A
Dymock Street Reserve	Council	Local	Playground
Cram Park	Council	Local	Netball posts (grassed courts)
Robinson Park	Council	Local	Playground, Older amenities
George Parker Reserve	Council	Local	N/A
Aristo Park	Council	Local	Playground / natural area / Creek
Chinnock Park	Council	Local	N/A
Wollongong Scouts Reserve	Council	Local	N/A
Brownlee Park	Council	Local	playground
Brandon Park	Council	Local	Creek/natural area – no public access
Kooloobong Park	Council	Local	Natural Area
Wollongong University Grounds	Government		Provides eight grassed playing fields available for soccer, rugby, AFL, Oztag, touch or ultimate frisbee, hockey turf, recreation and aquatic centre, sports hall, gymnasium, tennis and squash courts, group fitness classes, and Kooloobong Oval.
Wollongong Golf Course	Supporting social infrastructure	N/A	18 holes, Par: 70. Length 5562m
North Wollongong Indoor Sports Centre	Supporting social infrastructure	N/A	<i>Indoor cricket, netball &amp; soccer centre</i>



Shepherds Oval	Supporting social infrastructure	N/A	<i>Rugby Field</i>
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# **Appendix B**

Summary of Additional Policy and Planning Drivers

**GYDE**

POLICY / PLAN	
<b>Australian Government Australian Infrastructure Plan, 2021</b>	The Australian Infrastructure Plan is intended to deliver infrastructure for a stronger Australia, and support the country's national recovery from the still-unfolding COVID-19 pandemic, as well as the bushfires, drought, floods and cyber-attacks that have tested Australia's resilience in recent years. The Plan provides three major recommendations to improve social infrastructure across the country: (1) Support Australians to enjoy a healthier, safer, more connected and fulfilled quality of life by facilitating targeted investment in the right physical and digital social infrastructure; (2) Maximise social and economic community benefits by supporting shared use of social infrastructure through future agreements and capital funding programs prioritising shared use of facilities; and (3) Support economic development by recognising the value of investment in social infrastructure.
<b>Australian Government Sport 2030 – National Sports Plan</b>	Sport 2030 has four key priority areas which when fully implemented create a platform for sporting success through to 2030 and beyond. The priorities are: Build a more active Australia — More Australians, more active, more often Achieving sporting excellence — National pride, inspiration and motivation through international sporting success Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.
<b>NSW Government Department of Planning, Industry and Environment, 2021 NSW Public Spaces Charter</b>	The charter identifies 10 principles for quality public space for quality public space, to support all those who advocate on behalf of, provide advice on, make decisions about, or plan, design, manage and activate public spaces in NSW. The Charter defines public spaces as all places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive. They include: Public open spaces; public facilities; and streets. The 10 principles for public space are: Healthy and active; Open and welcoming; Community focused; Culture and creativity; Local character and identity; Designed for place; Safe and secure; Local business and economies; Well managed; Green and resilient.
<b>NSW Government Transport for NSW Future Transport Strategy</b>	The Future Transport Strategy sets the strategic directions for Transport to achieve world-leading mobility for customers, communities, businesses and our people. It is part of a suite of government strategies, policies and plans that integrate and guide land use and transport planning across NSW. The Strategy works to deliver three high level outcomes: Connecting our customers' whole lives Successful places for communities Enabling economic activity. The Strategy identifies actions (P2.1) to Support thriving and healthy 15-minute neighbourhoods.

<b>NSW Government Public Open Space Strategy for NSW</b>	The Public Open Space Strategy for NSW aims to deliver more and better public open space at the heart of liveable communities. It sets out a collaborative, coordinated and evidence-based approach to unify planning, investment and delivery. Under the objective 'Better outcomes for regional NSW', the Strategy identifies directions and action to 'Prepare a range of programs that are focused on the improvement and expansion of public open space in regional NSW', that encompasses (a) Quality, character and place; (b) Resilience and sustainability, including urban cooling; (c) Connections between communities and environments; and (d) Promoting tourism and economic development.
<b>NSW Government Department of Education Joint Use of Schools Facilities and Land Policy</b>	The Policy outlines the conditions for the joint use of school facilities by the community, not for profit entities and commercial organisations. The Policy establishes that Schools are valuable community assets that should be available for community use, when not required for school purposes.
<b>NSW Government People Places: A Guide for Public Library Buildings in New South Wales, 2013</b>	People Places is an important planning tool to assist in the development of public library buildings. This third edition c has an additional emphasis on benchmarking of national and international projects and a literature review to identify developments in library design.
<b>NSW Government, Create NSW Cultural Infrastructure Plan 2025</b>	The <i>Cultural Infrastructure Plan 2025+</i> provides the strategic framework for how the NSW Government will invest in and support cultural infrastructure across the state until 2025 and beyond. The Plan articulates the strategic priorities for NSW to be a place where culture is recognised as an integral part of communities and a key element of creating great places for people to live, work, visit, play and do business including goals to ensure that: <ol style="list-style-type: none"> <li>1. Everyone can access the infrastructure they need to make culture part of their everyday lives.</li> <li>2. There is an increased availability of affordable, fit-for-purpose and sustainable space to support growth of the cultural sector and creative industries.</li> <li>3. Cultural infrastructure delivery and funding is supported by partnerships across NSW Government, local councils, cultural organisations, philanthropists and business.</li> </ol>
<b>NSW Government Office of Sport Her Way Her Sport 2019 – 2023</b>	This strategy aims to build a stronger sport sector where women and girls are valued, recognised and have equal choices and opportunities to lead and participate. The Strategy is underpinned by a three year actions plan that has a clear priority of advancing women leaders, encouraging adolescent girls to stay in sport, recognising and celebrating women leaders in sport, event legacy from major women's sporting events and prioritising funding for female friendly facilities in NSW.
<b>Illawarra Shoalhaven Sport and Active Recreation Plan, 2014-2024</b>	The Illawarra Shoalhaven Sport and Active Recreation Plan sets out the vision, outcomes and strategies to ensure the Illawarra Shoalhaven region will provide increased sport and active recreation opportunities to enhance the lives and encourage the community to be more active. The Plan complements the Illawarra-Shoalhaven Regional Plan and highlights the opportunities within the Metro Wollongong area as a key area for sporting and recreational activities to occur.