

ITEM 7 PUBLIC EXHIBITION - TOURISM ACCOMMODATION PLANNING PROPOSAL

On 24 February 2025 Council adopted the Wollongong Tourism Accommodation Strategy which proposed a number of actions to retain existing accommodation venues and incentivise the development of new accommodation offerings.

The Strategy recommended the preparation of a Planning Proposal to implement changes to the Wollongong Local Environmental Plan 2009 to encourage additional tourism accommodation.

It is recommended that a Planning Proposal be prepared and exhibited.

RECOMMENDATION

- 1 The Tourism Accommodation Planning Proposal be prepared to encourage the development of additional accommodation offerings, as outlined in Attachment 1.
- 2 The Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.
- 3 Following the Gateway Determination the Planning Proposal be exhibited for a minimum period of 28 days.
- 4 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its plan-making delegations to finalise the Local Environmental Plan amendment, following the post-exhibition report.

REPORT AUTHORISATIONS

Report of: Luke Musgrave, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

- 1 Tourism Accommodation Planning Proposal - Summary of Proposed Amendments

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DCP	Wollongong Development Control Plan 2009
LEP	Wollongong Local Environmental Plan 2009
LGA	Local Government Area
WEC	Wollongong Entertainment Centre

BACKGROUND

Tourism and tourism accommodation is a contributor to Wollongong's economy, providing employment for about 4.4% of the workforce and 3% value added output (id Economy Profile 2022-23 data). Given Wollongong's large and diverse economy this is not unexpected, and the percentages are similar to the NSW average. Increased visitation, especially overnight visitors, has a positive benefit to the local economy through increased expenditure which supports local jobs and businesses including conference and training providers.

In February 2025, the Wollongong LGA had 67 tourist accommodation establishments, providing an estimated 1,845 rooms which can cater for over 5,376 guests. In addition, there are 211 cabins which can cater for 1,179 guests and 269 powered and 122 unpowered camping and caravanning sites each night. There were also 792 premises registered providing Short-term Rental Accommodation (<1% of the dwellings in the LGA).

On 24 February 2025 Council adopted the Wollongong Tourism Accommodation Strategy which proposes a range of measures to incentivise the retention of existing hotels and encourage the provision of new accommodation offerings.

Implementation progress update

Two actions arising from the Tourism Accommodation Strategy have been completed and others are in progress:

Actions completed:

- Review of car parking rates implemented through the review of DCP chapter E3 Car parking, adopted by Council on 26 May 2025.
- Reduction of development contributions and timing of payment for tourism accommodation development – part of the Wollongong City-wide Development Contributions Plan (2025) adopted on 17 November 2025.

Actions in progress:

- Three actions are included in the Wollongong City Centre Planning Proposal which was endorsed by Council on 27 October 2025 and is currently waiting for a Gateway Determination prior to exhibition, including:
 - Increase height of buildings on the western part of the Novotel site to 32m (14 Cliff Road, North Wollongong) and the eastern part of the WEC stadium to 32m.
 - Enabling up to 30% height and floor space bonus for hotel developments in the Wollongong City Centre E2 and MU1 zones.
 - Amending clause 4.4A(6) to redefine Serviced Apartments as commercial development, to enable access to the higher floor space provisions for commercial development in the City Centre.
- On 23 March 2026 Council resolved to finalise a Planning Proposal to enable additional height and floor space on a mixed-use hotel, motel and commercial development at 163-171 Crown Street and 80-82 Church Street, Wollongong. Council is progressing the final legal drafting and plan making phase of the process. Once the controls are amended, a development application (or amendment to the existing approval) will be required to be lodged and assessed.

Since the adoption of the Tourism Accommodation Strategy in February 2025 there have been several development proposals which will have an impact on accommodation in the LGA:

- A mixed-use development that includes 107 hotel rooms is under construction at 22 Kenny Street, Wollongong (DA-2023/760), and will operate under the Avani Brand, part of the Minor Hotels Group. A State Significant Development application amendment (SSD-83706992) has been lodged and is under assessment by the State which includes an additional 33 hotel rooms, as well as additional residential development.
- A State Significant Development application (SSD-76440958) has been exhibited for the Crown Plaza block (formerly WinGrand) mixed use development which includes a 204 room hotel.
- A State Significant Development application (SSD-83706992) is being prepared for 4-4A Flinders Street, North Wollongong, for a mixed-use development that includes a 150 room hotel.
- Development Application (DA-2025/871) at 3-7 Wilson Street, Wollongong is under assessment for the demolition of the Boat Harbour Motel and the development of a residential apartment building. If approved, this will reduce accommodation by 42 rooms.

PROPOSAL

This report seeks to progress other actions from the Tourism Accommodation Strategy to incentivise tourism accommodation, which require a Planning Proposal to amend the planning controls contained in the Wollongong LEP 2009.

Consistent with the Tourism Accommodation Strategy the following amendments are proposed:

- Introduce Hotel or motel accommodation as a permissible land use in the R1 General Residential and R2 Low Density Residential zones. Many older motels are located in the R1 and R2 zones, where the land use is no longer permissible. This increases the complexity of lodging development applications for additions and alterations.

- Introduce a floor space and height bonus to incentivise hotel and motel development, throughout the LGA. A similar provision has been already endorsed for the Wollongong City Centre.
- Permit hotel or motel accommodation on three sites containing accommodation establishment where the land use is not permitted (as detailed in Attachment 1) namely:

Location	Current Controls	Proposed Controls
Tumbling Waters Lot 1 DP 213038 No.31 Stonehaven Road, Stanwell Tops	C2 Environmental Conservation	Rezone to SP3 Tourist, 12m height limit
Tops Conference Centre Lots 1 and 3 DP 541421 Nos 48 and 51 Bendena Gardens, Stanwell Tops	C2 Environmental Conservation and C3 Environmental Management	Additional use of hotel or motel accommodation – Conference Centre on the C3 zoned land, with room limit of 116 and accommodation limit of 613 guests
Govinda Retreat Lot 1 DP 190250 No. 51 Lady Carrington Road, Otford	C2 Environmental Conservation and C3 Environmental Management	Additional use of hotel or motel accommodation – Conference Centre on the C3 zoned land, with room limit of 20 and accommodation limit of 64 guests

- Amend the mapping planning controls for the following sites currently zoned SP3 Tourist (as detailed in Attachment 1), namely:

Location	Current Controls	Proposed Controls
Lot 2 DP 1150670 Carters Lane, Fairy Meadow	SP3 Tourist	R3 Medium Density Residential
47-51 Princes Highway, West Wollongong	SP3 Tourist	Rezone to E1 Local Centre and rear of property adjacent watercourse to C3 Environmental Management
53-59 Princes Highway, West Wollongong	SP3 Tourist	Rezone rear of property adjacent watercourse to C3 Environmental Management
1-3 Princes Highway, Figtree	SP3 Tourist	Rezone to E1 Local Centre
5-7 Princes Highway, Figtree	SP3 Tourist	Rezone to R3 Medium Density Residential
9 Princes Highway, Figtree (Council owned – part of Figtree Oval)	SP3 Tourist	Rezone to RE1 Public Recreation
Woodrow Place, Figtree (Road reserve)	SP3 Tourist	Rezone to E3 Productivity Support

- Review the mapping planning controls for two Crown Reserves managed by Council and partially zoned SP3 Tourist (as detailed in Attachment 1), namely:

Location	Current Controls	Proposed Controls
Hopetoun Park and Cliffhanger Café, part of Crown Reserve R67711 Bulli Pass Scenic Reserve	SP3 Tourist and C2 Environmental Conservation	Rezone the southern park area to SP3 Tourist. The northern bushland area to remain C2 Environmental Conservation
Sublime Point / Lady Fuller Park, Princes Highway, Bulli Tops, part of Crown Reserve R67711 Bulli Pass Scenic Reserve	SP3 Tourist and C1 National Parks and Nature Reserves	Rezone the Crown land managed by Council to SP3 Tourist. Rezone the NPWS land to C1 National Parks and Nature Reserves

Attachment 1 Tourism Accommodation Planning Proposal summary provides more detail on each of the proposed changes.

Wollongong Local Planning Panel

On 28 August 2025 the Wollongong Local Planning Panel considered a report on the proposed Planning Proposal. The Panel provided the following advice for Council's consideration. Some of the advice relates to the matters incorporated into the Wollongong City Centre Planning Proposal.

- 1 *The Panel advises that the Tourism Accommodation Review has strategic merit in assisting in the delivery of Council's tourism objectives.*
- 2 *The Panel supports the provisions proposed with the following refinements:*
 - a *The proposed 30% bonus should be worded as "up to" 30%, to signal that the bonus is only achievable subject to merit assessment and considerations such as design excellence.*
 - b *Where the up to 30% bonus provision is proposed, the clause should be explicit in linking to the design excellence clause at 7.18 of the Wollongong LEP 2009 to achieve the bonus. The wording in the following sub-clause could be considered for inclusion in Council's proposed clause:*

(X) *A building demonstrating design excellence-*

 - (a) *for hotel and motel accommodation in the zone E2 Commercial Centre and Zone MU1 Mixed Use:*
 - (i) *may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map*
 - (ii) *may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map and in clause 4.4A by an amount to be determined by the consent authority, of up to 30% of the amount shown on the map or in the clause.*
 - (b) *for hotel and motel accommodation and function centres in the Zone SP3 Tourist:*
 - (i) *may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map*
 - (ii) *may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map by an amount to be determined by the consent authority, of up to 30% of the amount shown on the map.*
 - c *The Novotel proposed Height of Building change to 32m should only apply to the western portion of the site and be aligned with the existing Height of Building mapping to the south, with the foreshore portion maintaining a 24m Height of Building development standard. The up to 30% bonus would be available subject to the design excellence provisions proposed to apply and no additional overshadowing of the State Heritage listed items and the beach foreshore.*
 - d *The Illawarra Sports and Entertainment Precinct proposed change to 32m is unnecessary given the proposed bonus and design excellence provisions would apply to the existing 24m Height of Building development standard.*
- 3 *The Panel encourages Council to prepare appropriate DCP provisions to support hotel and motel developments that would be permitted by the land use amendments proposed in the Residential zones particularly in relation to setbacks and building separation to adjoining land uses, to assist in protecting adjoining residential amenity.*

CONSULTATION AND COMMUNICATION

The draft Tourism Accommodation Review – Discussion Paper was exhibited from 19 July 2021 to 30 September 2021. Nine (9) submissions were received.

The updated Discussion Paper and the draft Tourism Accommodation Review Strategy were exhibited from 16 September 2024 to 4 November 2024. 27 submissions were received.

Further consultation will occur if Council resolves to progress a Planning Proposal and the NSW Department of Planning, Housing and Infrastructure issues a Gateway Determination.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 3 *‘We foster a diverse economy, and we value innovation, culture, and creativity’*. It specifically delivers on -

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	Service
3.10 Promote and support tourism opportunities through planning controls and infrastructure.	Land Use Planning

The Planning Proposal is consistent with:

- Review of the NSW Visitor Economy Strategy 2030 (NSW Government 2024).
- Visitor Economy Infrastructure Investment Project Report (Destination Sydney Surrounds South (DSSS) 2024).
- Illawarra Shoalhaven Regional Plan 2041 (Department of Planning and Planning 2021).
- Wollongong Local Strategic Planning Statement 2025.
- Wollongong Tourism Accommodation Strategy 2025.
- Wollongong Economic Development Strategy 2025.
- Ministerial Directions.

Attachment 1 provides more detailed information on the policy framework.

CONCLUSION

On 24 February 2025, Council adopted the Wollongong Tourism Accommodation Strategy which proposed a number of actions to retain existing accommodation venues and incentivise the development of new accommodation offerings.

A summary of proposed amendment to the Wollongong Local Environmental Plan 2009 has been prepared to encourage additional tourism accommodation and introduce alternate planning controls for some sites not required for tourism.

It is recommended that a Planning Proposal be prepared and exhibited.

Tourism Accommodation Planning Proposal

Summary of proposed amendments

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1 Introduction

On 28 February 2025, Council adopted the Tourism Accommodation Strategy which proposed amendments to the Wollongong Local Environment Plan (LEP) 2009 to increase the opportunity for tourism accommodation in the Wollongong Local Government Area (LGA).

Two actions arising from the Tourism Accommodation Strategy have been completed and others are in progress:

Actions completed:

- Review of car parking rates implemented through the review of DCP chapter E3 Car parking, adopted by Council on 26 May 2025
- Reduction of development contributions and timing of payment – part of the draft Wollongong City-wide Development Contributions Plan (2025) endorsed for exhibition on 25 August 2025 and exhibited from 8 September to 20 October 2025, and adopted on 17 November 2025

Actions in progress:

- Three actions are included in the Wollongong City Centre Planning Proposal which was endorsed by Council on 27 October 2025 and is currently waiting for a Gateway Determination prior to exhibition:
 - Increase height of buildings on the western part of the Novotel site to 32m (14 Cliff Road, North Wollongong) and the eastern part of the WEC stadium to 32m
 - Enabling up to 30% height and floor space bonus for hotel developments in the Wollongong City Centre E2 and MU1 zones
 - Amending clause 4.4A(6) to redefine Serviced Apartments as commercial development, to enable access to the higher floor space provisions for commercial development in the City Centre
- Site specific Planning Proposal for 163-171 Crown Street and 80-82 Church Street, Wollongong to enable a taller hotel and motel development. On 27 October 2025 Council endorsed a Planning Proposal for exhibition to increase the height and floor space ratio of a proposed 5-star hotel development, and adjoining motel and club development. The Planning Proposal was exhibited from 9 December 2025 to 9 February 2026. On 23 March 2026 Council considered the post-exhibition report and resolved to finalise the Planning Proposal.

This document summarises proposed amendment to the Wollongong LEP 2009 to encourage the provision of tourism accommodation developments in the LGA.

2 Proposed amendments to the Wollongong LEP 2009

2.1 Land Use Table

Proposal: The Tourism Accommodation Review and Strategy found that seven existing motels were located in the R1 General Residential and R2 Low Density Residential zones, where the “hotel or motel accommodation” land use was not permitted. One of the venues has since closed and been demolished. The businesses were established when the planning rules were different and now operate under existing use rights. This can make the application process for modifications and expansion challenging. To amend the situation, it is proposed to permit the land use “hotel or motel accommodation” with development consent in the R1 General Residential zone and R2 Low Density Residential zone. The inclusion of the land use would apply to existing hotels and motels, as well as proposals for new accommodation establishments.

Hotel or motel accommodation is defined as a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests’ vehicles,

but does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Mechanism:

It is recommended that “hotel or motel accommodation” be inserted in the appropriate alphabetical order in subclause 3 Permitted with consent of the land use tables for the R1 General Residential zone and R2 Low Density Residential zone.

2.2 New clause – Floor space ratio and Height of Building – Hotel or Motel accommodation

Proposal: The Tourism Accommodation Review and Strategy recommended providing incentives for the retention and expansion of existing hotel and motel accommodation, and to encourage new hotel and motel accommodation it is proposed to offer floor space and building height bonuses.

Mechanism:

1. City Centre – on 27 October 2025 as part of the Wollongong City Centre Planning Proposal Council resolved to amend the key sites clause to enable an up to 30% height and floor space bonus for hotel accommodation developments in the Wollongong City Centre E2 and MU1 zones.
2. Rest of LGA – this Planning Proposal addresses bonus provisions for hotel accommodation development in the rest of the LGA.

Possible clause wording:

XX Floor space ratio and height of building – Hotel or motel accommodation

- (1) The objective of this clause is to provide incentives for the provision of Hotel or Motel accommodation developments, that demonstrate design excellence in accordance with clause 7.18
- (2) Despite clauses 4.3, the maximum Height of Building for a Hotel or Motel accommodation building within a zone specified in column 1 of the table to this subclause may exceed that permissible by clause 4.3 by an amount, to be determined by the consent authority, up to the amount specified in column 2 of the table
- (3) Despite clauses 4.4 and 4.4a, the maximum floor space ratio for a Hotel or Motel accommodation building within a zone specified in column 1 of the table to this subclause may exceed the amount specified in clause 4.4 and 4.4a by an amount, to be determined by the consent authority, up to the amount specified in column 3 of the table

Table

Column 1	Column 2	Column 3
Zone	Height of Building bonus	Floor space ratio bonus
R1 General Residential	8m (2 stories)	0.5:1
R2 Low Density Residential	4m (1 storey)	0.5:1
R3 Medium Density	8m (2 stories)	0.5:1
E1 Local Centre	8m (2 stories)	0.5:1
E2 Commercial Centre – (excluding Wollongong City Centre – subject to separate Planning Proposal)	Up to 30% of mapped HOB	Nil < 50 rooms 0.5:1 for 50 - 100 rooms 1:1 for 101-200 rooms 1.5:1 for >200 rooms
E3 Productivity Support	Up to 30% of mapped HOB	0.5:1
MU1 Mixed Use (excluding Wollongong City Centre – subject to separate Planning Proposal)	Up to 30% of mapped HOB	0.5:1
SP3 Tourist	12m (3 stories)	1:1
RE1 Public Recreation	8m (2 stories)	0.5:1
RE2 Private Recreation	4m (1 storey)	Nil
C2 Environmental Conservation (where permitted as an additional use)	4m (1 storey)	Nil
C3 Environmental Management (where permitted as an additional use)	4m (1 storey)	Nil

Note: Hotel accommodation provisions for the E2 and MU1 zones within the Wollongong City Centre, are being progressed separately through the Wollongong City Centre Planning Proposal endorsed by Council on 27/10/25.

2.3 Existing accommodation establishments

Proposal: The Tourism Accommodation Review and Strategy found that some existing accommodation establishments were located on land zoned E2 Environmental Conservation, or E3 Environmental Management, where the “hotel or motel accommodation” land use was not permitted. The businesses were established when the planning rules were different and now operate under existing use rights. This can make the application process for modifications and expansion challenging. To recognise the current use and to facilitate future development opportunities either the zoning could be changed or the additional use of permit hotel or motel accommodation be permitted.

2.3.1 Tumbling Waters, Stanwell Tops

Background

Location: Lot 1 DP 213038 No.31 Stonehaven Road, Stanwell Tops

Site area: 5,748m²



Current Planning controls:

- Zoning: C2 Environmental Conservation
- Building height: Nil
- Floor space ratio: 0.5:1
- Minimum lot size: Nil
- Heritage: The “garden and pool of peace” located at the southern end of the property is a listed heritage item 61002. The property is surrounded by the Illawarra Escarpment Landscape Heritage Conservation Area
- Illawarra Escarpment mapped area
- Natural Resource Sensitivity Biodiversity – partially affected - EECs
- Riparian corridor – Category 1 Hargraves Creek

Constraints:

- Bush fire prone lands: yes – Vegetation Category 1
- Flooding: Unknown. Hargraves Creek catchment not mapped.
- Acid sulfate soils (ASS): Nil

Zoning history:

- County of Cumberland Planning Scheme (1951) – Rural Area
- Illawarra Planning Scheme Ordinance (1968) – Rural A
- Wollongong LEP No.38 (1984) – Deferred matter
- Wollongong LEP 1990 – Deferred matter
- The Interim LEP Review (2004) reviewed the deferred matter status, and proposed the land be zoned 7(c) Environmental Living with the additional uses of Motel and Restaurant. The proposed change was deferred pending the finalisation of the Illawarra Escarpment Strategic Management Plan, which had been exhibited
- The Illawarra Escarpment Strategic Management Plan (2007) identified the land as Core Escarpment and proposed the 7(a) Special Environmental Protection zone. However, a recent review of the mapping shows the majority of the site is mapped as Landscape Support and Biophysical Support



- The Wollongong LEP 2009 (2010) zoned the land E2 Environmental Conservation, which was renamed C2 Environmental Conservation in 2021

Development history (summary of relevant applications):

- DA-1970/308 Caravan Park approved 13 October 1970. In 1972 it was noted that a caravan park licence had not been issued
- DA-1976/382 Natural Healing Centre approved 10 October 1977
- DA-2000/1172 Motel/Hotel Retreat approved on 15 January 2001
- DA-2003/370 restaurant operated by the retreat approved on 6 January 2004
- DA-2006/1954 Alterations and additions to existing Tumbling Waters approved on 13 November 2007
- DA-2025/379 Use of existing caretaker's residence for the purposes of accommodation suites (under assessment)

Current land use:

- Tumbling Waters – Luxury Boutique accommodation with 5 rooms, proposed to increase to 8 rooms (DA-2025/379). Two-storey main building comprising of the hotel suites, commercial kitchen, dining/function area and bath house. Detached caretaker's residence and garage, car park, cabin, swimming pool and landscaped gardens.

Infrastructure:

- Serviced by reticulated water & sewerage, electricity, telecommunications

Tourism Accommodation Strategy:

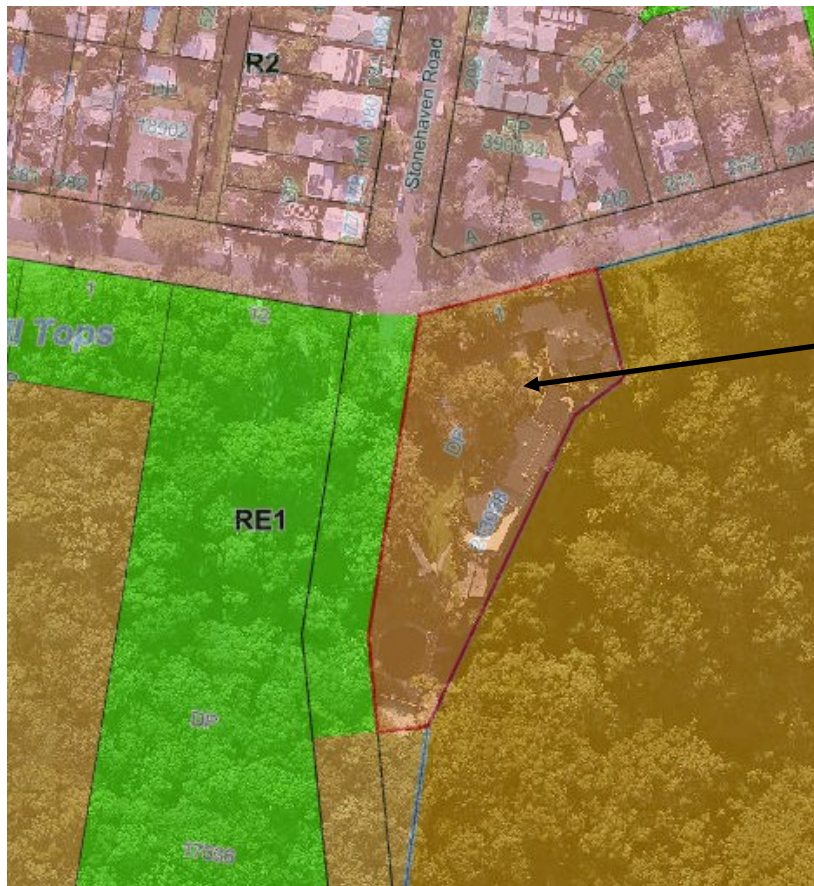
- Recommended that the existing approved accommodation venue be recognised through an additional use provision.

Proposal:

As noted the Tourism Accommodation Strategy proposed that the site retain the C2 Environmental Conservation zone and an additional land use of Hotel or motel accommodation be permitted. The current use of the site and its landscaping setting is inconsistent with the zone objectives of the C2 Environmental Conservation zone. A review of the zoning history has identified that the recommendations of the Illawarra Escarpment Strategic Management Plan (2007) was incorrectly interpreted. The mapping shows the site as Landscape Support and Biophysical Support, not Core Escarpment which formed the basis of the current zoning recommendation.

Rezoning the site to SP3 Tourist would better reflect the site's historic and current use and landscape setting. The site is located at the top of the escarpment and contains a heritage item (the mineral pool). Alternatively, the site could be zoned C3 Environmental Management or C4 Environmental Living with an additional use of Hotel or Motel Accommodation.

A height of building control should be introduced to limit the height of any future buildings. A 12m height limit would accommodate the existing development.



Rezone to SP3 Tourist and introduce 12m building height

No change is proposed to the floor space ratio, heritage listing, or other planning controls.

2.3.2 Tops Conference Centre, Stanwell Tops

Background

Location: Lot 1,2 and 3 DP 54142, 48 & 51 Bendena Gardens, Stanwell Tops

Site area: 80.891ha (lot 1 is 7.031ha, lot 2 is 42.76ha, lot 3 is 31.1ha)



Current Planning controls:

- Zoning: C2 Environmental Conservation and C3 Environmental Management
- Building height: 9m
- Floor space ratio: NA
- Minimum lot size: 39.99ha
- Heritage: Partially mapped as Illawarra Escarpment Landscape Heritage Conservation Area
- Partially mapped as Illawarra Escarpment mapped area
- Natural Resource Sensitivity Biodiversity – partially affected - EECs
- Riparian corridor – Category 1 (lot 2) Hargraves Creek

Constraints:

- Bush fire prone lands: yes – Vegetation Category 1. Some buildings destroyed in 2001 bush fires.
- Flooding: Unknown. Hargraves Creek catchment not mapped.
- Acid sulfate soils (ASS): No

Development history (summary of relevant applications):

- Lot 1 DP 541421
 - BA-1961/1334 1 College Building, 2 Dormitories, 7 Staff Colleges
 - BA-1964/2474 Dwelling Units
 - DA-2002/1125 Replace The Grevillea Accommodation Complex including Meeting/Dining Rooms destroyed In the December 2001 Bush Fires
 - DA-2008/1819 Demolition of some existing structures, refurbishment of existing buildings, new accommodation, outdoor areas and installation of new swimming pool (also applies to lots 2 and 3)
- Lot 2 DP 541421
 - DA-1973/396 Caravan Park
- Lot 3 DP 541421
 - BA-1961/1442 2 Toilet Blocks & Kitchen
 - BA-1961/1685 Assembly Hall, Prayer Chapel, Workshop & Dining Room
 - BA-1961/2701 6 Memorial Units & 2 Amenities Block
 - BA-1961/4995 Evangelism Centre
 - DA-1972/491 Caravan Area & Amenities Block
 - DA-1979/375 2 Storey Dormitory Containing 40 Beds, Lounge And Kitchen
 - DA-1988/106 Erection of a building for additional accommodation at existing Conference Centre
 - DA-1992/42 Additions to existing Conference Building
 - DA-1999/307 Replacement of existing Conference Centre Accommodation Facilities
 - DA-2014/873 Demolition of existing accommodation building and construction of new central office, reception building, terrace and signage
 - DA-2018/912 Outdoor education staff building, auditorium and amenities

Current land use:

- Tops Conference Centre with 116 rooms and capacity for 613 guests.

Tourism Accommodation Strategy:

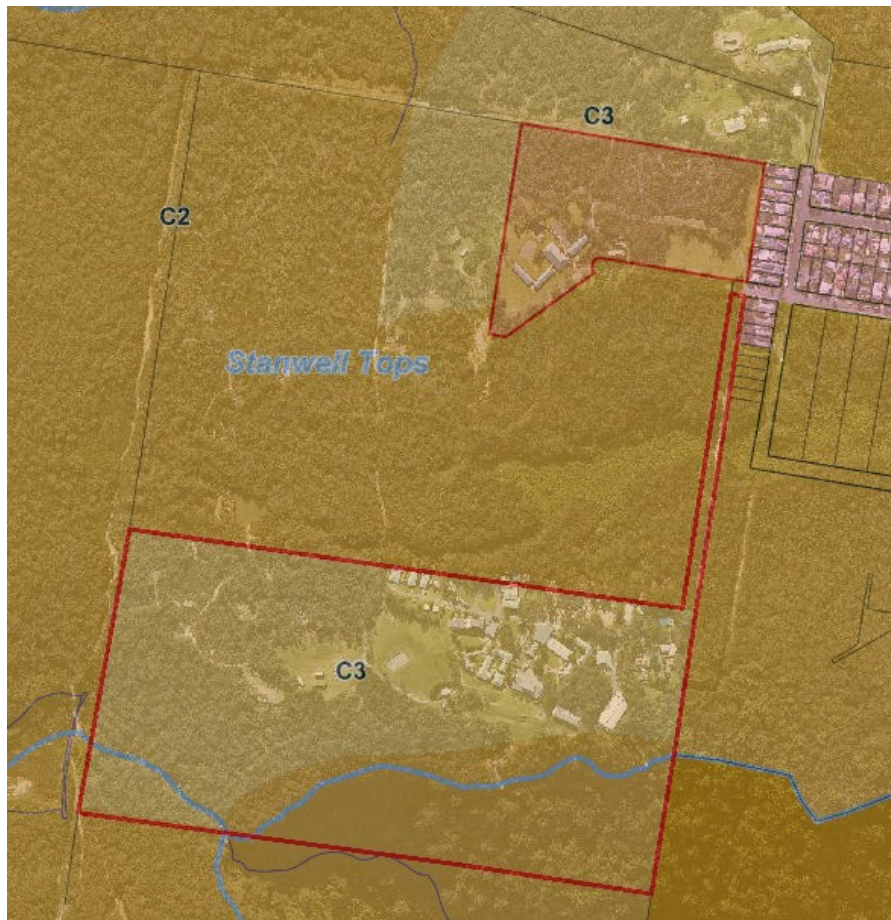
- Recommended that the existing approved accommodation venue be recognised through an additional use provision.

Proposal:

To make the accommodation use a permissible land use on part of the property by inserting the following clause into Schedule 1 Additional permitted uses of the LEP: The clause is not proposed to apply to the central lot (lot 2 DP 541421), which does not have current accommodation.

XX Use of certain land at Nos 48 and 51 Bendena Gardens, Stanwell Tops

- (1) This clause applies to Lots 1 and 3 DP 541421 Nos 48 and 51 Bendena Gardens, Stanwell Tops.
- (2) Development consent for the purposes of hotel or motel accommodation (conference centre) is permitted with development consent on land zoned C3 Environmental Management.
- (3) The maximum number of rooms is 116 and accommodation guests is 613.



2.3.3 Govinda Valley Retreat, Otford

Background

Location: Lot 1 DP 190250 and Lot 23 DP 752018, 41 & 51 Lady Carrington Road, Otford

Site area: 9.367ha (lot 1 9.094ha, lot 23 2731.6m²)



Current Planning controls:

- Zoning: C2 Environmental Conservation and C3 Environmental Management
- Building height: 9m
- Floor space ratio: Nil
- Minimum lot size: 39.99ha
- Heritage: Nil
- Natural Resource Sensitivity Biodiversity – partially affected - EECs
- Riparian corridor – Category 1 Hacking River and tributary

Constraints:

- Bush fire prone lands: yes – Vegetation Category 1
- Flooding: yes (assumed) – Hacking River. (no flood study)
- Acid sulfate soils (ASS): Nil

Development history (summary of relevant applications):

- 1939 George Wheen Training Centre - Conference centre / retreat
- BA-1959/2380 Camp buildings
- DA-1982/759 Manager's dwelling

- DA-1990/454 Division of dormitories, upgrading toilets and new covered walkways to existing conference centre
- DA-2003/1147 – in-ground pool
- 1992-2004 Conference centre / retreat managed by Uniting Church
- 2004 site sold by Church to private operator

Current land use:

- Govinda Valley Spiritual Centre with 20 rooms

Tourism Accommodation Strategy:

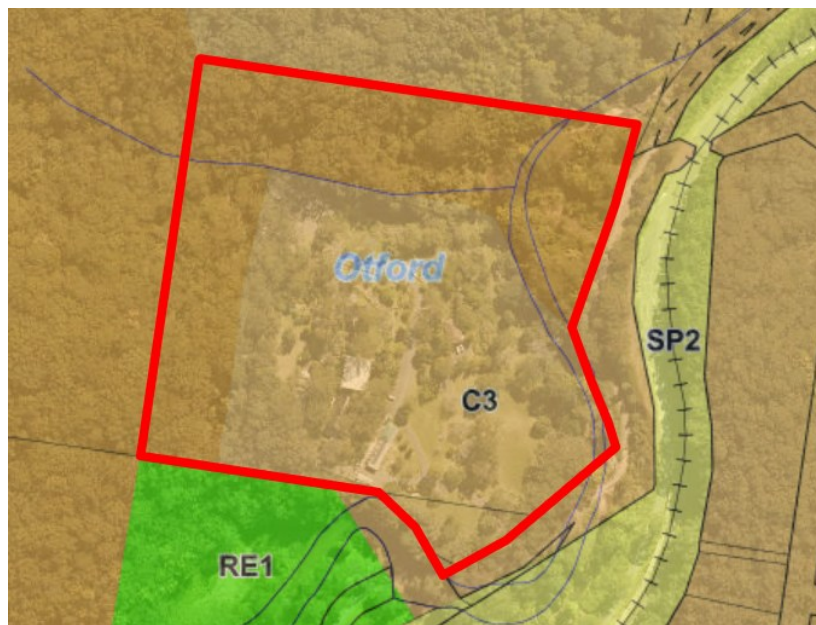
- Recommended that the existing approved accommodation venue be recognised through an additional use provision.

Proposal:

To make the hotel use a permissible land use on the property by inserting the following clause into Schedule 1 Additional permitted uses of the LEP:

XX Use of certain land at No. 51 Lady Carrington Road, Otford, Otford

- (1) This clause applies to Lot 1 DP 190250 No. 51 Lady Carrington Road, Otford.
- (2) Development consent for the purposes of hotel or motel accommodation is permitted with development consent on land zoned C3 Environmental Management.
- (3) The maximum number of rooms is 20 and accommodation guests is 64



2.4 Review of SP3 Tourist zoned sites

Proposal: The Tourism Accommodation Strategy identified that a number of sites zoned SP3 Tourist were not being used for accommodation or tourism uses, and were unlikely to be used for tourism. The Strategy proposed that the planning controls for a number of sites be reviewed.

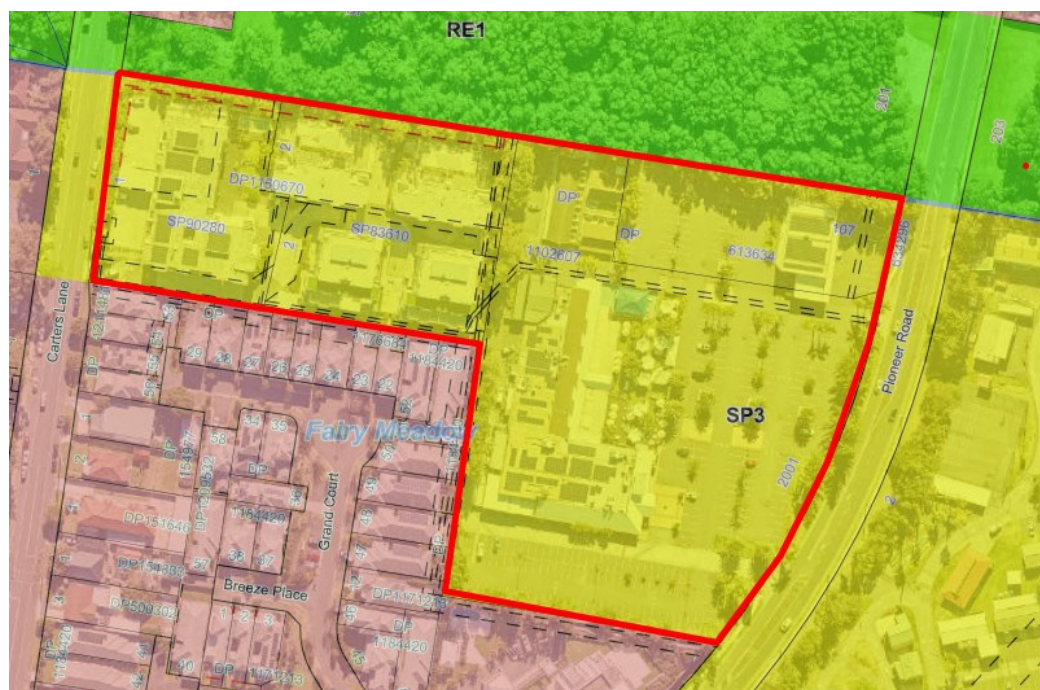
2.4.1 19-25 Carters Lane and 170 Pioneer Road, Fairy Meadow

Background

Site details:

The site consists of 4 lots

Lot DP	Area (m2)	Land uses
Lot 1 DP 1150670 Carters Lane (Strata Plan SP 90280)	4,540	Quality Suites Pioneer Sands Accommodation (4 stories 45 rooms, basement parking)
Lot 2 DP 1150670 Carters Lane (Strata Plan SP 83610)	6,081	4 Residential flat buildings (4 stories, 56 units, basement parking)
Lot 2001 DP 1102607 Pioneer Road	17,340	Towradgi Beach Hotel, Waves Night Club and car park Comfort Inn (9 rooms)
Lot 107 DP 613634 Pioneer Road	3,800	Bottle shop and car park
Total	31,761	



Current Planning controls:

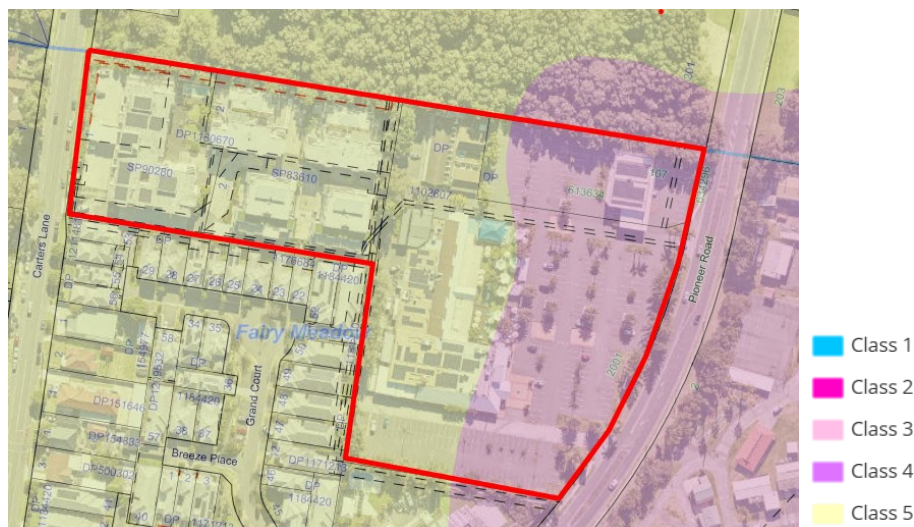
- Zoning: SP3 Tourist
- Building height: 9m
- Floor space ratio: 1.5:1
- Minimum lot size: Nil
- Heritage: Nil
- Riparian corridor – Nil watercourse on northern boundary is Category 3

Constraints:

- Bush fire prone lands: Nil
- Flooding: Yes Patial – Nil and Medium Risk. Watercourse on northern boundary is high risk



- Acid sulfate soils (ASS): Yes – class 3 and 5 (buffer)



Infrastructure:

- Serviced by reticulated water and sewerage, electricity, telecommunications

Development history (summary of relevant applications)

- DA-1974/408 - On old Lot 106 & Lot 107 DP 613634 - Licenced Hotel/Motel
- BA-1981/2721 - Hotel and motel
- DA-1990/453/A - Alterations & Additions to existing Hotel & Bottle shop
- DA-2004/847 (approved 12/5/2005) Staged demolition and construction of: 4 storey motel consisting of 26 units, 7 serviced apartments; a 1 x 2 storey building consisting of convenience store, office, manager's residence and 2 x 2 bed units and 2 x 3 bed units over basement parking; 5 x 4 storey residential apartment towers consisting a total of 2 x 1 bed, 32 x 2 bed and 42 x 3 bed units over basement parking; landscape and drainage works. The development consent was amended three times.
- DA-2009/1048 - Forty seven (47) lot strata subdivision

Current land use:

- Mix of Residential development and commercial development, as indicated in the table above

Tourism Accommodation Strategy:

Recommended that the planning controls of the residential strata development within lot 2 DP 1150670 be reviewed. In a submission, the owners requested that Lot 1 DP 1150670 also be reviewed and rezoned to R3 Medium Density Residential. The owners noted that having different zones would add to the complexity of strata plans and management. Lot 1 DP 1150670 also contains Quality Suites Pioneer Sands accommodation. An aim of the Strategy is to encourage the retention and expansion of existing accommodation, not the assist its removal. In 2015 pre-lodgement application (PL-2015/32) was not supported for the conversion from motel accommodation to residential flat building.

The large car park area provides the opportunity for additional new visitor accommodation.

Proposal: Rezone Lot 2 DP 1150670 Carters Lane to R3 Medium Density

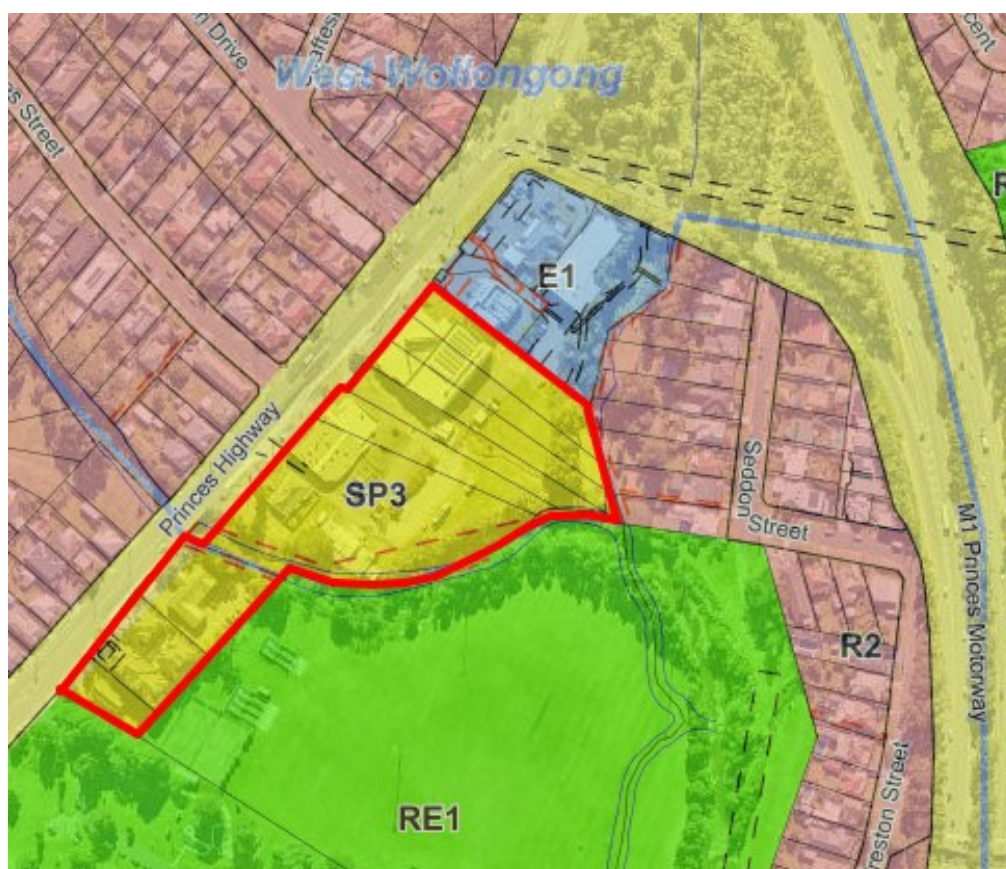


2.4.2 Princes Highway, West Wollongong & Figtree

Background

Site details:

Address	Lot DP	Area (m2)	Land use	Owner
47-51 Princes Highway, West Wollongong	Lots 4,5,6 DP 788652	5,917	Retail premises	Private
53-59 Princes Highway, West Wollongong	Lot 3 DP 788652, Lots 1 & 2 DP 839750	12,878	Register club	Private
1-3 Princes Highway, Figtree	Lot 45 DP 847121	2,297	Medical Centre	Private
5-7 Princes Highway, Figtree	Lot 6 DP 1136414 (SP77237)	1,932	Residential flat building – 22 dwellings	Private
9 Princes Highway, Figtree	Lot 5 DP 1136414	882	Baby Health Clinic	Council



Current Planning controls:

- Zoning: SP3 Tourist
- Building height: 11m
- Floor space ratio: 1.5:1
- Minimum lot size: Nil
- Heritage: 59 (Lot 1 DP 839750) Princes Highway, West Wollongong 6408 and 6282
- Riparian corridor – Byarong Creek – Categories 2 and 3
-

Constraints:

- Bush fire prone lands: Nil
- Flooding: Yes – Medium and High Risk
- Acid sulfate soils (ASS): Nil

Infrastructure:

- Serviced by reticulated water and sewerage, electricity, telecommunications
- Frontage to Princes Highway limitations for access

Current land use:

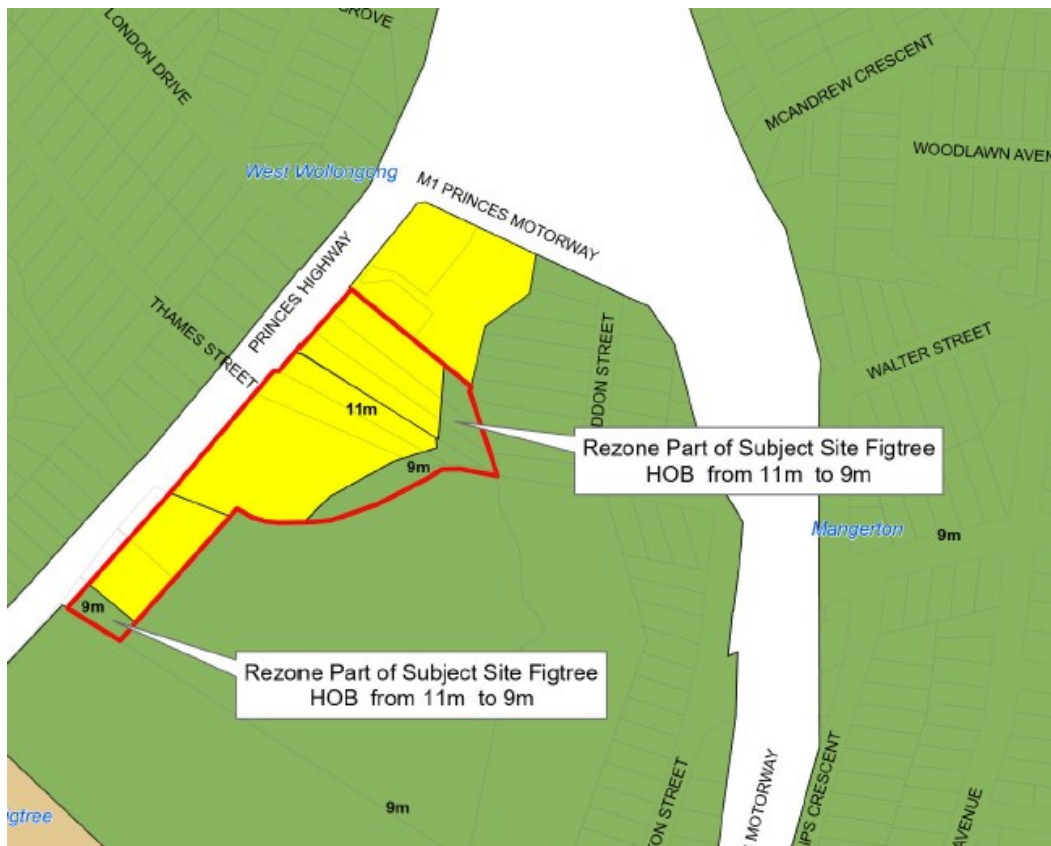
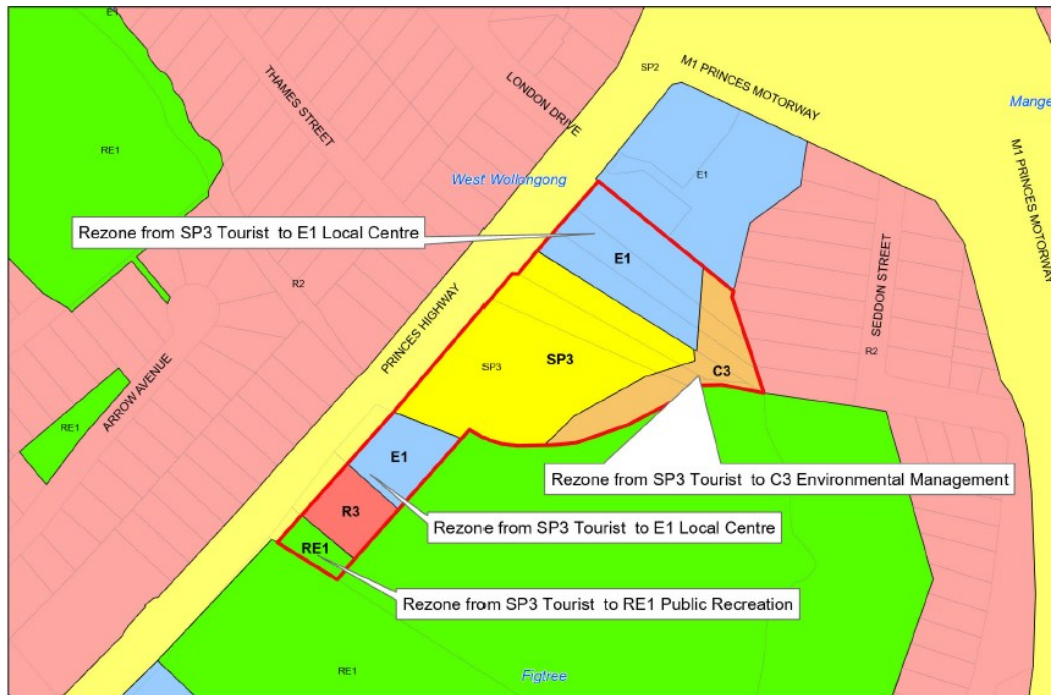
- Mix of Residential development, commercial development, recreation as indicated in the table above

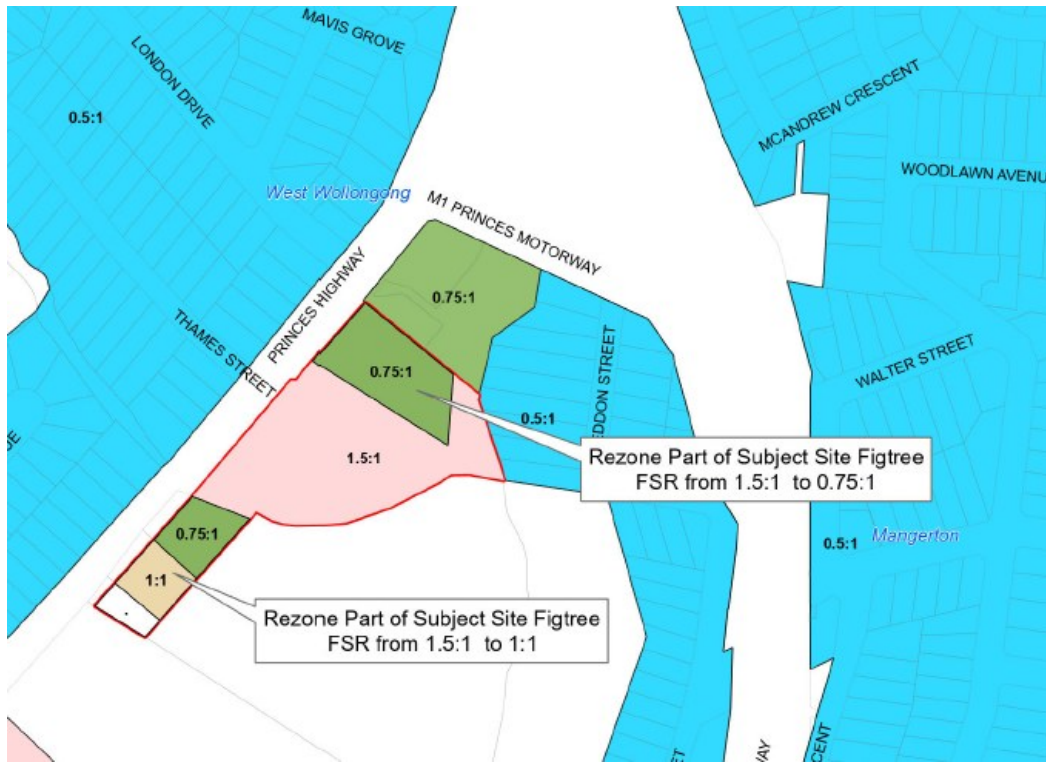
Tourism Accommodation Strategy:

- Recommended that the planning controls be reviewed.

Proposal: Rezone to various zones and amend the controls as shown on the following images.

Address	Lot DP	Land use	Proposed zoning
47-51 Princes Highway, West Wollongong	Lots 4,5,6 DP 788652	Retail premises	Rezone to E1 and rear of property adjacent watercourse to C3
53-59 Princes Highway, West Wollongong	Lot 3 DP 788652, Lots 1 & 2 DP 839750	Registered club	Rezone rear of property adjacent watercourse to C3
1-3 Princes Highway, Figtree	Lot 45 DP 847121	Medical Centre	Rezone to E1
5-7 Princes Highway, Figtree	Lot 6 DP 1136414 (SP77237)	Residential flat building – 22 dwellings	Rezone to R3
9 Princes Highway, Figtree	Lot 5 DP 1136414	Baby Health Clinic	Rezone to RE1





2.4.3 Woodrow Place, Figtree

Background

Location: Woodrow Place Road Reserve

Site area: 2,275m²

The SP3 Tourist zone is a remnant of the area to the land to the north occupied by the Figtree hotel and take-away food site. Until 1997 the area was zoned 6© Tourism. In 1997 Wollongong LEP 1990 (Amendment No. 154) rezoned the Figtree hotel and take-away food sites to 3(d) Commercial Services (now E3 Productivity Support). The zoning of Woodrow Place did not change.

The road provided access to the hotel car park and Figtree Gardens.



Current Planning controls:

- Zoning: SP3 Tourist
- Building height: 9m
- Floor space ratio: 1.5:1 (Hotel site is 0.5:1)
- Minimum lot size: Nil
- Heritage: Nil
- Natural Resource Sensitivity Biodiversity – partially affected – EECs
- Riparian corridor – Nil. American Creek to the south is Category 1

Constraints:

- Bush fire prone lands: Nil
- Flooding: yes
- Acid sulfate soils (ASS): Nil

Tourism Accommodation Strategy:

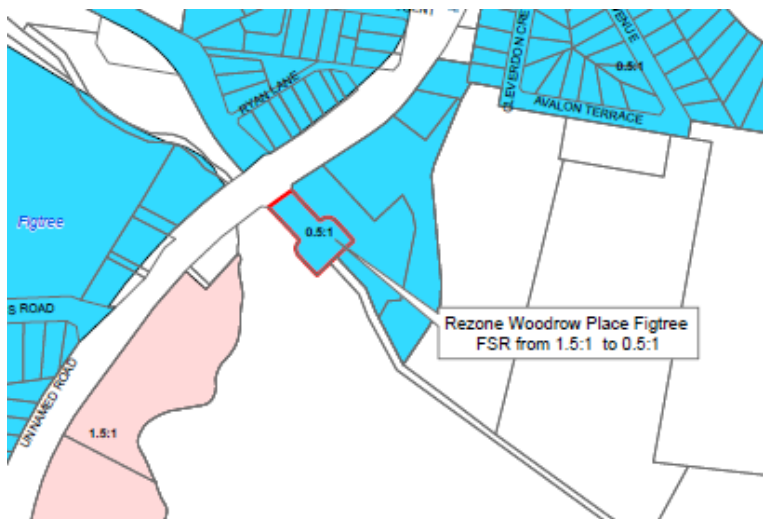
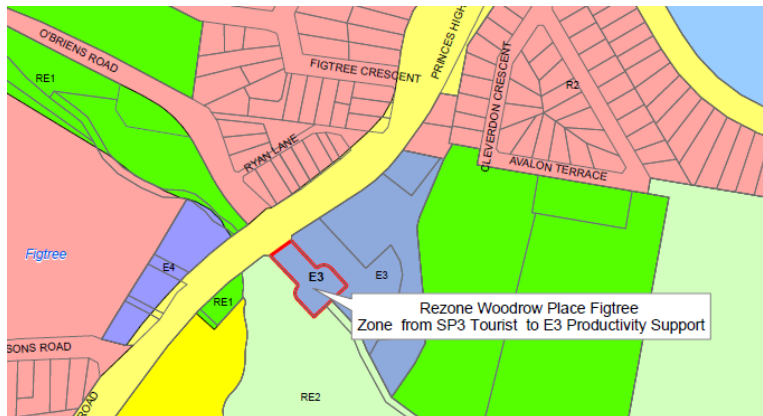
- Recommended that the remnant SP3 Tourist zone be reviewed.

Proposal:

Amend the LEP zoning map by replacing the SP3 Tourist zone with an E3 Productivity Support zone, consistent with the land to the north.

Amending the floor space ratio from 1.5:1 to 0.5:1 consistent with the land to the north

Proposal: Rezone to E3 Productivity Support, consistent with adjoining zone



2.5 Crown Reserves – Escarpment lookouts

The Tourism Accommodation Strategy proposed that the planning controls for 2 of the Illawarra Escarpment lookouts be reviewed. There are five main lookouts:

- Lady Fuller Park / Sublime Point – Crown Reserve managed by Council
- Panorama House – privately owned Function Centre
- Hopetoun Park / Cliffhanger café – Crown Reserve managed by Council
- Gateway Visitor information Centre – Crown Reserve managed by Council
- Mt Keira Lookout – owned by Council

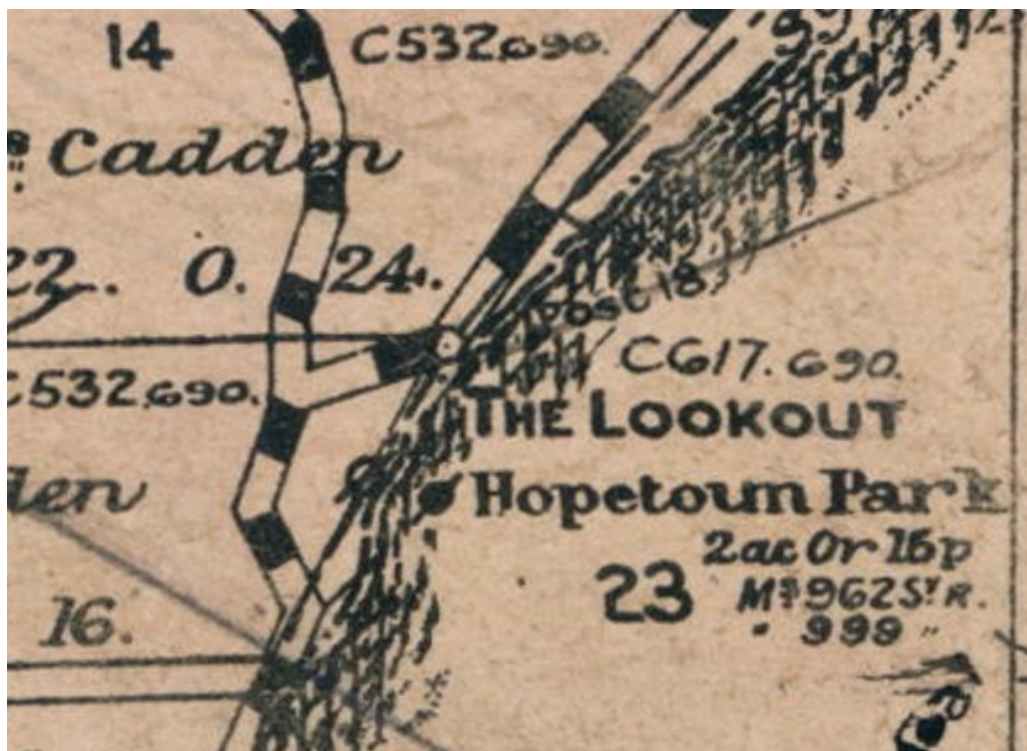
2.5.1 Hopetoun Park / Cliffhanger cafe, Princes Highway, Bulli Tops

Background

Location: Hopetoun Park is part of Crown Reserve R67711 Bulli Pass Scenic Reserve (1/7/1938) which also includes the Sublime Point lookout.

A 1936 gazette notice indicates the land was resumed for a public park on 27/10/1900 and was proclaimed to be a public park known as Hopetoun Park on 29/12/1900. In 1938 the Park was incorporated into the larger Crown Reserve R67711 Bulli Pass Scenic Reserve (1/7/1938).

1910 Parish of Southend map

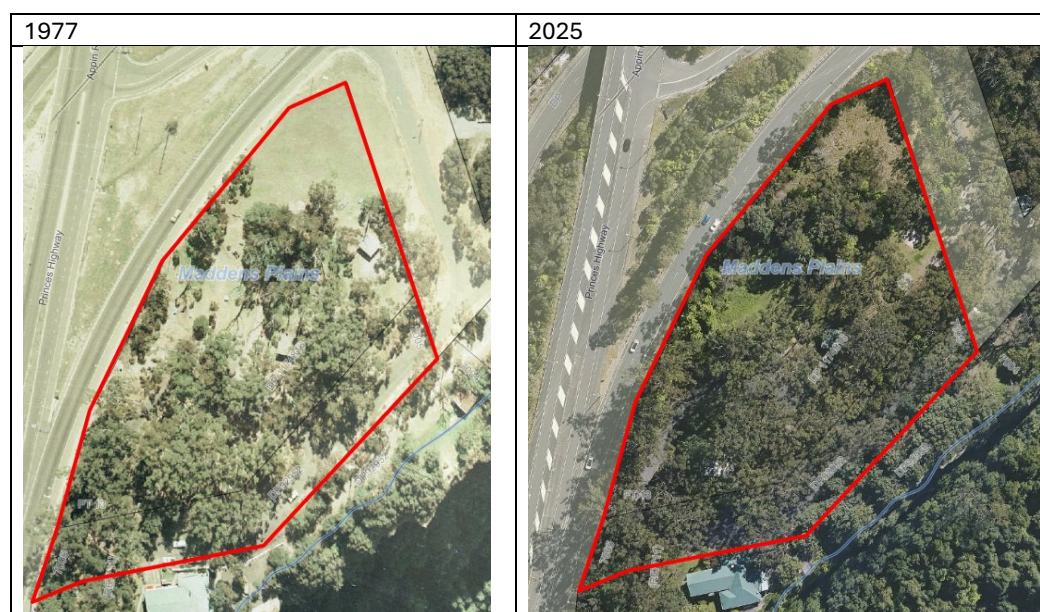


Hopetoun Park consists of 5 lots:

Lot DP	Area	Land uses	Zoning
Lot 7004 DP 92952	7,784	Cliffhanger café and bushland	SP3
Lot 7005 DP 92952	3,519m2	Former Princes Highway alignment. Access road and car park	C2
Part Lot 13 DP 752054	337.5m2	Car park	C2
Part lot 14 DP 1174816	14,929m2 (Southern part 10,257m2 Northern part 4,672m2)	The lot is divided by a closed access road to the Princes Highway. The northern part is bushland. The southern part is parkland, with picnic shelters and a toilet block	C2
Lot 38 DP 1175571	8,113m2	Bushland	C2
Total	34,682.5m2		

The land is on the catchment boundary, between east and west draining watercourses. Since 6/7/1880 the western part of the Park has been identified as part of the Sydney's Drinking Water Catchment area.

As shown in the 1977 air photo, the southern part of Hopetoun Park (part lot 14 DP 1174816) was more a parkland setting, and was used as a rest area associated with the café / tea house. The larger canopy spread of the trees hides the mown parkland underneath.



Current Planning controls:

	Lot 7004 DP 92952	Lot 7005 DP 92952, Part Lot 13 DP 752054, Part lot 14 DP 1174816, Lot 38 DP 1175571
Zoning	SP3 Tourist	C2 Environmental Conservation
Building height	9m	9m
Floor space ratio	0.5:1	Nil
Minimum lot size	Nil	39.99ha
Heritage	Illawarra Escarpment Landscape Heritage Conservation Area	Illawarra Escarpment Landscape Heritage Conservation Area
Illawarra Escarpment mapped area	Yes	Yes
Natural Resource Sensitivity Biodiversity	Partially	Partially (not lot 13 DP 752054)
Riparian corridor	Nil	Nil
SEPP Biodiversity and Conservation 2021 – Chapter 6.5 - Sydney Drinking Water catchment:	Partially (see map below)	Partially (see map below)



Zoning history:

- County of Cumberland Planning Scheme Ordinance (1951) Catchment area
- Illawarra Planning Scheme Ordinance (1968): Special Uses A – Water Catchment
- Wollongong LEP No.38 (1984): 7(c) Environmental Protection – Water Catchment
- Wollongong LEP 1990: 7(a) Special Environmental Protection
- Wollongong LEP 2009: C2 Environmental Conservation

It appears that the current zoning reflects the 1880 identification of the land as part of the Sydney Drinking Water Catchment. The C2 Environmental Conservation zone typically applies to the parts of the drinking water catchment managed by Water NSW, as well as land with environmental constraints. Unlike other land in the catchment, the land has remained a Crown Reserve, possibly due to its location on the eastern side of the Princes Highway and use as a Park and rest area. While it remains part of the catchment, a review of the planning controls to better reflect the use of the land is appropriate.

Constraints:

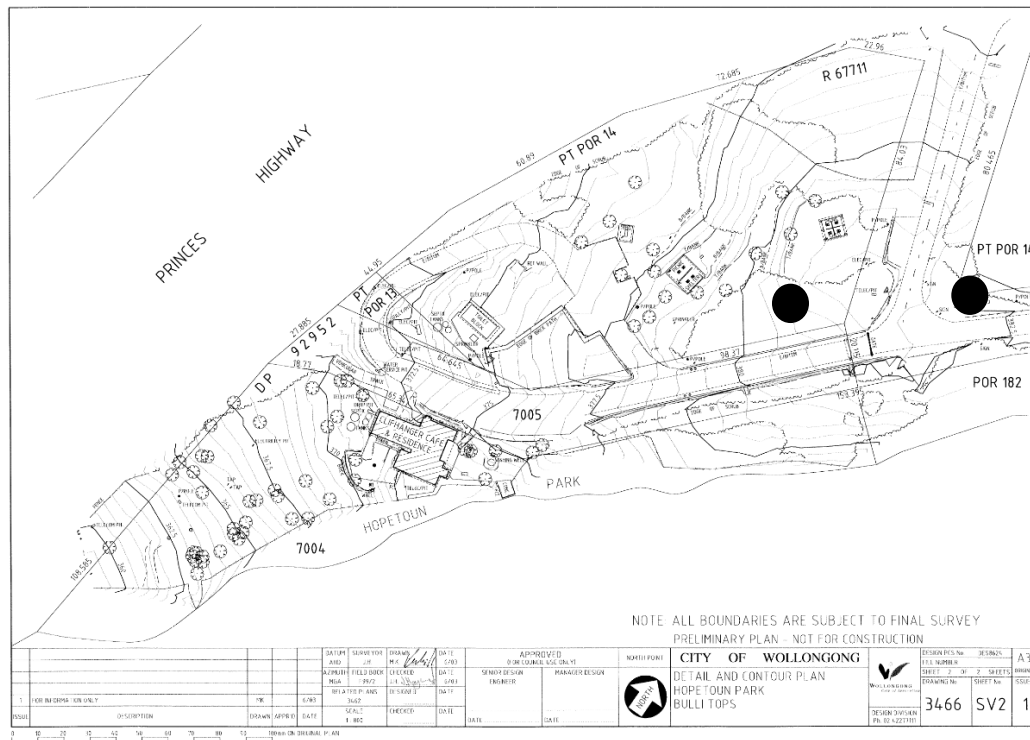
- Bush fire prone lands: yes – Category 1
- Flooding: Nil
- Acid sulfate soils (ASS): Nil

Development history (summary of relevant applications):

- Circa 1925 kiosk established
- DA-1978/668 Alterations and additions to existing kiosk
- BA-1978/1844 Kiosk alteration
- BA-1987/1320 Reconstruction of lookout
- BA-1994/508 Reconstruction of Public Toilets

Existing development:

- Kiosk (currently closed) on Lot 7004 DP 92952
- Lookout
- Car park
- Toilets
- Picnic Area and BBQs
- Water tanks
- Septic effluent system



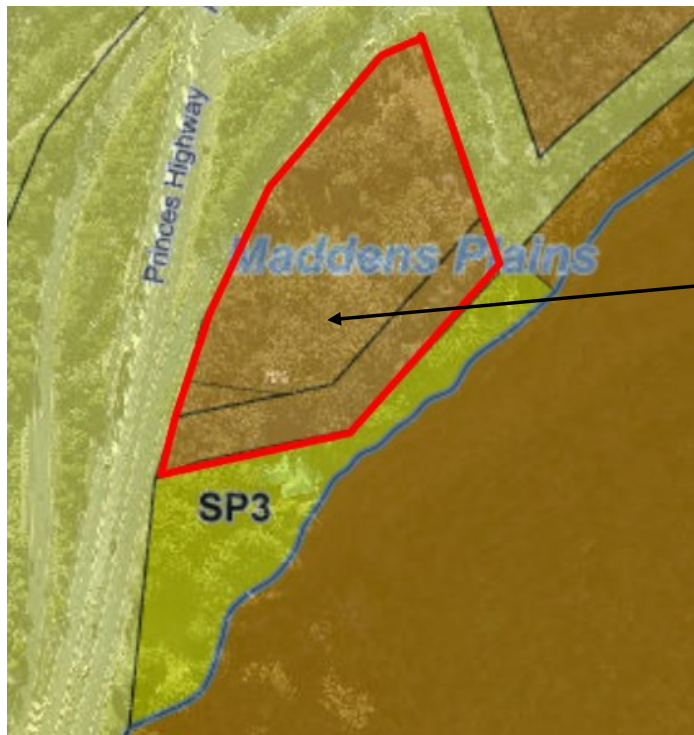
Tourism Accommodation Strategy:

- Recommended that the parkland area and roadway and car park zoned C2 Environmental Conservation zone be reviewed (Lot 7005 DP 92952, Part Lot 13 DP 752054, the southern part of lot 14 DP 1174816).
- No change was proposed for the land zoned SP3 Tourist or the bushland parts zoned C2 Environmental Conservation

Proposal:

Amend the LEP zoning map by replacing the C2 Environmental Conservation zone with the SP3 Tourist zone on Lot 7005 DP 92952, Part Lot 13 DP 752054 and the southern part of lot 14 DP 1174816, to reflect the historic and current tourism and recreational use. No change proposed for the northern part of lot 14 DP 1174816 or lot 38 DP 1175571.

The area proposed to be rezoned is shown on the map below. No change is proposed for the other LEP controls.



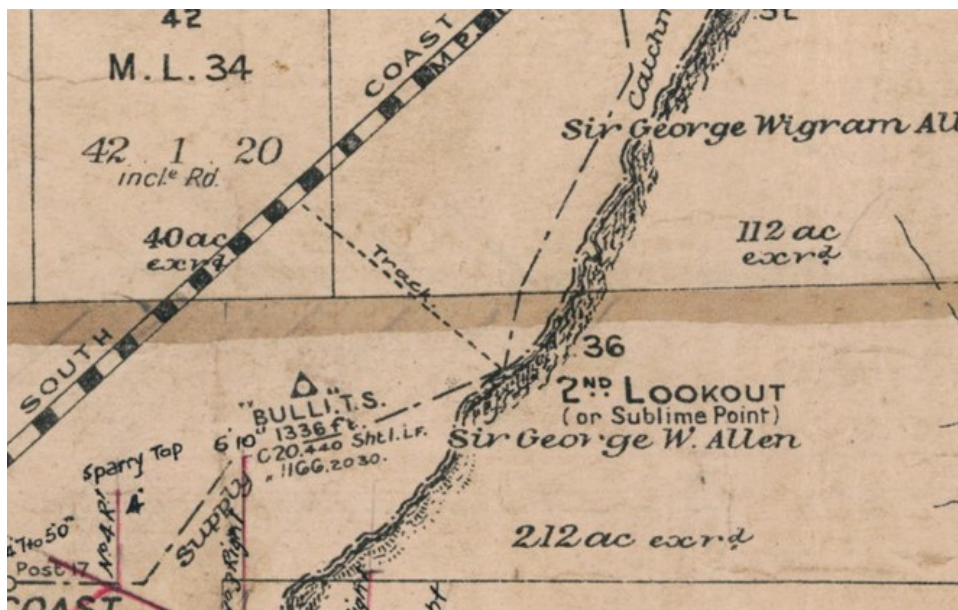
Rezone to SP3 Tourist

2.5.2 Sublime Point / Lady Fuller Park, Princes Highway, Bulli Tops

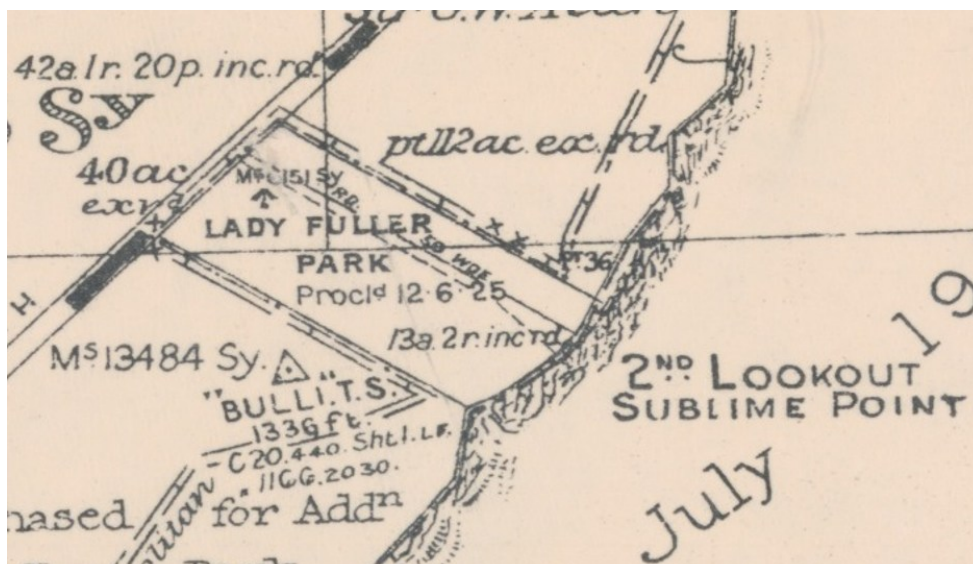
Background

The 1910 Parish of Southend map shows that Sublime Point was originally known as 2nd Lookout (or Sublime Point). On 12 June 1925 Lady Fuller Park was declared. The tea house building is visible in the 1942 air photo.

1910 Parish of Southend map



1956 Parish of Southend map



In about 1955 the Princes Highway was widened and the access road was realigned to its current position.

1955 Air photo – showing the old and new access roads



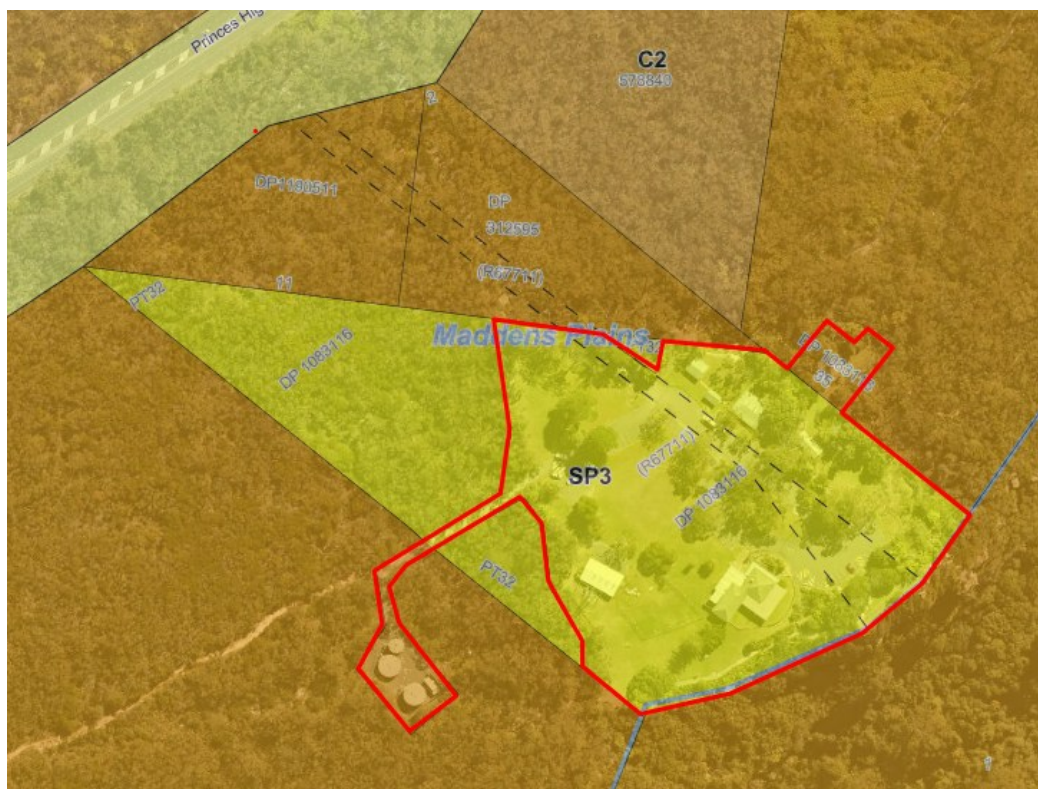
In 2003, Council was appointed as Trust Manager for Lot 3 DP 178221 (3.344 hectares), which includes Sublime Point Lookout. Lot 3 DP 178221 contained a mix of parkland associated with the lookout and bushland.

Following discussions with Crown Lands and NPWS, in 2008 Council lodged DA-2008/986 for the subdivision of 5 lots to rationalise the ownership boundaries and infrastructure. With lots Parts 31 and 35 being appointed under Council's trusteeship with the remainder of the land (Parts 32, 33 and 34) being transferred to the trusteeship of the National Parks and Wildlife Service and form part of the Illawarra Escarpment State Conservation Area. The proposal allowed Council to manage operational areas of the site and NPWS to manage the bushland as part of the part of the Illawarra Escarpment State Conservation Area.

The Crown Reserve now consists of lots 31 and 35 DP 1083116, as indicated on the survey plan below. The access road was excluded from the State Conservation Area and also forms part of the Crown Reserve, although it is not shown in the cadastral information.



However, the zoning and planning controls were not updated to reflect the revised lot boundaries. Part of the Illawarra Escarpment State Conservation Area is zoned SP3 Tourist and part of the Crown Reserve is zoned C1 National Parks and Nature Reserves.



Lot DP	Area	Owner	Zoning	Height	FSR
Lot 31 DP 108116	2.27 hectares	Crown Lands – R67711 managed by Council	SP3 and C1	9m	0.5:1 and Nil
Lot 35 DP 108116	876.4m2	Crown Lands – R67711 managed by Council	C1	Nil	Nil
Part lot 32 DP 108116 (3 parts)	1.179 hectares	NPWS	SP3	9m	0.5:1
Lot 2 DP 312595	7449m2	NPWS	C1	Nil	Nil
Lot 11 DP 1190511	7547m2	NPWS	C1	Nil	Nil

Land zoned C1 National Parks and Nature Reserves is typically land managed by NSW National Parks and Wildlife Service. The land use table permits uses authorised under the NSW National Parks and Wildlife Act 1974. Council has no planning role. The NPWS use of the land is guided by the Illawarra Escarpment Plan of Management (2023 as amended).

Current Planning controls for the land zoned SP3 Tourist not included in the table above:

- Minimum lot size: Nil

- Heritage: Illawarra Escarpment Landscape Heritage Conservation Area
- Illawarra Escarpment mapped area
- Natural Resource Sensitivity Biodiversity – partially affected - EECs
- Riparian corridor – Nil.
- SEPP Biodiversity and Conservation 2021 – Chapter 6.5 - Sydney Drinking Water catchment: partially (western portion) (see map below)



Constraints:

- Bush fire prone lands: yes – Category 1
- Flooding: Nil
- Acid sulfate soils (ASS): Nil
- The seeds from an endangered plant, called the Sublime point Pomaderris (*Pomaderris adnata*), have been collected, promulgated and planted along the edges of the Park and in the NPWS land.

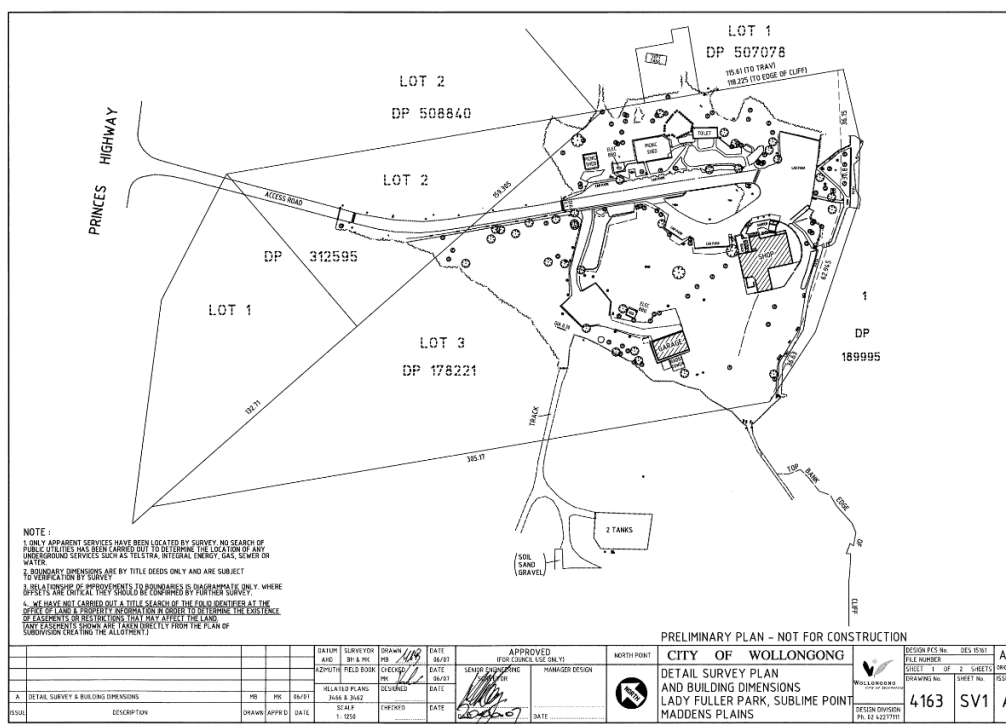


Development history (summary of relevant applications)

- Pre 1942 Kiosk / tea house
- DA-1987/499 - Construction of Communication Tower
- DA-1997/702 - Addition of 2 outdoor eating areas
- BA-1998/1092 - Outdoor eating area
- DA-2003/1738 - Integrated Development new entry and outside decking to Bulli Lookout Kiosk
- DA-2008/986 - Subdivision of 5 lots to rationalise boundaries
- SC 2008/121 - Subdivision of 5 lots to rationalise boundaries.
- DA-2012/1148 for internal alterations and additions to the kiosk building. The application indicates that the building consists of a residence (215.23m²) and food and drink premise (230.46m²)

Existing development:

- Kiosk (currently closed)
- Lookout
- Car park
- Toilets
- Picnic Area and BBQs
- Sheds
- Water tanks
- Septic effluent system



Proposal: Amend Land Zoning Map to reflect land tenure by:

- Rezoning areas with Red outline to C1 National Parks (owned by NPWS)
- Rezoning areas with Green outline to C3 (Crown Reserve managed by Council)

Lot DP	Area	Owner	Current Zoning	Proposed zoning
Lot 31 DP 108116	2.27 hectares	Crown Lands – R67711 managed by Council	SP3 and C1	SP3
Lot 35 DP 108116	876.4m2	Crown Lands – R67711 managed by Council	C1	SP3
Part lot 32 DP 108116 (3 parts)	1.179 hectares	NPWS	SP3	C1
Lot 2 DP 312595	7,449m2	NPWS	C1	C1
Lot 11 DP 1190511	7,547m2	NPWS	C1	C1
Pt Lot 2 DP 578840	1.97 hectares	NPWS	C2	C1



3 Policy alignment

3.1 State plans and policies

3.1.1 Review of the NSW Visitor Economy Strategy 2030

On 8 October 2024, the NSW State Government released the Review of the NSW Visitor Economy Strategy 2030 (prepared in 2021) which seeks to achieve a \$91 billion visitor economy by 2035. The review proposes a 40% increase on the previous goal. The review highlights key challenges including -

- The need for 40,000 extra hotel rooms, a 41% increase on what's currently available.
- Significant worker and skills shortages in roles such as tour guides and chefs.
- Need for increased business event facilities in Sydney, Western Sydney and priority regional areas.

The Review of the NSW Visitor Economy Strategy 2030 sets out a series of recommendations for achieving the goal including -

- Prioritise the NSW Visitor Economy Strategy as a government-wide economic focus.
- Anchor the Visitor Economy Strategy around 'experience tourism'.
- Celebrate First Nations culture and businesses through authentic visitor experiences.
- Increase accommodation quality across regional NSW and quantity in Greater Sydney.
- Boost aviation capacity in key domestic and international markets.
- Leverage leisure events to grow seasonal visitation and showcase NSW's strengths.
- Dominate Australia's business events sector.
- Capitalise on NSW's status as being number one for international students.
- Foster a diverse, skilled visitor economy workforce.

The Review of the NSW Visitor Economy Strategy 2030 does not specifically mention Wollongong or the Illawarra.

3.1.2 Visitor Economy Infrastructure Investment Project Report

On 13 December 2024, Destination Sydney Surrounds South (DSSS) released the Visitor Economy Infrastructure Investment Project Report for the region. Relevant to Council's draft Tourism Accommodation Strategy, the report highlights that -

- There is strong interest by multiple investors in investing in accommodation in the region.
- The lack of accommodation is a major inhibitor to growth of the sector particularly the growing corporate sector.
- There is a perception of the region as a day-trip destination due to lack of accommodation (this is especially salient in relation to areas like Wollongong and the Southern Highlands).
- Additional spend and major events forgone due to lack of accommodation.
- The lack of accommodation demand and supply data means the health of the sector is not fully understood.

- The lack of accommodation supply targets means tourism is not prioritised in land-use planning (not considered highest and best use).
- Emerging engine industries (Defence, ICT, advanced manufacturing and professional services) become hamstrung by lack of accommodation to support corporate travel associated with business activities.

The report suggests that for the tourism sector, the State's development application processes are unclear, difficult to navigate and rarely beneficial. Also, that local government and State consent authorities are often considered to be obstructive, difficult to work with and unresponsive by the tourism industry.

The report includes the following recommendations -

- DSSS take the lead on attracting and coordinating tourism accommodation investment to the region.
- A whole of Government approach is required to encourage tourism accommodation investment.
- Introduce tourism development key performance indicators (KPIs) and indicative timeframes to signal to investors the intentions of responsible approval agencies.
- Improve the development application assessment processes, by State and Local Government, including reducing referral and assessment timeframes, utilising complying development, utilising Regional Panels.
- Deferring or exempting development contribution levies to encourage investment, albeit the local levy is only 1-2% of the development cost.

3.1.3 State Environmental Planning Policies

The following State Environmental Planning Policies (SEPPs) are relevant to the Planning Proposal:

SEPP	Consistency	Comment
SEPP Biodiversity and Conservation 2021 – Chapter 6.5 - Sydney Drinking Water catchment	Not inconsistent	Part of Hopetoun Park and part of Lady Fuller Park located in catchment area. The proposal will not affect water quality.

3.1.4 Ministerial Directions

The following Ministerial Directions are relevant to the Planning Proposal:

Ministerial Direction	Consistency	Comment
1.1 Implementation of Regional Plans	Not inconsistent	Illawarra Shoalhaven Regional Plan
1.4 Site Specific Provisions	Consistent	A mixture of rezoning and site specific provisions are proposed, depending on the site constraints
3.1 Conservation zones	Not inconsistent	Some sites are proposed to be rezoned from C2 to another zone to better reflect site conditions. Some sites are proposed to be partially zoned C3.

3.2 Heritage Conservation	Not inconsistent	One site contains a heritage item which is not affected. Some sites are within or adjacent to Illawarra Escarpment Landscape Heritage Conservation Area
3.3 Sydney Drinking Water Catchment	Not inconsistent	Part of Hopetoun Park and part of Lady Fuller Park located in catchment area. The proposal will not affect water quality.
4.1 Flooding	Consistent	Some sites are flood prone. No intensification of development is proposed.
4.3 Planning for Bushfire Protection	Consistent	Some sites are bush fire prone. No intensification of development is proposed.
4.4 Remediation of contaminated land	Not inconsistent	No contamination assessment has been undertaken as part of the project. Contamination Assessments will be considered as part of any future development application.
4.5 Acid Sulfate Soils	Consistent	Some sites have Acid sulfate soils. No intensification of development is proposed.
5.1 Integrating transport and landuse	Not inconsistent	Planning Proposal generally recognises existing development
6.1 Residential zones	Consistent	A couple of sites are proposed to be rezoned from SP3 to Residential
7.1 Employment zones	Consistent	A couple of sites are proposed to be rezoned from SP3 to E1 Local Centre

3.2 Regional plans

3.2.1 Illawarra Shoalhaven Regional Plan 2041 (2021)

The Regional Plan consists of 4 themes and 30 objectives. Of relevance is:

- Theme 1 A productive and innovative region
 - Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive City
 - Objective 5: Create a diverse visitor economy
- Theme 3 A region that values its people and places
 - Objective 24: Support major events, public art and cultural activities

In terms of tourism the Plan largely concentrates on Marine tourism and Agri-tourism which were State initiatives at the time.

3.3 Local plans and policies

3.3.1 Community Strategic Plan

On 30 June 2025 Council adopted Our Wollongong Our Future 2025 Community Strategic Plan. The Plan has 4 goals:

- Goal 1 - We are a sustainable and climate resilient city
- Goal 2 - We have well planned, connected, and liveable places
- Goal 3 - We foster a diverse economy, and we value innovation, culture, and creativity
- Goal 4: We have a healthy, respectful, and inclusive community

Goal 3 includes the action:

- 3.10 Promote and support tourism opportunities through planning controls and infrastructure.

3.3.2 Wollongong Local Strategic Planning Statement 2025

On 28 July 2025, Council resolved to endorse the Wollongong Local Strategic Planning Statement (LSPS) 2025-2045. The LSPS 2025-2045 sets out Council's 20-year land use planning vision for the LGA and strategic planning priorities with reference to a range of adopted supporting documents.

The LSPS 2025-2045 contains 12 planning priorities which align with and expand upon the matters for consideration under the Wollongong Planning Proposal Policy. Table 2 provides an assessment against the 12 planning priorities.

Strategic Planning Priority	Considerations	Response
Sustainable and resilient		
1 We rehabilitate and protect natural environments and ecosystems	Preservation and improvement of natural environments through the management and restoration of natural areas. Conserve endangered ecological communities and threatened species. Coastal management, floodplain risk management and stormwater management.	
2 We are resilient to climate risks and environmental hazards	Ensure our urban areas are resilient, thrive in ideal conditions, adapt to change and survive and recover from extreme events to reduce the risks to our community from environmental hazards. Avoid intensification in flood-prone, bushfire-prone and coastal hazard areas and align with relevant guidelines and policies. Support net-zero targets and renewable energy transition.	
3 We have access to green and healthy urban open	Provide and utilise green and healthy open spaces and streets to offset the impacts	

Strategic Planning Priority	Considerations	Response
spaces and streets	of urban heat island effects and improve amenity and community wellbeing. Ensure community access to high amenity natural and urban green space and utilise our existing open spaces and streets creatively to maximise urban greening and community recreation.	
Liveable and connected		
4 The natural, built and cultural context informs the design of places and buildings.	Respect the natural and cultural landscapes and environments with the Wollongong Local Government Area. Enable development which recognises and responds to environmental conditions, landscape character, heritage, and cultural values	
5 We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future.	Strategic planning provides the ability to deliver diverse and high-quality housing to meet the needs of our growing community. Housing should be suitable at all price points and created with community well-being and sustainable development in mind.	
6 The network of Centres provides for the needs of our community	City, town and village centres meet the needs of the community and support creativity, economic growth, sustainability and social well-being.	
7 Transport options are safe, reliable and accessible	Transport networks enable a shift in transport modes from private vehicles to public and active transport to reduce greenhouse gas emissions, urban heat, travel times and poor health outcomes, while increasing social and	

Strategic Planning Priority	Considerations	Response
	economic participation and street safety. Land use and transport planning is integrated to ensure infrastructure is maximised to support growth in well serviced locations.	
8 The city reflects the creativity, history, identity of our people; invites community participation, and contributes to a diverse economy	Enable development that responds to the cultural history of place and promotes ongoing engagement through restoration, interpretation and creative expression	
Productive and vibrant		
9 Employment generating uses are prioritised in Centres and Industrial areas.	Plan for employment generating uses to support local and regional employment enhance Wollongong's economy and provide goods and services to the community. Protect and retain diverse industrial land and enable its productivity and ability to cater to emerging industries. Support the role of existing and planned centres as defined through the Retail and Business Centres Hierarchy.	
10 The freight network is efficient, from international trade to the last mile	Ensure transport corridors link freight to ports, airports, retail centres and employment lands to promote economic and industrial growth. Freight Transport corridors should be resilient to environmental hazards and have appropriate capacity while avoiding incompatible land uses.	Not applicable

Strategic Planning Priority	Considerations	Response
11 Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation.	Recognise, retain, and promote the Port of Port Kembla and surrounds as an area of significant economic importance focused on employment generation in heavy industry, port operations and clean energy investment	Not applicable. Additional accommodation beds would support growth in the Port Kembla precinct.
12 The growing visitor economy celebrates natural and cultural assets.	Grow the visitor economy of the Wollongong LGA through attracting more major events and tourism infrastructure to increase visitation rates while caring for our natural and cultural assets.	Consistent

3.3.3 Economic Development Strategy 2025

wollongong.nsw.gov.au/_data/assets/pdf_file/0034/9988/Wollongong-City-Council-Economic-Development-Strategy-2019-2029.pdf

The Economic Development Strategy 2019 noted the need to attract more major events and build supporting tourism infrastructure, including more beds.

Action 5.5 is Undertake a Tourism Lands Review in order to investigate the use of tourism-specific zoning on key coastal sites to ensure the provision of sufficient beds in Wollongong to support a growing visitor economy

The Wollongong Tourism Accommodation Discussion Paper and Wollongong Tourism Accommodation Strategy completed this action.

On 15 December 2025 Council adopted the Economic Development Strategy 2025-35 which highlights the need for more tourism accommodation.

The Strategy notes that Wollongong continues to invest in providing tourism services to ensure high profile major cultural and sports events are hosted in Wollongong. Council works closely with Destination Wollongong – who work to position Wollongong and surrounds as a premier regional tourism destination. There is a need to expand hotel accommodation and boost investment in local tourism infrastructure to better support visitors to the city.

One of the ten 10 Momentum Building projects is “Attraction of more major events and tourism infrastructure, including new hotel supply”

The strategy notes the need to increase overnight stays

The Wollongong visitor economy is strongly made up of domestic day trippers. However, to convert these day trippers into multiple overnight stays, there is a range of new infrastructure required, including more hotel supply in the city. This would:

- *ensure visitors spend more time locally, spend more money and enjoy what Wollongong has to offer. - raise the profile of Wollongong domestically and internationally.*
- *have a positive impact on the local economy and support local jobs and investment.*

Destination Wollongong, who is charged with looking after the visitor economy in Wollongong works with Council to advocate for various major events in the city and new tourism infrastructure.

The strategy notes the need to increase hotel supply and links back to the Tourism Accommodation Strategy:

Council's Tourism Accommodation Strategy endorsed in February 2025, notes that Wollongong is lacking a 5 or 6 star hotel facility – a significant gap in the market that supports corporate visitation. The Strategy calls for retaining, upgrading and expanding existing hotel or motel accommodation within Wollongong LGA including establishing two new 5-star equivalent hotels within the Wollongong CBD. The recommendations of the strategy will be realised through changes to land use planning settings to better support and incentivise new and expanded tourism developments, including incentives via additional permissibility and height and floorspace increases.

Mid-week corporate visitation is also an important part of Wollongong's visitor economy, with an opportunity for increased visitation from this conferencing sector, who visit Wollongong for training and conferences and who traditionally have a higher spend and stay for multiple nights. The Strategy also recognised the importance of this conferencing market including the upgrade of the Wollongong Entertainment Centre with flexible configurations that can host various events, including concerts, dinners, seminars, conferences, school formals and exhibitions.

3.3.4 Tourism Accommodation Strategy 2025

[Tourism-Accommodation-Strategy.pdf](#)

The Planning Proposal is implementing actions contained in the Tourism Accommodation Strategy.