

To amend Wollongong LEP 2009

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF LEP: Wollongong Local Environmental Plan 2009
PP-2025/7 Tourism Accommodation

ADDRESS OF LAND: Wollongong City Council (LGA)

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Part 1 – Objective and intended outcomes

Objective

The objective of the Planning Proposal is to amend the Wollongong Local Environmental Plan 2009 (WLEP2009) to incentivise the retention of existing tourism accommodation and the development of new tourism accommodation.

Intended Outcomes

The intended outcomes of the proposed amendments to the Wollongong Local Environmental Plan 2009 are:

- Reduce the loss of existing hotel and motel developments which are being out-competed and replaced by residential apartment buildings
- Reduce the complexity of development assessment pathway for some previously approved hotel and motel developments
- Encourage the development on new hotel and motel accommodation, especially in the Wollongong City Centre, which will enable the City to host larger sporting and cultural events.

Part 2 – Explanation of provisions

Part 2.1 Summary of Proposed Amendments

The proposed outcomes described in Part 1 will be achieved by amending the Wollongong LEP 2009, in summary, by:

- Permitting 'hotel or motel accommodation' with consent in the R1 and R2 zones
- Introducing height and floor space ratio bonuses for hotel accommodation
- Addressing the permissibility of certain existing tourist accommodation facilities by rezoning the land to SP3 Tourist; or allowing tourist accommodation as an additional permitted use
- Rezoning certain existing SP3 Tourist zoned land to an alternative zone where tourism uses are unlikely or inappropriate
- Updating planning controls for certain escarpment lookouts to better reflect land tenure and existing uses

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 and exhibited 6/5/26 – 6/7/26.

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 of the additional use of permit hotel or motel accommodation be permitted.

2.3.1 Tumbling Waters, Stanwell Tops

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

Site area: 5,748m²



Proposal:

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).

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

2.3.2 Tops Conference Centre, Stanwell Tops

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

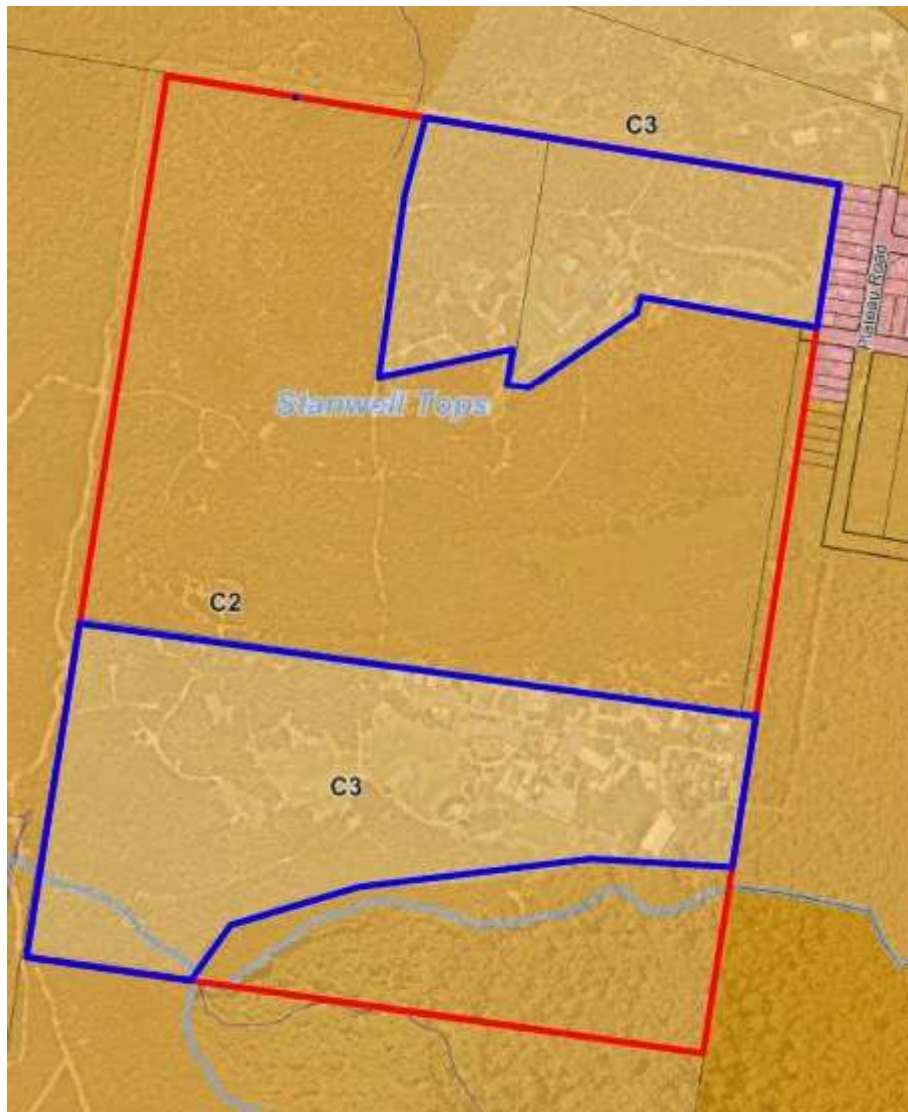
Site area: 80.891ha (lot 1 is 7.031ha, lot 2 is 42.76ha, lot 3 is 31.1ha)

**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 (outlined in blue).
- (3) The maximum number of rooms is 116 and accommodation guests is 613.



2.3.3 Govinda Valley Retreat, Otford

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

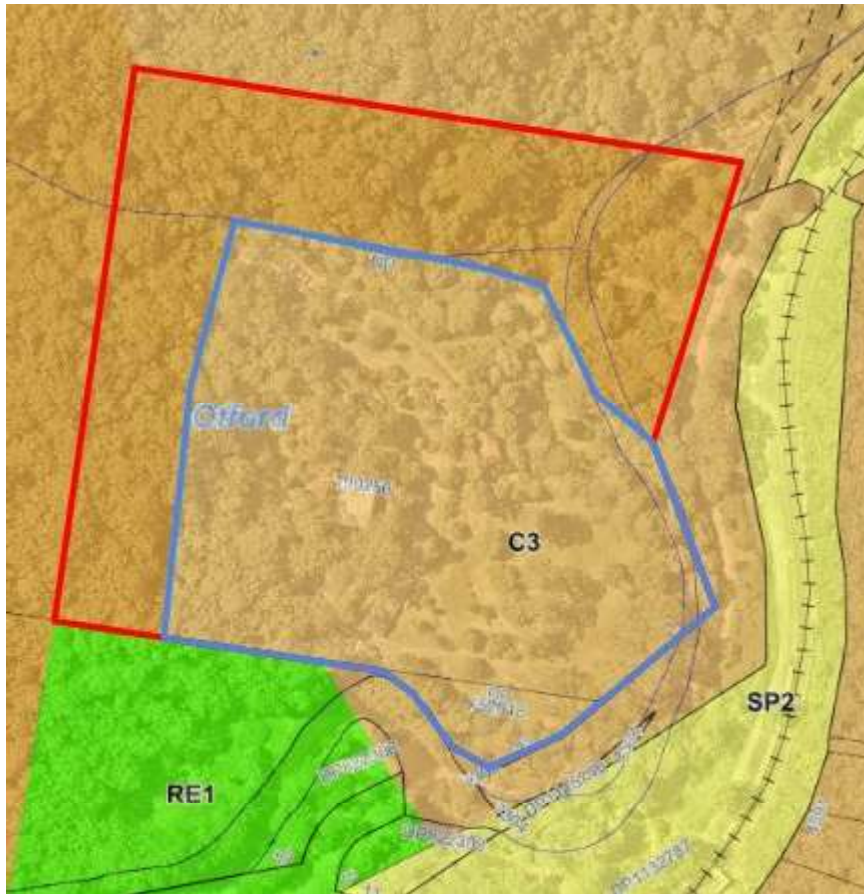
Site area: 9.367ha (lot 1 9.094ha, lot 23 2731.6m2)

**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 (outlined in blue)
- (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

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	



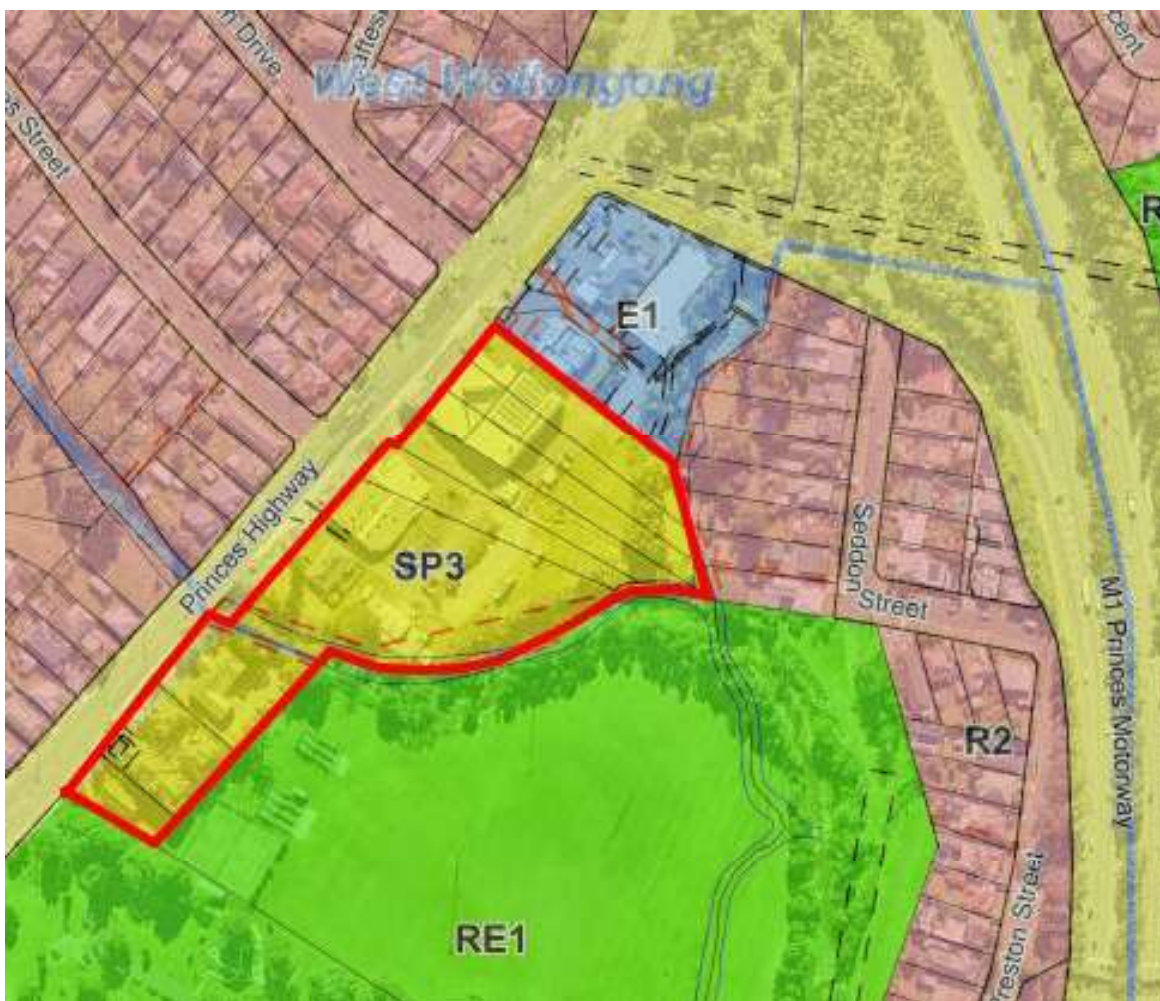
Proposal: Rezone Lot 2 DP 1150670 Carriers Lane to R3 Medium Density



2.4.2 Princes Highway, West Wollongong & Figtree
 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

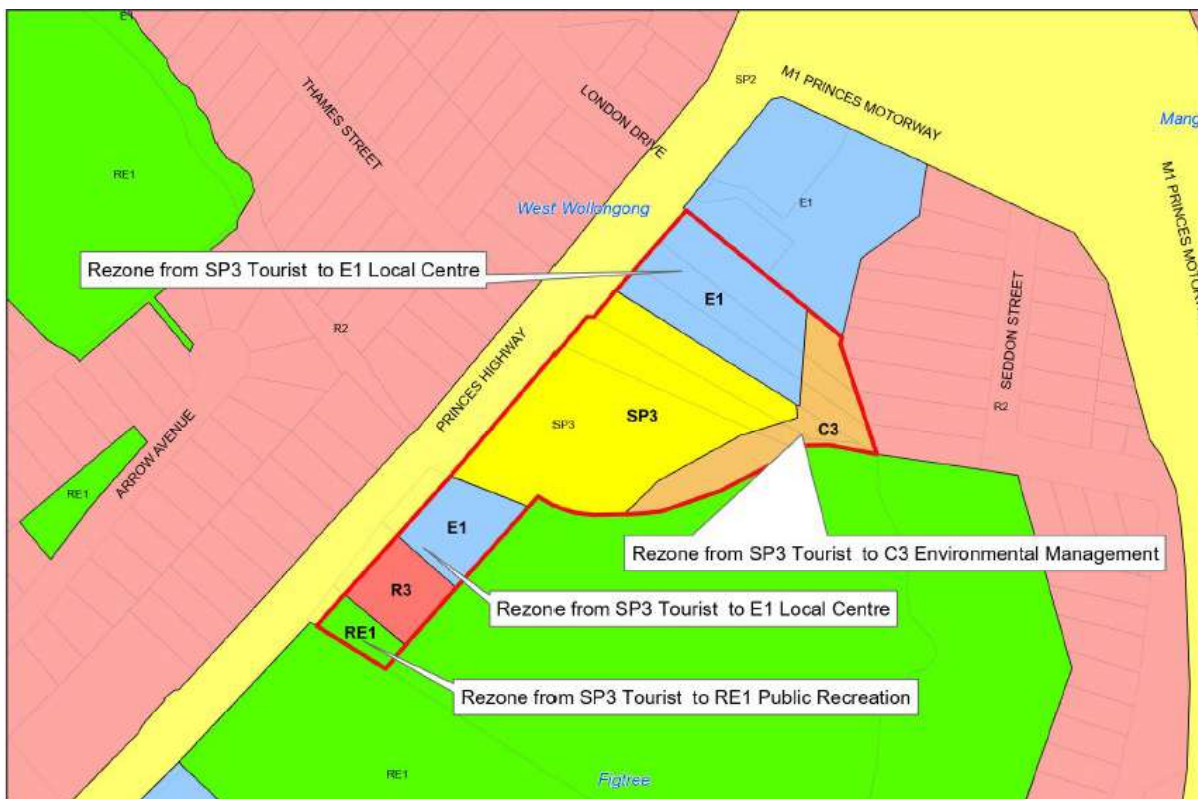
53-59 Princes Highway, West Wollongong	Lot 3 DP 788652, Lots 1 & 2 DP 839750	12,878	Register club	Private
1-3 Princes Highway, Figtree	Lot 45 DP 847121	2,297	Medical Centre	Private
5-7 Princes Highway, Figtree	Lot 6 DP 1136414 (SP77237)	1,932	Residential flat building – 22 dwellings	Private
9 Princes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

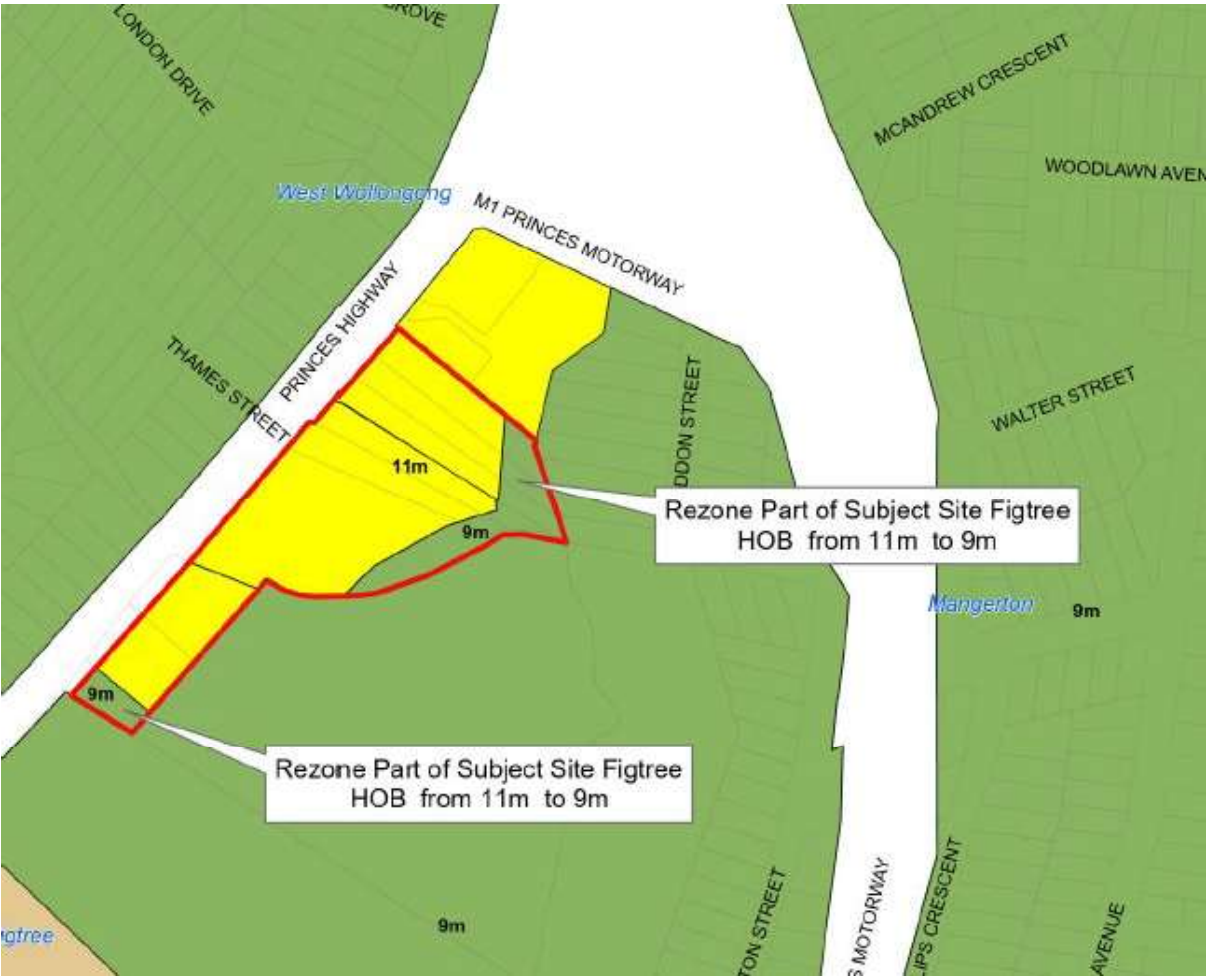


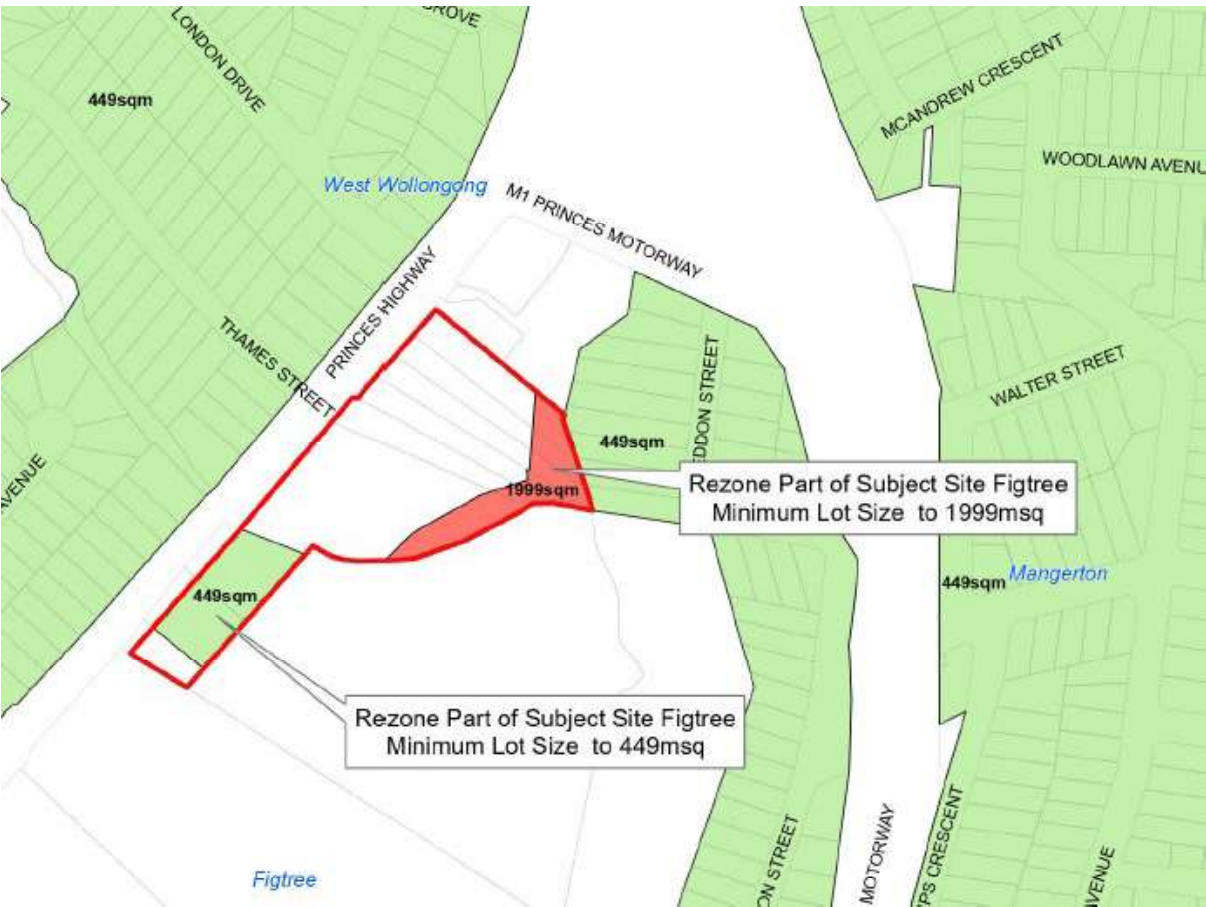
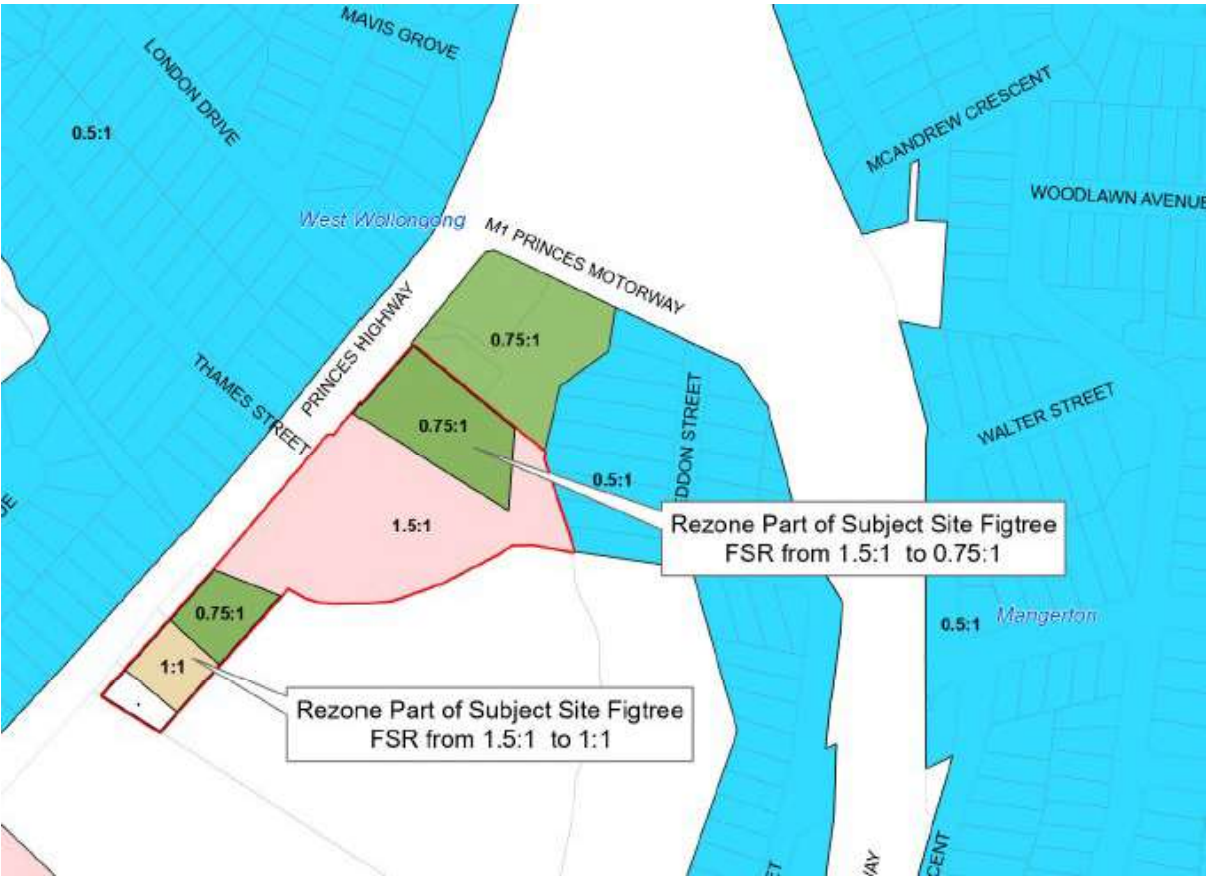
Proposal: Rezone to various zones and amend the controls as shown on the following images.

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

Location: Woodrow Place Road Reserve

Site area: 2,275m²

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



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.

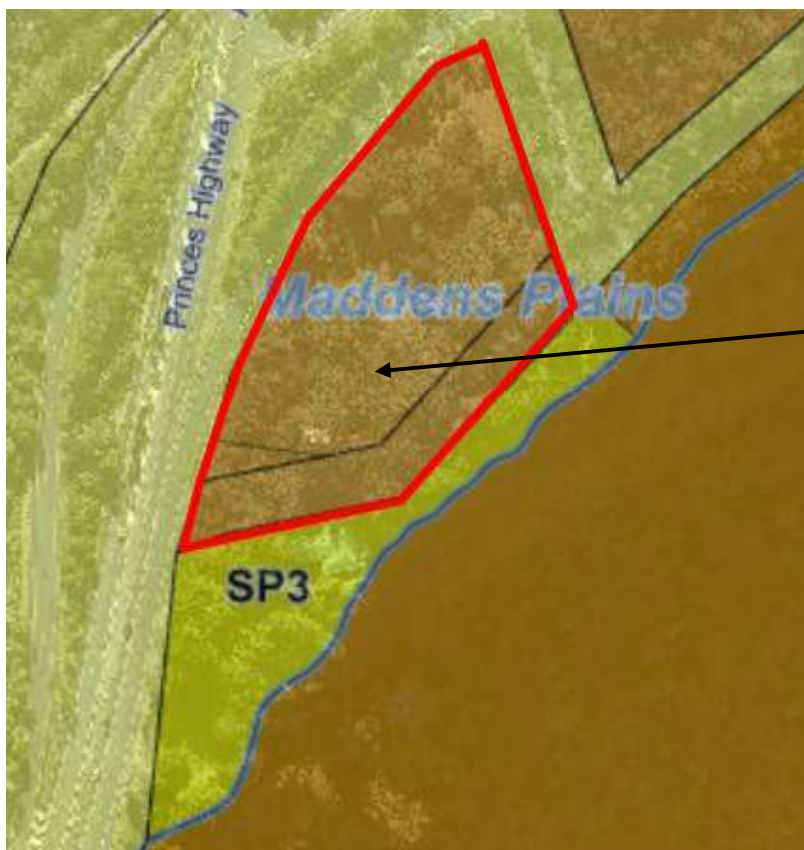
2.5.1 Hopetoun Park / Cliffhanger cafe, Princes Highway, Bulli Tops

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

Proposal:

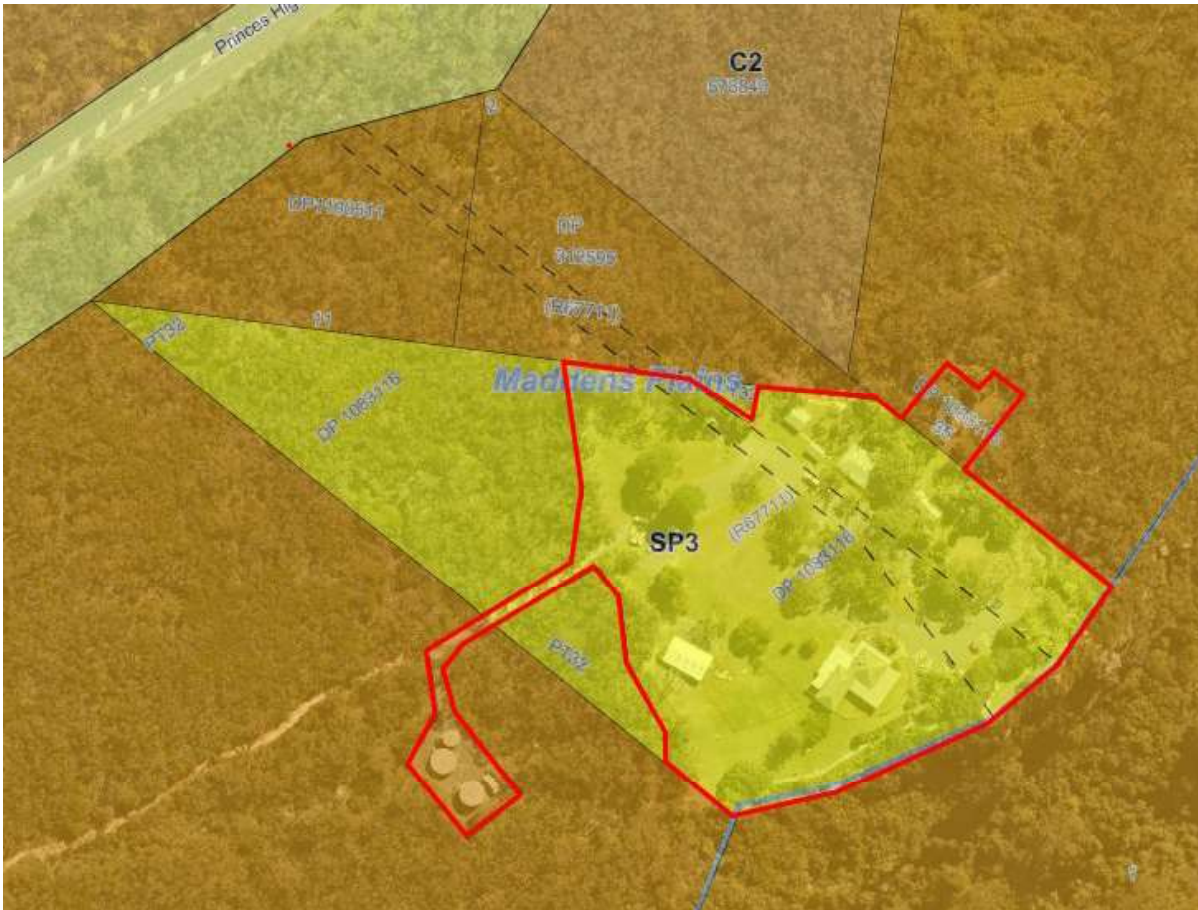
Amend the LEP zoning map by replacing the C2 Environmental Conservation zone with the SP3 Tourist zone on Lot 7005 DP 92952, Part Lot 13 DP 752054 and the southern part of lot 14 DP 1174816, to reflect the historic and current tourism and recreational use. No change proposed for the northern part of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



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

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

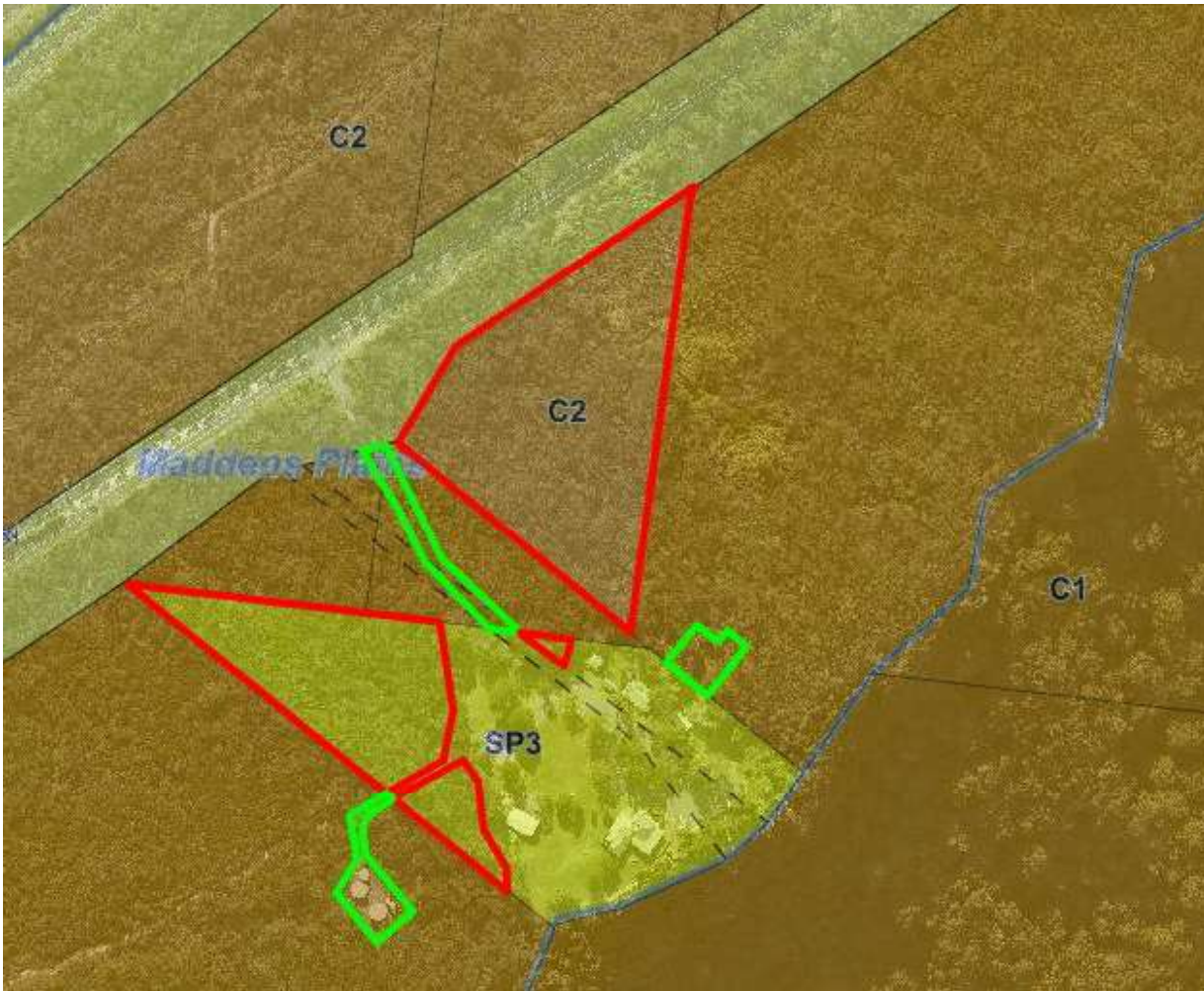


Land zoned C1 National Parks and Nature Reserves is typically land managed by NSW National Parks and Wildlife Service. The land use table permits uses authorised under the NSW National Parks and Wildlife Act 1974. Council has no planning role. The NPWS use of the land is guided by the Illawarra Escarpment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

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 SP3 (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 excluding Access road which is part of R67711 managed by Council	C1	C1 SP3
Lot 11 DP 1190511	7,547m2	NPWS	C1	C1
Pt Lot 2 DP 578840	1.97 hectares	NPWS	C2	C1



NPWS was consulted about the proposed amendment but no response was received.

Part 3 – Justification

Section A – Need for the Planning Proposal

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

The Planning Proposal seeks to implement recommendations of the Tourism Accommodation Strategy adopted by Council on 24/2/25. The preparation of the Tourism Accommodation Strategy was an action in Council's previous Economic Development Strategy (2019).

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

As mandated by the *Environmental Planning & Assessment Act* (the Act), a Planning Proposal is the only statutory mechanism required to amend the Wollongong LEP 2009. There is not alternative mechanism available to Council to achieve this outcome.

Section B – Relationship to strategic planning framework

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

Review of the NSW Visitor Economy Strategy 2030 (NSW Government 2024)

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.

The Planning Proposal is consistent with the intent of the strategy, to increase hotel rooms.

Visitor Economy Infrastructure Investment Project Report (Destination Sydney Surrounds South (DSSS) 2024)

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.

The Planning Proposal is consistent with the intent of the report, to increase accommodation.

The Illawarra-Shoalhaven Regional Plan 2041

The Planning Proposal is not inconsistent with the Illawarra Shoalhaven Regional Plan 2041. 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.

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

Our Wollongong Our Future 2032 Community Strategic Plan

This Planning Proposal is not inconsistent with and actively contributes to the delivery of the goals and objectives outlined in Wollongong's adopted Community Strategic Plan, *Our Wollongong Our Future 2032*. Goal 3 includes the action:

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

The preparation of the Tourism Accommodation Strategy was an action in a previous Annual Operating Plan.

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.	Not inconsistent
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.	Not inconsistent

Strategic Planning Priority	Considerations	Response
3 We have access to green and healthy urban open spaces and streets	Provide and utilise green and healthy open spaces and streets to offset the impacts 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.	Not applicable
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	Not inconsistent
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.	Not applicable
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.	Not applicable
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,	Not applicable

Strategic Planning Priority	Considerations	Response
	travel times and poor health outcomes, while increasing social and 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	Not applicable
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.	Not inconsistent
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

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.

Tourism Accommodation Strategy (2025)

The Planning Proposal is seeking to implement recommendations of Council's Tourism Accommodation Strategy (2025).

Q6: Is the planning proposal consistent with applicable SEPPs?

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

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

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

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

Section C – Environmental, social and economic impact

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

There is not likelihood that the Planning Proposal will adversely affect critical habitats or threatened species, populations, or ecological communities or their habitats. It is limited to updating clauses in the LEP.

In most cases the zoning / planning controls are changing from an urban zone to another urban zone so there is no impact

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

The Planning Proposal will not result in any direct environmental effects. The sites with environmental zones have already been developed for Tourism Accommodation, and are currently relying on existing use rights for any development applications.

The Tumbling Waters site is fully developed for accommodation.

The proposals for the Tops Conference Centre site and Govinda are limited to the C3 Environmental Management zoned land (where the use occurs), and the additional permitted use clause proposes to limit guest numbers to the existing accommodation numbers.

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

The Planning Proposal will not result in any adverse social or economic effects.

The Planning Proposal could have a positive benefit through providing certainty for existing businesses, reducing red tape, increasing employment opportunities associated with new hotel and motel accommodation establishments.

Section D – Infrastructure (Local, State and Commonwealth)

Q11: Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal seeks update clauses in the LEP and will not impose any additional burden on existing public infrastructure.

Section E – State and Commonwealth interests

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

Advice was sought from NPWS on the proposed zoning change at Sublime Point, no response has been received.

Consultation has not occurred with Water NSW over the proposed changes at Bulli Lookout / Cliffhanger and Sublime Point, which are partially in the Sydney Drinking Water catchment. Back

in the late 1800's early 1900s the land was identified for rest parks associated with the Princes Highway, rather than water catchment protection. Both sites have on-site effluent systems.

Part 4 – Mapping

A number of mapping changes are proposed as outlined in section 2.

Part 5 – Community Consultation

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

To comply with Council's resolution, the Planning Proposal will be exhibited for a minimum period of 28 days.

Public Exhibition

The Public Exhibition of the Planning Proposal for a minimum period of 28 days will include:

- *Hard copies at Council's Administration building;*
- *An electronic copy on Council's website;*
- *Planning Portal;*

Part 6 – Projected Timeline

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

The following indicative project timeline will assist with tracking the progress of the planning proposal through its various stages of consultation and approval. It is estimated that this amendment to the Wollongong LEP 2009 will be completed by July 2026 to take effect.

The detail around the project timeline is expected to be prepared following the referral to DPIE for a Gateway Determination.

Action	Timeframe	Timeline
Consideration by Wollongong Local Planning Panel		28/8/25
Consideration and decision by Council		20/4/26
Submitted to Department of Planning, Housing and Infrastructure for Gateway		June 2026
Gateway Determination	Max 25 days	August 2026
Post Gateway / Pre-exhibition	Max 50 days	

Commencement and completion of public exhibition period	Max 95 days	Sept 2026
Consideration of submissions		Nov 2026
Post exhibition review and additional studies		
Final Council Decision		Feb 2027
Submission to Department for finalisation	Max 55 days	March 2027
Notification of LEP amendment		June 2027

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

State Environmental Planning Policy		Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Not inconsistent	Chapter 6.5 - Sydney Drinking Water catchment - Part of Hopetoun Park and part of Lady Fuller Park located in catchment area. The proposal will not affect water quality.
SEPP	(Building Sustainability Index: BASIX) 2004	Not inconsistent	
SEPP	(Exempt and Complying Development Codes) 2008	Not inconsistent	
SEPP	(Housing) 2021	Not inconsistent	
SEPP	(Industry and Employment) 2021	Not inconsistent	
SEPP	(Planning Systems) 2021	Not inconsistent	
SEPP	(Precincts—Central River City) 2021	Not Applicable	Not applicable to Wollongong City Council
SEPP	(Precincts—Eastern Harbour City) 2021	Not Applicable	Not applicable to Wollongong City Council
SEPP	(Precincts—Regional) 2021	Not Applicable	Not applicable to Wollongong City Council
SEPP	(Precincts—Western Parkland City) 2021	Not Applicable	Not applicable to Wollongong City Council
SEPP	(Primary Production) 2021	Not inconsistent	
SEPP	(Resilience and Hazards) 2021	Not inconsistent	
SEPP	(Resources and Energy) 2021	Not inconsistent	
SEPP	(Sustainable Buildings) 2022	Not inconsistent	
SEPP	(Transport and Infrastructure) 2021	Not inconsistent	

Deemed SEPPS (former Regional Plans)		Compliance	Comments
Illawarra REP 1	Illawarra	Repealed within Wollongong	Not Applicable
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	Not Applicable
Greater Metropolitan REP No.2	Georges River Catchment	Not Applicable	Not Applicable

Table B - Checklist of Section 9.1 Ministerial Directions

	Compliance	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent	Illawarra Shoalhaven Regional Plan – - 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
1.2 Development of Aboriginal Land Council land	Not Applicable	Not applicable to Wollongong
1.3 Approval and Referral Requirements	Not inconsistent	
1.4 Site Specific Provisions	Consistent	A mixture of rezoning and site specific provisions are proposed, depending on the site constraints
Focus area 1: Planning Systems – Place based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable	Not Applicable to Wollongong
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not Applicable	Not Applicable to Wollongong
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable	Not Applicable to Wollongong
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable	Not Applicable to Wollongong
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable	Not Applicable to Wollongong
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not Applicable	Not Applicable to Wollongong
1.11 Implementation of Bayside West Precincts 2036 Plan	Not Applicable	Not Applicable to Wollongong
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not Applicable	Not Applicable to Wollongong
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not Applicable	Not Applicable to Wollongong
1.14 Implementation of Greater	Not Applicable	Not Applicable to Wollongong

Macarthur 2040		
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not Applicable	Not applicable to Wollongong
1.16 North West Rail Link Corridor Strategy	Not Applicable	Not applicable to Wollongong
1.17 Implementation of the Bays West Place Strategy	Not Applicable	Not applicable to Wollongong
1.18 Implementation of the Macquarie Park Innovation Precinct	Not Applicable	Not applicable to Wollongong
1.19 Implementation of the Westmead Place Strategy	Not Applicable	Not applicable to Wollongong
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not Applicable	Not applicable to Wollongong
1.21 Implementation of South West Growth Area Structure Plan	Not Applicable	Not applicable to Wollongong
1.22 Implementation of the Cherrybrook Station Place Strategy	Not Applicable	Not applicable to Wollongong
Focus area 2: Design and Place		
[this focus area was blank when the directions were made]		
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Inconsistent - justified	Five sites include a conservation zone: • Sublime Point – proposing to update the C1/C2/SP3 zones to reflect ownership • Bulli Tops – proposing to rezone park area from C2 to SP3 to reflect use • Tumbling Waters – proposing to rezone from C2 to SP2 to reflect use • Tops Conference Centre – proposing to enable tourism accommodation on C3 zoned land with existing accommodation limits • Govinda Retreat - proposing to enable tourism accommodation on C3 zoned land with existing accommodation limits
3.2 Heritage Conservation	Not inconsistent	Tumbling Waters contains a local heritage item which is not affected. Some sites are within or adjacent to Illawarra Escarpment Landscape Heritage Conservation Area
3.3 Sydney Drinking Water Catchments	Not inconsistent	Part of Hopetoun Park (Bulli Tops) and part of Lady Fuller Park (Sublime Point) located in catchment area. The proposal will not affect water quality.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable	

3.5 Recreation Vehicle Areas	Not applicable to Wollongong	
3.6 Strategic Conservation Planning	Not Applicable	Not applicable to Wollongong
3.7 Public Bushland	Not Applicable	Not applicable to Wollongong
3.8 Willandra Lakes Region	Not Applicable	Not applicable to Wollongong
3.9 Sydney Harbour Foreshores and Waterways Area	Not Applicable	Not applicable to Wollongong
3.10 Water Catchment Protection	Not Applicable	The Planning Proposal does not include land within the prescribed regulated catchments.

Focus area 4: Resilience and Hazards

4.1 Flooding	Minor inconsistency	Three sites are flood affected: • Woodrow Place road reserve – proposed rezoning from SP3 to E3 • Princes Hwy, Figtree – rezoning from SP3 to C3, E1 to reflect use and conservation outcomes • Cabbage Tree lane, Fairy Meadow – rezone from SP3 to R3 to reflect existing residential development No intensification of development is proposed.
4.2 Coastal Management	Not inconsistent	
4.3 Planning for Bushfire Protection	Minor inconsistency	Five sites are mapped as bush fire prone. • Sublime Point • Bulli Tops • Tumbling Waters • Tops Conference Centre • Govinda Retreat No intensification of development is proposed.
4.4 Remediation of Contaminated Land	Not inconsistent	No contamination assessment has been undertaken as part of the is project. Contamination Assessments will be considered as part of any future development application.
4.5 Acid Sulfate Soils	Not inconsistent	Some sites have mapped Acid sulfate soils. No intensification of development is proposed
4.6 Mine Subsidence and Unstable Land	Not Applicable	

Focus area 5 Transport and Infrastructure

5.1 Integrating Land Use and Transport	Not inconsistent	
5.2 Reserving Land for Public Purposes	Not inconsistent	
5.3 Development Near Regulated Airports and Defence Airfields	Not inconsistent	
5.4 Shooting Ranges	Not Applicable	
5.5 High pressure dangerous goods pipelines	Not Applicable	Not applicable to Wollongong

Focus area 6: Housing		
6.1 Residential Zones	Consistent	A couple of sites are proposed to be rezoned from SP3 to Residential which may increase housing opportunities
6.2 Caravan Parks and Manufactured Home Estates	Not inconsistent	
Focus area 7: Industry and Employment		
7.1 Employment Zones	Not inconsistent	A couple of sites are proposed to be rezoned from SP3 to E1 Local Centre and E3 Productivity Support
7.2 Reduction in non-hosted short-term rental accommodation period	Not Applicable	Not applicable to Wollongong
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	Not applicable to Wollongong
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not inconsistent	
Focus area 9: Primary Production		
9.1 Rural Zones	Not inconsistent	
9.2 Rural Lands	Not Applicable	Not applicable to Wollongong
9.3 Oyster Aquaculture	Not inconsistent	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	Not applicable to Wollongong